

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
February 5, 2014
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 Police Explorers

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

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PRESENTATIONS: None.

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 ITEMS 1-2

1. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 5, 2014

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

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 **February 5, 2014 totaling \$6,829.57** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

2. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of December 4, 2013 and December 18, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

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

- (1) approve the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of December 4, 2013 and December 18, 2013; and
- (2) take such additional, related, action that may be desirable.

CITY OF MONTEREY PARK CONSENT CALENDAR ITEMS 3-9

3. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 5, 2014

It is required that the City Council approve all disbursements.

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 **February 5, 2014 Totaling \$1,691,330.79** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

4. MINUTES

Approval of Minutes from the regular meetings of December 4, 2013 and December 18, 2013 and the special meetings of December 10, 2013, and December 18, 2013.

It is recommended that the City Council:

- (1) approve the minutes from the regular meetings of December 4, 2013 and December 18, 2013 and the special meetings of December 10, 2013, and December 18, 2013; and
- (2) take such additional, related, action that may be desirable.

5. ANNUAL WEED ABATEMENT DECLARATION LIST

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted the annual Weed Abatement Declaration List to the City. This action declares the City's intent to find a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances. This Resolution is only to present the list of parcels for Council approval. A protest hearing is scheduled for the March 5, 2014 City Council Meeting.

- Recommendation:
- (1) Approve the Weed Abatement Declaration List;
 - (2) Adopt Resolution No. _____ declaring the City's intent to identify certain private property in the City to be public nuisances, and authorizing the city manager or designee to abate such nuisances; and
 - (3) Take such additional, related, action that may be desirable.

6. RESOLUTION UPDATING THE CITY'S REIMBURSEMENT POLICIES IN ACCORDANCE WITH AB1234 AND AUTHORIZATION FOR THE ATTENDANCE AT THIS YEAR'S WELL CONFERENCE (WATER EDUCATION FOR LATINO LEADERS) BY COUNCILMEMBER TERESA REAL SEBASTIAN.

On September 27, 2011 the City Council adopted Resolution No. 11442, the City's existing AB 1234 policies for reimbursement of authorized expenses. Staff is recommending a few changes, deletions and additions to the existing policy to keep it current. Additionally, it is recommended that the Council authorize Councilmember Teresa Real Sebastian's attendance at this year's WELL conference, on March 27 & 28th in Sacramento. All expenses to attend the conference (registration, air and hotel) are being paid for by the event organizers, thus there will not be City expenditures for her participation. The WELL conference provides a forum for basic information about California water history, infrastructure and finance.

It is recommended that the City Council

- (1) Adopt Resolution No. _____ amending the reimbursement policies in accordance with Government Code §§ 53232.2 and 53232.3; and
- (2) Approve Council Member Teresa Real Sebastian's attendance at the WELL Conference (Water Education for Latino Leaders); and
- (3) take such additional, related, action that may be desirable.

7. AUTHORIZATION TO SOLICIT PROPOSALS FOR CONSTRUCTION MANAGEMENT FOR THE PARK MASTER PLAN CAPITAL IMPROVEMENT PROGRAM AND THE AMERICANS WITH DISABILITIES ACCESS PROGRAM

The construction manager will be responsible for ensuring the construction work is performed on schedule and in compliance with contract documents.

It is recommended that the City Council:

- (1) Authorize staff to solicit proposals from qualified firms to provide construction management services for the Park Master Plan Capital Improvement Program and the Americans with Disabilities Access Program; and
- (2) take such additional, related, action that may be desirable.

8. RESOLUTION AUTHORIZING SUBMITTAL OF USED OIL GRANTS APPLICATION AS LEAD AGENCY

Staff is requesting City Council adopt a Resolution to submit a grant application to CaRecycle's Used Oil Competitive Grant Program to administer a region-wide outreach campaign that targets the Asian market.

It is recommended that the City Council

- (1) Adopt Resolution No. _____ authorizing the City to submit grant applications to CalRecycle's Used Oil Program as lead agency;
- (2) Authorize the City Manager, or designee, to execute all grant related documents, in a form approved by the City Attorney; and
- (3) take such additional, related, action that may be desirable.

9. CITY HALL ROOF DRAIN REPAIRS

On November 21, 2013, the Building Maintenance Division responded to water damage in Office No. 141 in the Community Development Department resulting from a rain storm the night before. Upon inspection, Building Maintenance determined that emergency repairs to the City Hall building's roof drain system were needed to prevent further damage.

It is recommended that the City Council

- (1) Adopt Resolution No. _____ finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with Mr Rooter;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by Mr. Rooter and make final payment to Mr. Rooter in the amount of \$39,650.00;
- (4) Authorize the Director of Public Works to record the Notice of Completion; and
- (5) take such additional, related, action that may be desirable.

PUBLIC HEARING

10. GENERAL PLAN AMENDMENT (GPA-13-01) AND DEVELOPMENT AGREEMENT (DA-13-01) TO CONSTRUCT A NEW SIX-UNIT AFFORDABLE HOUSING DEVELOPMENT PROJECT -- 236 SOUTH RAMONA

This item is being continued to the February 19, 2014 City Council Meeting for additional time to conduct further research and gather more information.

11. GENERAL PLAN AMENDMENT (GPA-13-02) AND SPECIFIC PLAN (SP-13-02) TO CONSTRUCT A NEW 80-UNIT HOUSING DEVELOPMENT PROJECT -- 2015 POTRERO GRANDE DRIVE

The applicant, Olson Urban Housing, LLC, is requesting approval for a General Plan Amendment and Specific Plan for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive.

It is recommended that the City Council:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close Public Hearing
- (4) Introduce and waive first reading of Ordinance No. _____ approving the proposed General Plan Amendment and Specific Plan and Certifying the Mitigated Negative Declaration;
- (5) Direct staff to draft Election Resolutions for review on February 19, 2014; and
- (6) take such additional, related, action that may be desirable.

NEW BUSINESS

12. MIDYEAR REVIEW REPORT WITH PROPOSED ADJUSTMENTS TO THE ADOPTED BUDGET 2013-2014

The purpose of this report is to provide residents accountability in area such as revenue projections updates, projected annual expenditures, proposed budget adjustments and projected budget development for the upcoming year.

It is recommended that the City Council:

- (1) Approve as budget adjustments for additional expenditures as presented in the Midyear Review Report;
- (2) Receive and file the report; and
- (3) take such additional, related, action that may be desirable.

13. CONSIDER ADOPTING A RESOLUTION DECLARING REAL PROPERTY LOCATED AT 236 SOUTH RAMONA AVENUE; 321, 325, 341, AND 371 EAST POMONA BOULEVARD; AND 534 NORTH CHANDLER AVENUE TO BE SURPLUS PROPERTY AND AUTHORIZE THE CITY MANAGER TO CONVEY THE REAL PROPERTY IN ACCORDANCE WITH THE APPLICABLE LAW

The Declaration of Surplus Property is a process that local government must comply with before the disposition of any government owned property. LINC Community Housing Development Corporation's intention is to purchase the property to develop affordable residential units.

It is recommended that the City Council:

- (1) Adopt Resolution No. _____ declaring property located at 236 South Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue to be surplus property;
- (2) Finding that the project as proposed is exempt from Environmental Review under CEQA Guidelines § 15312 (Surplus Government Property Sales);
- (3) Authorizing the City Manager to convey the real property in accordance with the applicable law; and
- (4) take such additional, related, action that may be desirable.

UNFINISHED BUSINESS

None.

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

ORAL AND WRITTEN COMMUNICATIONS



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: Consent Calendar

Agenda Item 1 (SA)

TO: Paul L. Talbot, City Manager
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for Successor Agency to the Former Community
Redevelopment Agency of
February 5, 2014

RECOMMENDATION:

Recommendations: It is recommended that the City Council:

- (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 **February 5, 2014** totaling **\$6,829.57** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 207-212.

BACKGROUND:

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.

FISCAL IMPACT:

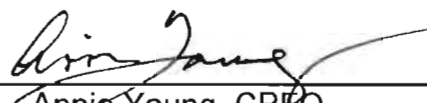
Disbursements from all funds total \$6,829.57

Respectfully submitted:



Chu Thai
Director of Management Services

Prepared by:



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

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
5TH DAY OF FEBRUARY 2014
TOTALING \$6,829.57 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
DOES 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	\$ 2,172.97
Merged Project Projects	4,656.60
Total	<u>\$ 6,829.57</u>

PASSED, APPROVED AND ADOPTED THE 5TH DAY OF FEBRUARY 2014.

Anthony Wong, 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 5th day of February 2014 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 02/05/2014

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	14.85	INTERNET/PHONE SERVICE		207	14.85
PITNEY BOWES POSTAGE BY PHONE	0860-801-1201-32200	0.46	POSTAGE		208	0.46
TOTAL FOR PREPAID WARRANTS						15.31

6

1,503.84

66.06

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CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014

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TOTAL FOR PREPAID WARRANTS	15.31
TOTAL FOR PRINTED WARRANTS	6,814.26
TOTAL WARRANTS	6,829.57
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	2
TOTAL CHECKS PRINTED	4
TOTAL CHECKS ISSUED	6

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	15.31	2,157.66	2,172.97
0870	MERGED CAPITAL PROJECTS	0.00	4,656.60	4,656.60
	TOTAL	15.31	6,814.26	6,829.57



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: Consent Calendar
Agenda Item 2 (SA)

TO: The Honorable Mayor and City Council
FROM: Vincent D. Chang, City Clerk
SUBJECT: Successor Agency (SA) Minutes

RECOMMENDATION:

It is recommended that the City Council acting on behalf of the Successor Agency to the former Monterey Park Redevelopment Agency approve the minutes for the regular meeting of December 4, 2013 and December 18, 2013.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

A handwritten signature of Vincent D. Chang in black ink, positioned above a horizontal line.

Vincent D. Chang
City Clerk

Prepared by:

A handwritten signature of Michelle Chen in black ink, positioned above a horizontal line.

Michelle Chen
Minutes Clerk

Approved By:

A handwritten signature of Paul L. Talbot in black ink, positioned above a horizontal line.

Paul L. Talbot
City Manager

Attachments: December 4, 2013 (Regular) and December 18, 2013 (Regular)

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 4, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, December 4, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Real Sebastian called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

Deputy City Clerk Cho called the roll:

Council Members Present: Ing, Chan, Liang, Wong, Real Sebastian

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, Assistant City Attorney Berger, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Fire Chief Birrell, Police Chief Smith, Human Resources Director Cody, Community and Economic Development Director Huntley, Recreation and Community Services Director Costley, City Librarian Arvizu, Controller Yaung, Support Services Manager Shay, Assistant Planner Tewasart

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

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

ORAL AND WRITTEN COMMUNICATIONS

- Joseph Kunkle, Life Scout from Boy Scout Troop 329 invited the council to attend his Eagle Scout project, "Community Awareness & Sports Activity Day" for all Bella Vista Special Education students in grades 2 - 5 on Saturday, December 7, 2013 at Bella Vista Playground from 8:00 a.m. - 1:00 p.m.
- Sarkis Antonian spoke of his concerns of the increase in pedestrian and traffic injuries. He recommended the city council and staff to educate and outreach to all students, parents, and residents and publish a traffic safety article in the Cascades newspaper.

MISSION STATEMENT

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- Carol Sullivan and Shirley Hwong announced the City's 1st Annual Holiday Snow Village Festival on Friday, December 13, 2013. They invited residents to celebrate the festivities with the city's annual tree lighting ceremony, snow sled runs, and holiday music and pictures with Santa beginning at 6:00 p.m.
- Nate Lowe, Community Engagement Coordinator of Asian Americans Advancing Justice Los Angeles informed the council and residents stating Advancing Justice-LA's mission and commitment is to advocate for civil rights, provide legal services and education, build coalitions, and create a more equitable and harmonious society for all Asian Americans, Native Hawaiians, and Pacific Islanders.
- Mike Pedro spoke as the San Gabriel Valley Youth and Community Coordinator of Advancing Justice Los Angeles introducing the Mark Keppel High School leadership development program student attendees. He spoke of Advancing Justice-LA and Mark Keppel High School's partnership and dedication in promoting leadership development and youth advocacy for a more multicultural and harmonious society.
- Diana Price spoke on behalf of Advancing Justice - LA making brief comments of their dedication to work with other multiracial coalitions organizations to provide leadership skills and cultural diversity to create a harmonious society.
- Kathy Yep spoke as a concerned resident encouraging the City Council to embrace the multicultural and multilingual society of Monterey Park.
- Lawrence Joe spoke on behalf of the Chinatown Community for Equitable Development and encouraged the council to promote a multicultural and diverse society and support the harmony resolution.
- Guillermo Torres spoke on behalf of Clergy and Laity United for Economic Justice encouraging the City Council to support a multilingual and multicultural society for the residents.
- Sam Cheung spoke on behalf of Farm Cuisine and thanked the City Council and City Manager for their support and attendance to the ribbon cutting ceremony held on November 21, 2013.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NO. 1

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

This item was heard after Public Hearing Item No. 12.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item No. 1 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Liang, Wong, Real Sebastian
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

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.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA – 56** of the Successor Agency (SA) 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 on Consent Calendar.

Resolution No. SA – 56, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) 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

This is the end of Successor Agency (SA) items.

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 18, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, December 18, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Real Sebastian called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Ing, Chan, Wong, Real Sebastian

Council Members Absent: Liang

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Police Chief Smith, Human Resources Director Cody, Community and Economic Development Director Huntley, Recreation and Community Services Director Costley, City Librarian Arvizu, Battalion Chief Khail, Controller Yaung, Assistant City Engineer Alfonso, Principal Management Analyst Ho

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

PRESENTATIONS: Strategic Plan Update

Discussion: City Manager Talbot updated the council on the city's 6 months strategic plan summarizing: (1) the City Manager and Human Resources Director are conducting interviews in January to hire a Management Services Director; (2) a touch screen directory in English, Spanish, and Chinese has been installed at City Hall; (3) the city's website is currently being beta tested to be streamlined and upgraded to improve customer service; (4) the Fire Chief will present a report with recommendations on the city's fire protection and paramedic services at a future council meeting next year; (5) Siemens will be conducting a city feasibility study to present recommendations to staff to reduce city costs and improve energy efficiency; (6) the city's Water, Sewer and Trash rate study has been completed and will be presented at a future council meeting for council's direction; (7) the Recreation and Community Services Director will present recommendations to city council in February 2014 to develop a community dog park; (8) staff has met with local grocery stores to develop a strategic plan to implement and

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enhance code enforcement on stray shopping carts in the city; (9) Police Chief Smith and the police department has identified current tour bus loading zones and will continue to outreach with tour bus companies on current existing code ordinances and laws; (10) staff will present plans with the Monterey Park Chamber of Commerce to develop a Monterey Park Night Market at Barnes Park for council's consideration; and (11) staff will be holding a joint workshop with the Design Review Board, Planning Commission and the City Council on January 28, 2014 at the Bruggemeyer Friends Room from 6:30 p.m. - 9:00 p.m. to present economic development updates. Mayor Real Sebastian requested staff to record and televise the joint workshop meeting on the city's website and charter cable channel. Council Member Ing directed the City Manager to request a meeting with the Monterey Park Towne Centre and Market Place developers to present updates to the council at a future meeting for discussion.

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri thanked the city staff and subcommittees to the City's first annual Holiday Snow Village. She also addressed the council and spoke of her concerns on the revocation of the 2nd Reading of the proposed Modern Latin Alphabet ordinance.
- Rita Miller spoke of her concerns on the revocation of the proposed Modern Latin alphabet ordinance. She invited the council and residents to attend the Langley Senior Center Holiday luncheon on Thursday, December 19, 2013.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 3

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 1 - 3 and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Council Member Chan and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong, Real Sebastian
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

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.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA – 57** of the Successor Agency (SA) to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated

December 18, 2013 totaling \$179.02 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA – 57, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **December 18, 2013 totaling \$179.02** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF NOVEMBER 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of November 2013 on Consent Calendar.

3. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of November 6, 2013 and November 20, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of November 6, 2013 and November 20, 2013 on Consent Calendar.

This is the end of Successor Agency (SA) items.



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar**
Agenda Item 3

TO: Paul L. Talbot, City Manager
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for the City of Monterey Park of
February 5, 2014

RECOMMENDATION:

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 **February 5, 2014 totaling \$1,691,330.79** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 296742-297058.

BACKGROUND:

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.

FISCAL IMPACT:

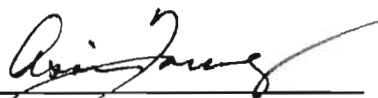
Disbursements from all funds total **\$1,691,330.79**

Respectfully submitted:

Prepared by:



Chu Thai
Director of Management Services



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
5TH DAY OF FEBRUARY 2014
TOTALING \$1,691,330.79 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	\$ 286,973.26
State Gas Tax Fund	27,259.72
Sewer Fund	1,062.25
Refuse Fund	419,574.28
City Shop Fund	117,163.84
General Liability Fund	155,201.22
Technology Internal Service Fund	1,288.58
Payroll Clearing Account	3,879.53
Special Deposits Fund	16,547.02
Business Improvement Area #1	5,540.44
Workers Comp. Fund	6,866.67
Water Fund	463,855.74
Water Treatment Fund	32,644.10
OPA Proposition A	19,956.49
Measure R Fund	2,317.43
Library Tax Fund	14,165.96
POST	10,068.70
Home Housing Program	3,269.00
Recreation Fund	22,605.97
Asset Forfeiture	439.97
Cal Library Literacy Svc Grant	187.72
Prop C	62,544.33
CDBG Fund	8,834.30
Maintenance District 93-1	80.24
SAFETEA-LU Grant	450.40
Maintenance Grant (075)	1,317.61
ELAC Contributions	112.60
ELAC Instructional Serv Prog	(273.77)
Target Grant (2010)	1,182.94
LA County Open Space Grant	190.00
City/Housing Successor Agency	6,024.25
 TOTAL	 <u>\$ 1,691,330.79</u>

PASSED, APPROVED AND ADOPTED THE 5TH DAY OF FEBRUARY 2014.

Anthony Wong, 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 5th day of February 2014 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 02/05/2014

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ACCONTEMPS	0010-801-1403-31950	543.79	TEMPORARY STAFFING SERVICES		296742	
	0010-801-1403-31950	859.95	TEMPORARY STAFFING SERVICES		296742	
	0010-801-1403-31950	736.46	TEMPORARY STAFFING SERVICES		296742	2,140.20
	0010-801-1403-31950	370.08	TEMPORARY STAFFING SERVICES		296797	
	0010-801-1403-31950	370.08	TEMPORARY STAFFING SERVICES		296797	
	0010-801-1403-31950	734.38	TEMPORARY STAFFING SERVICES		296797	1,474.54
AMERICAN WATER WORKS ASSN/AWWA	0092-801-4220-39300	3,365.00	MEMBERSHIP	80182	296743	3,365.00
ANTHEM BLUE CROSS	0010-801-5102-12330	7,493.64	1-2/14 MEDICAL INSURANCE		296798	7,493.64
AT & T	0010-801-3112-32050	10.16	PHONE SERVICE		296759	
	0010-801-3114-32050	7.62	PHONE SERVICE		296759	17.78
AT & T MOBILITY (DBA)	0010-801-3230-32050	104.76	FIRE EOC SATELLITE PHONE		296760	104.76
AT&T	0010-801-1301-32050	14.84	INTERNET/PHONE SERVICE		296761	
	0010-801-1404-32050	48.83	INTERNET/PHONE SERVICE		296761	
	0010-801-1408-32050	121.56	INTERNET/PHONE SERVICE		296761	
	0043-801-1404-32050	25.05	INTERNET/PHONE SERVICE		296761	
	0092-801-1404-32050	30.42	INTERNET/PHONE SERVICE		296761	
	0010-801-4209-32050	247.09	INTERNET/PHONE SERVICE		296761	
	0010-801-1801-32050	14.92	INTERNET/PHONE SERVICE		296761	
	0010-801-3112-32050	3,893.89	INTERNET/PHONE SERVICE		296761	
	0010-801-3113-32050	14.83	INTERNET/PHONE SERVICE		296761	
	0010-801-3114-41100	16.09	INTERNET/PHONE SERVICE		296761	
	0010-801-3201-32050	945.00	INTERNET/PHONE SERVICE		296761	
	0010-801-3230-32050	641.91	INTERNET/PHONE SERVICE		296761	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-6001-32050	193.83	INTERNET/PHONE SERVICE		296761	
	0010-801-6502-32050	125.69	INTERNET/PHONE SERVICE		296761	
	0010-801-6517-32050	50.09	INTERNET/PHONE SERVICE		296761	
	0022-801-4206-32050	312.93	INTERNET/PHONE SERVICE		296761	
	0109-801-6511-32050	66.66	INTERNET/PHONE SERVICE		296761	
	0092-801-4220-32050	198.74	INTERNET/PHONE SERVICE		296761	
	0092-801-4222-32050	656.46	INTERNET/PHONE SERVICE		296761	
	0010-801-1408-32050	1,078.77	INTERNET/PHONE SERVICE		296761	
	0010-801-3112-32050	719.18	INTERNET/PHONE SERVICE		296761	
	0010-801-3201-32050	359.59	INTERNET/PHONE SERVICE		296761	
	0010-801-6001-32050	119.86	INTERNET/PHONE SERVICE		296761	
	0169-801-2201-32050	119.86	INTERNET/PHONE SERVICE		296761	
	0010-801-1404-32050	591.64	INTERNET/PHONE SERVICE		296761	
	0043-801-1404-32050	435.95	INTERNET/PHONE SERVICE		296761	
	0092-801-1404-32050	529.36	INTERNET/PHONE SERVICE		296761	
						11,573.04
BANKCARD CENTER	0010-801-1101-22670	14.35	12/13 STMT-REFRESHMENTS		296762	
	0010-801-1101-39400	1,704.36	12/13 STMT-CCCA CONFERENCE		296762	
	0010-801-1403-39400	1,132.20	12/13 STMT-TRAINING		296762	
	0010-801-1801-34100	295.00	12/13 STMT-JOB ADVERTISMENT		296762	
	0010-801-1801-39550	16.56	12/13 STMT-REFRESHMENTS		296762	
	0010-801-3101-22670	850.00	12/13 STMT-SGVPCA MEETING		296762	
	0010-801-3101-39300	525.00	12/13 STMT-CPCA MEMBERSHIP		296762	
	0010-801-3210-22750	55.90	12/13 STMT-TOLL LANE FEE		296762	
	0010-801-3210-38400	86.57	12/13 STMT-REPAIR		296762	
	0010-801-3210-38400	20.99	12/13 STMT-FIRE SUPPLIES		296762	
	0010-801-3210-39400	942.34	12/13 STMT-FIRE TRAINING		296762	
	0010-801-3230-39400	642.00	12/13 STMT-REFRESHMENTS		296762	
	0075-450-0075-08330	2,000.00	12/13 STMT-LUNCHEON (TRUST)		296762	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BANKCARD CENTER	0136-801-3101-33250	1,975.11	12/13 STMT-POST TRAINING		296762	
	0349-801-3201-39400	1,211.78-	12/13 STMT-EOC SOFTWARE REFUND		296762	9,048.60
BEST WESTERN PLUS MERIDIAN INN & SUITE	0136-801-3101-33250	438.95-	VOID CHECK		296258	438.95-
FREDRICK P. BRADFORD	0075-450-0075-08500	765.41	COMPUTER SUPPLIES (TRUST)		296763	765.41
CALIFORNIA BUILDING STANDARDS COMMISSION	0010-701-0010-09202	322.20	BUILDING PERMIT SURCHARGE FEE		296793	322.20
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	185.95	WATER SERVICE		296764	185.95
CHARTER COMMUNICATIONS	0010-801-3201-32050	555.59	INTERNET/CABLE SERVICE		296744	555.59
	0010-801-1404-32050	76.86	INTERNET/CABLE SERVICE		296765	
	0010-801-3112-32050	31.36	INTERNET/CABLE SERVICE		296765	
	0043-801-1404-32050	56.63	INTERNET/CABLE SERVICE		296765	
	0092-801-1404-32050	68.76	INTERNET/CABLE SERVICE		296765	
	0092-801-4220-32050	21.34	INTERNET/CABLE SERVICE		296765	254.95
	0010-801-1404-32050	74.04	INTERNET/CABLE SERVICE		296799	
	0010-801-3112-32050	31.36	INTERNET/CABLE SERVICE		296799	
	0043-801-1404-32050	54.55	INTERNET/CABLE SERVICE		296799	
	0092-801-1404-32050	66.24	INTERNET/CABLE SERVICE		296799	
	0092-801-4220-32050	21.34	INTERNET/CABLE SERVICE		296799	247.53
	0075-450-0075-08550	112.09	INTERNET/CABLE SERVICE		296767	
	0010-801-6502-31150	77.52	INTERNET/CABLE SERVICE		296767	
	0010-801-6502-32050	105.96	INTERNET/CABLE SERVICE		296767	295.57

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CHARTER COMMUNICATIONS	0010-801-6003-38400	476.80	INTERNET/CABLE SERVICE		296766	476.80
CHAU'S 76 INC.	0010-801-3210-33550	354.96	FIRE FUEL		296745	354.96
CHEVRON INC	0060-801-4211-22250	1,128.30	12/13-FUEL SERVICE		296768	1,128.30
CHRISTINA HSINYAO TUNG	0062-801-5101-35650	3,500.00	CLAIM SETTLEMENT		296769	3,500.00
COURTYARD SAN DIEGO	0136-801-3101-33250	2,514.36	POLICE POST TRAINING		296770	2,514.36
	0136-801-3101-33250	2,615.64	POLICE POST TRAINING		296771	2,615.64
CPFIT	0065-464	552.00	FIRE LTD INSURANCE		296746	552.00
CPS HUMAN RESOURCE SERVICES (DBA)	0010-801-1801-31950	1,016.40	RECRUITMENT SERVICES		296747	1,016.40
DBA: ROTO ROOTER SERVICES AND PLUMB	0062-801-5101-35650	1,300.00	PLUMBING SERVICES-1742 FRIAR		296748	1,300.00
DEPARTMENT OF CONSERVATION	0010-701-0010-09200	861.84	STRONG MOTION FEE		296794	861.84
DIVERSIFIED RISK INSURANCE	0075-450-0075-08350	541.14	SPECIAL EVENT INSURANCE (TRUST)		296749	541.14
FRANK DUKE	0136-801-3101-33250	500.00	POLICE POST TRAINING		296772	500.00
JOANN FRESCAS	0136-801-3101-33250	500.00	POLICE POST TRAINING		296773	500.00
HANA CELL USA INC	0010-701-0010-02010	90.00-	VOID CHECK		293412	90.00-

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HANA CELL USA INC	0010-701-0010-02010	90.00	REFUND BUSINESS LICENCE FEE		296750	90.00
YANYAN HUANG	0092-701-0092-07510	4,401.48	REFUND WATER BILL		296774	4,401.48
INDEPENDENT CITIES ASSOCIATION	0010-801-1101-33200	1,800.00-	VOID CHCEK		296517	1,800.00-
	0010-801-1101-33200	1,350.00	ICA CONFERENCE		296751	1,350.00
	0349-801-3201-39400	900.00	ICA CONFERENCE		296752	900.00
JOBS AVAILABLE INC.	0092-801-1801-34100	472.50	EMPLOYMENT ANNOUNCEMENT		296753	472.50
GWEN KISHIDA	0010-801-6001-21350	15.52	PETTY CASH-OFFICE SUPPLIES		296800	
	0423-801-6006-22450	70.16	PETTY CASH-SUPPLIES		296800	
	0423-801-6006-22450	31.95	PETTY CASH-SUPPLIES		296800	
	0075-450-0075-08250	90.00	PETTY CASH-TRAINING		296800	
	0010-801-6001-21350	9.81	PETTY CASH-BADGES		296800	217.44
WING LI	0159-701-0159-07030	33.00	REFUND RECREATION CLASS		296754	33.00
LINCOLN EQUIPMENT INC.	0010-801-6503-31150	184.22-	VOID CHECK		295933	184.22-
LOS ANGELES COUNTY CERTIFIED	0060-801-4211-41100	2,195.00	HAZARDOUS WASTE/GENERATOR FEE	80466	296755	
	0060-801-4211-41100	2,009.00	HAZARDOUS WASTE/GENERATOR FEE	80466	296755	4,204.00
MADISON SEATING, LLC	0043-801-4208-22750	599.99-	VOID CHECK		296416	599.99-
	0043-801-4208-22750	599.99	PUBLIC WORKS CHAIR		296775	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						599.99
MONTEREY PARK PETTY CASH	0010-801-6517-31950	50.00	PETTY CASH-EE AWARD		296756	
	0010-801-4202-31950	50.00	PETTY CASH-EE AWARD		296756	
	0060-801-3210-38400	28.32	PETTY CASH-FIRE SUPPLIES		296756	
	0010-801-3230-39700	83.41	PETTY CASH-REFRESHMENTS		296756	
	0010-801-3210-39400	13.52	PETTY CASH-REFRESHMENTS		296756	
	0010-801-3210-39400	20.00	PETTY CASH-PARKING		296756	
	0092-801-4223-23900	15.43	PETTY CASH-REFRESHMENTS		296756	
	0022-801-4206-24100	3.27	PETTY CASH-SUPPLIES		296756	
						263.95
	0010-801-3120-22750	100.00	PETTY CASH-REFRESHMENTS		296776	
	0010-801-3120-22750	53.67	PETTY CASH-REFRESHMENTS		296776	
	0092-801-4222-23700	30.00	PETTY CASH-SUPPLIES		296776	
	0010-801-1201-33200	57.25	PETTY CASH-REFRESHMENTS		296776	
	0043-801-4208-33200	51.06	PETTY CASH-REFRESHMENTS		296776	
	0010-801-1701-21350	14.07	PETTY CASH-REFRESHMENTS		296776	
	0092-801-4210-23050	60.93	PETTY CASH-SUPPLIES		296776	
	0092-801-1403-39400	133.82	PETTY CASH-MILEAGE		296776	
	0166-801-4201-39300	12.00	PETTY CASH-PARKING		296776	
						512.80
	0010-801-1403-39400	73.92	PETTY CASH-MILEAGE		296801	
	0010-801-3120-39700	97.96	PETTY CASH-CITIZENS AWARD		296801	
	0010-801-4202-23950	86.27	PETTY CASH-SUPPLIES		296801	
	0010-801-4202-23950	48.00	PETTY CASH-SUPPLIES		296801	
	0010-801-4202-23950	28.62	PETTY CASH-SUPPLIES		296801	
						334.77
AMELIA M MUNOZ	0062-801-5101-35650	3,000.00	CLAIM SETTLEMENT		296777	
						3,000.00
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		296757	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						190.00
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		296778	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)		296779	190.00
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	228.00	PHONE SERVICE		296802	228.00
PARTYLINE EVENTS	0010-801-1101-39250	730.58	MAYORAL INSTALLATION RENTAL		296804	730.58
PITNEY BOWES POSTAGE BY PHONE	0010-801-1301-32200	1.12	POSTAGE		296758	
	0010-801-1403-32200	61.86	POSTAGE		296758	
	0010-801-1406-32200	191.82	POSTAGE		296758	
	0010-801-1407-32200	9.20	POSTAGE		296758	
	0010-801-1701-32200	59.68	POSTAGE		296758	
	0010-801-1702-32200	37.20	POSTAGE		296758	
	0010-801-1703-32200	19.85	POSTAGE		296758	
	0010-801-1801-32200	93.51	POSTAGE		296758	
	0010-801-3101-32200	8.88	POSTAGE		296758	
	0010-801-3102-32200	32.41	POSTAGE		296758	
	0010-801-3104-32200	16.72	POSTAGE		296758	
	0010-801-3113-32200	20.70	POSTAGE		296758	
	0010-801-3114-32200	69.14	POSTAGE		296758	
	0010-801-3201-32200	9.66	POSTAGE		296758	
	0010-801-3205-32200	141.62	POSTAGE		296758	
	0010-801-3210-32200	8.52	POSTAGE		296758	
	0010-801-3220-32200	7.36	POSTAGE		296758	
	0010-801-6001-32200	37.26	POSTAGE		296758	
	0010-801-6502-32200	24.00	POSTAGE		296758	
	0043-801-1201-32200	4.62	POSTAGE		296758	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0043-801-4212-32200	14.99	POSTAGE		296758	
	0060-801-4211-32200	2.30	POSTAGE		296758	
	0075-450-0075-09230	67.57	POSTAGE (TRUST)		296758	
	0092-801-1201-32200	3.62	POSTAGE		296758	
	0092-801-4221-32200	32.59	POSTAGE		296758	
						976.20
	0010-801-1301-32200	19.10	POSTAGE		296780	
	0010-801-1403-32200	76.50	POSTAGE		296780	
	0010-801-1406-32200	156.60	POSTAGE		296780	
	0010-801-1701-32200	45.08	POSTAGE		296780	
	0010-801-1702-32200	66.38	POSTAGE		296780	
	0010-801-1703-32200	5.51	POSTAGE		296780	
	0010-801-1801-32200	10.92	POSTAGE		296780	
	0010-801-1802-32200	6.77	POSTAGE		296780	
	0010-801-3101-32200	23.59	POSTAGE		296780	
	0010-801-3102-32200	24.65	POSTAGE		296780	
	0010-801-3104-32200	8.06	POSTAGE		296780	
	0010-801-3111-32200	1.78	POSTAGE		296780	
	0010-801-3113-32200	8.28	POSTAGE		296780	
	0010-801-3114-32200	73.63	POSTAGE		296780	
	0010-801-3120-32200	1.84	POSTAGE		296780	
	0010-801-3201-32200	0.92	POSTAGE		296780	
	0010-801-3205-32200	42.73	POSTAGE		296780	
	0010-801-3210-32200	17.21	POSTAGE		296780	
	0010-801-6001-32200	43.24	POSTAGE		296780	
	0010-801-6502-32200	322.66	POSTAGE		296780	
	0010-801-6505-32200	29.90	POSTAGE		296780	
	0043-801-1201-32200	10.42	POSTAGE		296780	
	0043-801-4212-32200	2.04	POSTAGE		296780	

CITY OF MONTEREY PARK
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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0060-801-4211-32200	1.38	POSTAGE		296780	
	0075-450-0075-09230	40.95	POSTAGE (TRUST)		296780	
	0092-801-4220-32200	0.92	POSTAGE		296780	
	0092-801-4223-32200	10.79	POSTAGE		296780	
						1,051.85
HELEN LIM QUAN	0092-701-0092-07510	848.43	REFUND WATER BILL		296781	
						848.43
SBC LONG DISTANCE	0010-801-1408-32050	21.91	PHONE SERVICE		296782	
	0010-801-3112-32050	14.61	PHONE SERVICE		296782	
	0010-801-1408-32050	7.31	PHONE SERVICE		296782	
	0010-801-6001-32050	2.44	PHONE SERVICE		296782	
	0169-801-2201-32050	2.44	PHONE SERVICE		296782	
						48.71
SCPLRC	0010-801-1801-39400	220.00	TRAINING-HR		296783	
						220.00
RUBEN SEMERENA	0136-801-3101-33250	500.00	POLICE POST TRAINING		296784	
						500.00
SPRINT CORPORATION	0010-801-3115-38400	1,080.42	POLICE DATA SERVICE	80099	296785	
						1,080.42
	0010-801-3115-38400	1,365.66	POLICE DATA SERVICE	80099	296786	
						1,365.66
STATE BOARD OF EQUALIZATION	0060-801-4211-22250	560.00	UNDERGROUND STORAGE TANK		296795	
	0060-801-4211-22250	2,760.00	UNDERGROUND STORAGE TANK		296795	
						3,320.00
	0060-801-4211-22250	11.98	EXEMPT BUS OPERATOR FEE		296796	
						11.98
THE GAS COMPANY (DBA)	0010-801-3114-36200	560.38	GAS SERVICES		296787	
	0060-801-4211-22250	148.35	GAS SERVICES		296787	
						708.73

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
UNITED PARCEL SERVICE	0010-801-1407-32200	138.25	DELIVERY SERVICES		296788	
	0010-801-3103-32200	43.95	DELIVERY SERVICES		296788	182.20
UNITED STATES POSTAL SERVICE	0043-801-6509-31880	3,400.00	POSTAGE CASCADES	80304	296805	3,400.00
MARICELA VASQUEZ	0010-801-6506-22750	200.00	DAY CARE SUPPLIES		296789	200.00
VERIZON WIRELESS	0010-801-3220-32050	237.50	WIRELESS DATA SERVICE		296790	
	0349-801-3201-39400	38.01	WIRELESS DATA SERVICE		296790	
	0010-801-3201-32050	74.73	WIRELESS DATA SERVICE		296790	
	0010-801-3210-32050	173.85	WIRELESS DATA SERVICE		296790	524.09
VISION SERVICE PLAN-CA	0065-466	2,856.00	VISION PLAN		296803	2,856.00
WELLS FARGO FINANCIAL LEASING	0092-801-4212-37500	697.76	COPIER RENTAL	80301	296791	697.76
MICHELLE TING WU	0062-801-5101-35650	250.00	SEWER CLAIM 1742 FRIAR REIMBU		296792	250.00
TOTAL FOR PREPAID WARRANTS						86,743.58

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
(DBA) SAN DIEGO MARRIOTT DEL MAR	0136-801-3101-33250	1,126.24	POLICE POST TRAINING		296806	1,126.24
A & D TRANSPORTATION LP	0109-801-4201-31950	1,700.00	CHARTER BUS RECREATION PROGRAM		296807	
	0109-801-4201-31950	393.75	CHARTER BUS RECREATION PROGRAM		296807	2,093.75
A & J PORTABLE RESTROOM INC	0075-450-0075-08915	800.00	FARMERS MARKET RESTROOM(TRUST)	80382	296808	800.00
A & R NURSERY	0010-801-6517-22100	81.75	LANDSCAPE SUPPLIES	80061	296809	81.75
ACCELA INC	0010-450-1703-02520	1,884.00	BUILDING-SYSTEM MAINTENANCE	80295	296810	
	0010-450-1703-02520	975.44	BUILDING-SYSTEM MAINTENANCE	80295	296810	2,859.44
SONJA ACUFF	0010-701-0010-08025	32.00	REFUND RECREATION CLASS		296811	32.00
ADLERHORST INTERNATIONAL INC.	0160-801-3103-22800	266.66	POLICE TRAINING		296812	266.66
ADVANCE PEST TERMITE CONTROL	0010-801-3113-38100	39.00	PEST CONTROL	80103	296813	39.00
ADVANCED BATTERY SYSTEMS, INC.	0060-801-4211-23500	296.70	FLEET PARTS UNIT 890	80442	296814	296.70
AFFILIATED SYSTEMS, INC.	0010-801-1801-31900	145.00	DMV/DOT PHYSICAL		296815	145.00
ROBERTO A AGUIRRE	0075-450-0075-08895	236.52	HOLIDAY SING SUPPLIES (TRUST)		296816	236.52
ALHAMBRA MUNICIPAL COURT	0010-701-0010-03620	7,799.40	CITATION PROCESSING		296817	7,799.40
CITY OF ALHAMBRA	0042-801-4204-31950	1,062.25	SEWAGE DISPOSAL FEE		296818	1,062.25

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ALLSTAR FIRE EQUIPMENT INC.	0010-801-3210-22750	1,451.06	FIRE SUPPLIES	80223	296819	1,451.06
AMERICAN DYNAMIC SERVICES, INC.	0010-801-3230-22750	105.00	FIRE/SECURITY ALARM MONITORING		296820	
	0010-801-3230-22750	89.97	FIRE/SECURITY ALARM MONITORING		296820	194.97
APT US&C	0010-801-1403-39300	100.00	MEMBERSHIP RENEWAL		296821	100.00
ARAMARK UNIFORM & CAREER APPAREL, I	0010-801-3210-39050	15.25	FIRE UNIFORM SERVICES	80437	296822	
	0010-801-3210-39050	33.97	FIRE UNIFORM SERVICES	80437	296822	
	0010-801-3210-39050	3.48	FIRE UNIFORM SERVICES	80437	296822	
	0010-801-3210-39050	11.77	FIRE UNIFORM SERVICES	80437	296822	
	0010-801-3210-39050	17.66	FIRE UNIFORM SERVICES	80437	296822	
	0010-801-3210-39050	27.02	FIRE UNIFORM SERVICES	80437	296822	109.15
ARC IMAGING RESOURCE - CALIFORNIA	0043-801-4212-38400	92.96	ENGINEERING PRINTER	80056	296823	92.96
ARGIL BLDG. MATERIAL CO.	0010-801-4202-22400	82.84	CONCRETE	80118	296824	82.84
ARMORCAST PRODUCTS CO.	0092-801-4221-23300	4,450.73	WATER METER BOX	80181	296825	4,450.73
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	900.00	BACKGROUND INVESTIGATIONS		296826	900.00
ARTE FLAMENCO DANCE THEATER	0159-801-6507-31930	277.10	INSTRUCTOR-RECREATION CLASS		296827	277.10
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	351.96	BLDG MAINT PLUMBING SUPPLIES	80119	296828	
	0010-801-4210-23300	1,178.25	BLDG MAINT PLUMBING SUPPLIES	80119	296828	
	0010-801-4210-23300	465.30	BLDG MAINT PLUMBING SUPPLIES	80119	296828	
	0010-801-4210-23300	12.63-	BLDG MAINT PLUMBING-CREDIT	80119	296828	
	0010-801-4210-23300	47.70	BLDG MAINT PLUMBING SUPPLIES	80119	296828	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	630.59	BLDG MAINT PLUMBING SUPPLIES	80119	296828	
	0010-801-4210-23300	37.87	BLDG MAINT PLUMBING SUPPLIES	80119	296828	
	0010-801-4210-23300	131.28	BLDG MAINT PLUMBING SUPPLIES	80119	296828	2,830.32
ATHENS SERVICES	0344-801-5002-99290	1,317.61	STREET SWEEPING	80116	296829	
	0022-801-4205-41200	26,098.90	STREET SWEEPING	80115	296829	27,416.51
	0043-801-4208-41200	408,703.51	REFUSE COLLECTION SERVICES		296830	408,703.51
B & K ELECTRIC WHOLESALE	0093-801-4230-23300	186.95	WATER ELECTRICAL SUPPLIES	80177	296831	186.95
B W GRAPHICS	0010-801-1101-39250	272.50	BUSINESS CARDS		296832	
	0092-801-4212-21350	450.17	TRANSPORTATION PERMIT		296832	722.67
BACKFLOW APPARATUS & VALVE CO	0092-801-4221-23700	75.97	WATER SUPPLIES	80178	296833	75.97
BAKER & TAYLOR INC	0010-801-6002-40000	249.23	BOOK(S) 15		296834	
	0010-801-6002-40000	98.10	BOOK(S) 1		296834	
	0010-801-6002-40000	28.72	BOOK(S) 3		296834	
	0010-801-6002-40000	17.74	BOOK(S) 3		296834	
	0010-801-6002-40000	7.69	BOOK(S) 1		296834	
	0010-801-6002-40000	65.03	BOOK(S) 3		296834	
	0010-801-6002-40000	157.47	BOOK(S) 2		296834	
	0010-801-6002-40000	32.28	BOOK(S) 5		296834	
	0010-801-6002-40000	46.33	BOOK(S) 2		296834	
	0010-801-6002-40000	90.47	BOOK(S) 6		296834	
	0010-801-6002-40000	56.12	BOOK(S) 2		296834	
	0010-801-6002-40000	8.37	BOOK(S) 1		296834	
	0010-801-6002-40000	387.11	BOOK(S) 11		296834	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0010-801-6002-40000	137.11	BOOK(S) 3		296834	
	0010-801-6002-40000	55.82	BOOK(S) 1		296834	
	0010-801-6002-40000	88.43	BOOK(S) 3		296834	
	0010-801-6002-40000	198.80	BOOK(S) 11		296834	
	0010-801-6002-40000	97.96	BOOK(S) 5		296834	
	0010-801-6002-40000	227.17	BOOK(S) 10		296834	
	0010-801-6002-40000	148.27	BOOK(S) 19		296834	
	0010-801-6002-40000	186.90	BOOK(S) 30		296834	
	0010-801-6002-40000	205.28	BOOK(S) 17		296834	
	0010-801-6002-40000	41.03	BOOK(S) 1		296834	
	0010-801-6002-40000	20.45	BOOK(S) 2		296834	
	0010-801-6002-40000	6.59	BOOK(S) 1		296834	
	0010-801-6002-40000	12.12	BOOK(S) 1		296834	
	0131-801-6006-40000	68.33	BOOK(S) 4		296834	
	0131-801-6006-40000	20.24	BOOK(S) 1		296834	
	0131-801-6006-40000	70.71	BOOK(S) 4		296834	
	0131-801-6006-40000	940.65	BOOK(S) 62		296834	
	0131-801-6006-40000	842.61	BOOK(S) 48		296834	
	0131-801-6006-40000	65.77	BOOK(S) 3		296834	
	0131-801-6006-40000	17.89	BOOK(S) 2		296834	
	0131-801-6006-40000	22.00	BOOK(S) 1		296834	
	0131-801-6006-40000	137.12	BOOK(S) 6		296834	
	0131-801-6006-40000	152.85	BOOK(S) 8		296834	
	0131-801-6006-40000	53.49	BOOK(S) 3		296834	
	0131-801-6006-40000	143.72	BOOK(S) 9		296834	
	0131-801-6006-40000	190.82	BOOK(S) 12		296834	
	0131-801-6006-40000	71.60	BOOK(S) 4		296834	
	0131-801-6006-40000	20.75	BOOK(S) 5		296834	
	0131-801-6006-40000	108.61	BOOK(S) 25		296834	
	0131-801-6006-40000	8.54	BOOK(S) 2		296834	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0131-801-6006-40000	134.26	BOOK(S) 36		296834	
	0131-801-6006-40000	2.95-	BOOK(S) CREDIT		296834	
	0131-801-6006-40000	19.80	BOOK(S) 1		296834	
	0131-801-6006-40000	29.92	BOOK(S) 2		296834	
	0131-801-6006-40000	54.83	BOOK(S) 3		296834	
	0131-801-6006-40000	14.58	BOOK(S) 1		296834	
	0131-801-6006-40000	951.28	BOOK(S) 55		296834	
	0131-801-6006-40000	15.88	BOOK(S) 1		296834	
	0131-801-6006-40000	9.32	BOOK(S) 1		296834	
	0131-801-6006-40000	30.14	BOOK(S) 1		296834	
	0131-801-6006-40000	30.51	BOOK(S) 2		296834	
	0131-801-6006-40000	355.04	BOOK(S) 21		296834	
	0131-801-6006-40000	10.53	BOOK(S) 3		296834	
	0131-801-6006-40000	27.81	BOOK(S) 4		296834	
	0131-801-6006-40000	14.61	BOOK(S) 1		296834	
	0131-801-6006-40000	3.28	BOOK(S) 1		296834	
	0131-801-6006-40000	33.78	BOOK(S) 9		296834	
	0131-801-6006-40000	462.19	BOOK(S) 39		296834	
	0131-801-6006-40000	52.62	BOOK(S) 5		296834	
	0131-801-6006-40000	99.34	BOOK(S) 6		296834	
	0131-801-6006-40000	92.50	BOOK(S) 6		296834	
	0131-801-6006-40000	75.12	BOOK(S) 3		296834	
	0131-801-6006-40000	18.71	BOOK(S) 1		296834	
	0131-801-6006-40000	37.87	BOOK(S) 2		296834	
	0131-801-6006-40000	29.97	BOOK(S) 3		296834	
	0131-801-6006-40000	113.19	BOOK(S) 6		296834	
	0131-801-6006-40000	292.18	BOOK(S) 31		296834	
	0131-801-6006-40000	81.00	BOOK(S) 5		296834	
	0131-801-6006-40000	15.88	BOOK(S) 1		296834	
	0131-801-6006-40000	19.37	BOOK(S) 1		296834	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BAKER & TAYLOR INC	0131-801-6006-40000	24.45	BOOK(S) 1		296834	
	0131-801-6006-40000	944.30	BOOK(S) 58		296834	
	0131-801-6006-40000	29.23	BOOK(S) 2		296834	
	0131-801-6006-40000	33.05	BOOK(S) 2		296834	
	0131-801-6006-40000	78.23	BOOK(S) 6		296834	
	0131-801-6006-40000	60.54	BOOK(S) 15		296834	
	0131-801-6006-40000	65.74	BOOK(S) 4		296834	
	0131-801-6006-40000	20.24	BOOK(S) 1		296834	
	0131-801-6006-40000	35.84	BOOK(S) 2		296834	
	0131-801-6006-40000	19.37	BOOK(S) 1		296834	
	0131-801-6006-40000	21.53	BOOK(S) 2		296834	
	0131-801-6006-40000	15.88	BOOK(S) 1		296834	
	0131-801-6006-40000	79.86	BOOK(S) 5		296834	
	0131-801-6006-40000	608.30	BOOK(S) 39		296834	
	0131-801-6006-40000	2.63	BOOK(S) 1		296834	
	0131-801-6006-40000	19.80	BOOK(S) 1		296834	
	0131-801-6006-40000	41.38	BOOK(S) 2		296834	
	0131-801-6006-40000	22.00	BOOK(S) 1		296834	
	0131-801-6006-40000	131.02	BOOK(S) 8		296834	
	0131-801-6006-40000	280.20	BOOK(S) 16		296834	
						11,262.44
BNI PUBLICATIONS INC	0010-801-3205-39350	63.45	FIRE PRV-NFA PUBLICATION		296835	
						63.45
BOB MURRAY AND ASSOCIATES	0010-801-1801-31950	4,792.10	RECRUITMENT SERVICES		296836	
	0010-801-1801-31950	7,681.04	RECRUITMENT SERVICES		296836	
						12,473.14
BOY SCOUTS OF AMERICA	0010-801-3210-39400	419.60	FIRE EXPLORER CHARTER FEE		296837	
						419.60
BRODART COMPANY	0010-801-6003-22450	12.21	FLEX CATALOGING SUPPLIES		296838	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						12.21
MIGUEL BUGARIN	0010-701-0010-03630	80.00	REFUND PARKING CITATION		296839	80.00
BYTOPS SIGN	0075-450-0075-08895	13.08	BANNERS (TRUST)		296840	13.08
CAAD LLC	0092-801-4221-32200	766.20	WATER BILL MAILING SERVICE		296841	766.20
CALACT (DBA)	0109-801-4201-31950	460.00	PUBLIC WORKS MEMBERSHIP		296842	460.00
CALIFORNIA CONSULTING, LLC	0075-450-0075-08915	3,000.00	CONSULTING SERVICES (TRUST)	80465	296843	3,000.00
CALIFORNIA FITNESS SOURCE INC	0010-801-3210-38400	1,200.00	FIRE EQUIPMENT MAINTENANCE		296844	1,200.00
CALOX, INC	0010-801-3210-22750	72.00	FIRE MEDICAL SUPPLIES	80226	296845	72.00
CANON FINANCIAL SERVICES, INC.	0010-801-1407-37500	729.04	COPIER MACHINE RENTAL	80272	296846	2,187.14
	0010-801-1801-38400	729.05	COPIER MACHINE RENTAL	80272	296846	
	0010-801-6502-38400	729.05	COPIER MACHINE RENTAL	80272	296846	
CAPPO, INC.	0010-801-1407-39300	260.00	MEMBERSHIP		296847	260.00
MARLENE A CARDINALI	0159-801-6507-31930	154.00	INSTRUCTOR-RECREATION CLASS		296848	154.00
CARL WARREN & COMPANY	0062-801-5101-35600	95.90	LIABILITY CLAIM-L MAC		296849	
	0062-801-5101-35600	465.45	LIABILITY CLAIM-O PAEZ		296849	
	0062-801-5101-35600	287.28	LIABILITY CLAIM-A MUNOZ		296849	
	0062-801-5101-35600	422.94	LIABILITY CLAIM-P OSUNA		296849	
	0062-801-5101-35600	119.27	LIABILITY CLAIM-SCE		296849	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CARL WARREN & COMPANY	0062-801-5101-35600	79.80	LIABILITY CLAIM-S VESECKY		296849	
	0062-801-5101-35600	279.30	LIABILITY CLAIM-Z XU		296849	
	0062-801-5101-35600	694.26	LIABILITY CLAIM-M GARCIA		296849	
	0062-801-5101-35600	199.50	LIABILITY CLAIM-P MONTOYA		296849	
	0062-801-5101-35600	941.64	LIABILITY CLAIM-Z XU		296849	
	0062-801-5101-35600	215.46	LIABILITY CLAIM-J BARRAGAN		296849	
	0062-801-5101-35600	973.56	LIABILITY CLAIM-M GARCIA		296849	4,774.36
LYDIA CASTELO	0010-701-0010-03630	80.00	REFUND PARKING CITAITON		296850	80.00
LEE CHEN-NORMAN	0159-801-6507-31930	58.50	INSTRUCTOR-RECREATION CLASS		296851	58.50
KUN CHENG	0159-701-0159-07020	92.00	REFUND RECREATION CLASS		296852	92.00
CINTAS CORPORATION	0092-801-4221-22310	57.39	WATER UNIFORMS		296853	
	0092-801-4222-22310	109.76	WATER UNIFORMS		296853	
	0092-801-4223-22310	108.03	WATER UNIFORMS		296853	
	0092-801-4221-22310	57.39	WATER UNIFORMS		296853	
	0092-801-4222-22310	109.76	WATER UNIFORMS		296853	
	0092-801-4223-22310	108.03	WATER UNIFORMS		296853	550.36
CITATION MANAGEMENT (DBA)	0010-701-0010-03630	3,979.26	PARKING CITATIONS SERVICE		296854	3,979.26
CLEAN ENERGY	0109-801-4201-31960	9,065.83	CNG FUEL	80410	296855	9,065.83
CLEVERBRIDGE, INC	0010-801-1404-24150	232.58	SECURITY SOFTWARE		296856	
	0010-801-1404-24150	224.25	SECURITY SOFTWARE		296856	456.83
CLINICAL LABORATORY OF	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296857	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CLINICAL LABORATORY OF	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	9.25	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	176.22	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	108.23	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	212.29	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	10.18	WATER ANALYSIS	80344	296857	
	0092-801-4222-31950	877.83	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	757.58	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	1,502.20	WATER ANALYSIS	80344	296857	
	0093-801-4226-31950	20.35	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	20.35	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	448.63	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	221.08	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	248.83	WATER ANALYSIS	80344	296857	
	0093-801-4227-31950	11.82	WATER ANALYSIS	80344	296857	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CLINICAL LABORATORY OF	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	296857	
	0093-801-4228-31950	74.00	WATER ANALYSIS	80344	296857	
	0093-801-4228-31950	18.50	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	1,695.53	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	2,160.80	WATER ANALYSIS	80344	296857	
	0093-801-4229-31950	30.53	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	859.33	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	794.58	WATER ANALYSIS	80344	296857	
	0093-801-4230-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4231-31950	10.18	WATER ANALYSIS	80344	296857	
	0093-801-4231-31950	137.83	WATER ANALYSIS	80344	296857	
	0093-801-4232-31950	111.00	WATER ANALYSIS	80344	296857	
						20,449.01
COBRA FIRE PROTECTION	0092-801-4222-38100	204.00	FIRE SYS/EXTINGUISHERS SERVICE		296858	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						204.00
COLLICUTT ENERGY SERVICES INC	0010-801-4210-38100	876.00	GENERATOR REPAIR	80124	296859	876.00
COME LAND MAINTENANCE COMPANY	0092-801-4210-38250	1,661.00	JANITORIAL SERVICE	80425	296860	
	0010-801-3114-38250	755.00	JANITORIAL SERVICE	80425	296860	
	0092-801-4220-38250	279.00	JANITORIAL SERVICE	80425	296860	
	0092-801-4222-38250	132.00	JANITORIAL SERVICE	80425	296860	2,827.00
COMPREHENSIVE PLANNING SERVICES	0075-450-0075-08660	4,280.00	POTRERO GRANDE EAS (TRUST)	80432	296861	4,280.00
CONTROL AUTOMATION DESIGN	0092-801-4224-81860	3,637.27	WATER CONTROL & DATA SYSTEM	80176	296862	
	0093-801-4229-23300	270.00	WATER CONTROL & DATA SYSTEM	80176	296862	
	0093-801-4227-23300	270.00	WATER CONTROL & DATA SYSTEM	80176	296862	
	0093-801-4226-23300	715.00	WATER CONTROL & DATA SYSTEM	80176	296862	
	0092-801-4224-81860	772.71	WATER CONTROL & DATA SYSTEM		296862	5,664.98
CORVEL ENTERPRISE COMP INC	0080-801-8301-20000	6,866.67	WORKER'S COMP ADMIN FEE	80395	296863	6,866.67
DAN COSTLEY	0010-801-1801-22670	120.00	EE PROGRAM SUPPLIES		296864	120.00
COUNTY OF LOS ANGELES	0075-450-0075-08400	40.00	SENIOR PET LICENSING (TRUST)		296865	40.00
	0010-801-3111-31950	3,952.58	ANIMAL CONTROL SERVICES	80092	296866	
	0010-701-0010-02420	298.00-	ANIMAL CONTROL OTHER CREDITS		296866	
	0010-701-0010-02410	1,240.00-	LICENSES FEES		296866	2,414.58
CRITICAL REACH	0010-801-3112-38400	655.00	POLICE 2014 SUPPORT FEES		296867	655.00
CSMFO	0010-801-1403-39300	110.00	CSMFO MEMBERSHIP		296868	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						110.00
DAILY JOURNAL CORPORATION	0010-801-1301-34050	134.40	LEGAL NOTICE	80291	296869	
	0010-801-1301-34050	163.80	LEGAL NOTICE	80291	296869	
	0092-801-1301-34050	298.20	LEGAL NOTICE	80291	296869	
	0043-801-1301-34050	168.00	LEGAL NOTICE	80291	296869	
	0043-801-1301-34050	268.80	LEGAL NOTICE	80291	296869	
						1,033.20
DAMEWOOD CONSULTING GROUP	0010-801-1801-39400	500.00	GROUP TRAINING		296870	
	0010-801-1801-39400	500.00	GROUP TRAINING		296870	
						1,000.00
DELL MARKETING LP	0063-801-5002-99055	1,048.58	COMPUTER/SUPPLIES		296871	
	0010-450-1703-02520	1,181.15	COMPUTER/SUPPLIES	80469	296871	
	0092-801-1408-38400	1,186.86	COMPUTER/SUPPLIES	80468	296871	
						3,416.59
DEPARTMENT OF JUSTICE	0010-801-1801-39550	64.00	FINGERPRINT PROCESSING		296872	
	0010-801-1801-39550	96.00	FINGERPRINT PROCESSING		296872	
	0010-701-0010-03710	1,220.00	FINGERPRINT PROCESSING		296872	
	0010-701-0010-03710	64.00	FINGERPRINT PROCESSING	80264	296872	
						1,444.00
DFM ASSOCIATES	0010-801-1301-39350	53.75	2014 ELECTIONS CODE		296873	
						53.75
DIAZ LANDSCAPE & NURSERY	0152-701-0152-05454	225.00	LANDSCAPE SERVICE		296874	
	0880-701-0880-05454	25.00	LANDSCAPE SERVICE		296874	
	0152-701-0152-05451	81.00	LANDSCAPE SERVICE		296874	
	0880-701-0880-05451	119.00	LANDSCAPE SERVICE		296874	
	0152-701-0152-05453	150.00	LANDSCAPE SERVICE		296874	
	0152-701-0152-05452	188.00	LANDSCAPE SERVICE		296874	
	0880-701-0880-05452	12.00	LANDSCAPE SERVICE		296874	
	0152-701-0152-05455	114.00	LANDSCAPE SERVICE		296874	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DIAZ LANDSCAPE & NURSERY	0880-701-0880-05455	486.00	LANDSCAPE SERVICE		296874	1,400.00
DITCH WITCH OF CORONA	0092-801-4211-54930	59,563.48	WATER VACUUM WITH TRAILER	80403	296875	
	0092-801-4211-54930	7.00	WATER VACUUM WITH TRAILER		296875	59,570.48
DIVERSIFIED ALARM SERVICE	0010-801-4210-38100	3,250.00	INSTALL CITY HALL CAMERAS		296876	
	0092-801-4210-38100	3,250.00	INSTALL CITY HALL CAMERAS		296876	6,500.00
DIVISION OF THE STATE ARCHITECT	0010-701-0010-02020	282.90	FEES COLLECTED UNDER SB1186		296877	282.90
DNH INDUSTRIES	0093-801-4226-23300	4,671.47	WATER MOTOR CONTROL		296878	4,671.47
DOWNTOWN FORD SALES	0060-801-4211-54050	35,487.27	FLEET UNIT 093	80369	296879	
	0060-801-4211-54050	35,487.27	FLEET UNIT 094	80369	296879	70,974.54
DUKE'S LANDSCAPING INC.	0010-801-4202-31950	349.00	GARDENING SERVICES		296880	349.00
DUNN-EDWARDS CORPORATION	0010-801-4210-23100	134.73	PAINT SUPPLIES		296881	
	0010-801-4210-23100	22.10	PAINT SUPPLIES		296881	156.83
DEAN N EDDOW	0159-801-6507-31930	185.25	INSTRUCTOR-RECREATION CLASS		296882	185.25
ELAC CLASSIFIED SOCIAL ASSOC	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		296883	
	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		296883	400.00
EMPIRE CLEANING SUPPLY	0010-801-4210-22150	677.32	JANITORIAL SUPPLIES	80126	296884	
	0131-801-6001-22150	424.14	JANITORIAL SUPPLIES		296884	1,101.46

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ENNIS TRAFFIC SAFETY SOLUTIONS	0010-801-4206-23100	350.98	TRAFFIC PAINT SUPPLIES	80127	296885	350.98
ENTENMANN-ROVIN COMPANY (DBA)	0010-801-3103-22750	198.93	BADGE(S)		296886	198.93
FBI - LEEDA, INC	0010-801-3102-39300	50.00	MEMBERSHIP-POLICE		296887	50.00
FEDERAL EXPRESS CORP.	0010-801-3101-32200	52.54	DELIVERY SERVICE		296888	
	0010-801-1403-32200	32.96	DELIVERY SERVICE		296888	
	0010-801-1403-32200	19.27	DELIVERY SERVICE		296888	
						104.77
FEDEX KINKO'S OFFICE AND	0043-801-1403-39250	1,090.33	MIDYEAR REPORTS		296889	
	0092-801-1403-39250	1,090.32	MIDYEAR REPORTS		296889	
						2,180.65
FILEKEEPERS, LLC	0010-801-1802-31950	225.52	STORAGE SERVICE		296890	
	0010-801-1802-31950	191.40	STORAGE SERVICE		296890	
	0010-801-1802-31950	189.76	STORAGE SERVICE		296890	
						606.68
FORD OF MONTEBELLO	0060-801-4211-23500	42.86	FLEET PARTS	80010	296891	
	0060-801-4211-23500	357.25	FLEET PARTS UNIT 015	80010	296891	
						400.11
CHAI FOSTERLING	0159-801-6507-31930	348.60	INSTRUCTOR-RECREATION CLASS		296892	
						348.60
THE GALE GROUP	0131-801-6006-40000	229.19	BOOK(S) 1		296893	
						229.19
GALL'S, INC.	0010-801-3103-22300	647.38	POLICE SUPPLIES		296894	
	0010-801-3103-22300	647.38	POLICE SUPPLIES		296894	
						1,294.76
GALLADE CHEMICAL, INC.	0092-801-4222-23300	453.99	WATER CHEMICAL	80170	296895	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						453.99
GARFIELD MEDICAL CENTER	0010-801-3113-22600	24.00	PHYSICAL		296896	
	0010-801-3113-22600	24.00	PHYSICAL		296896	
	0010-801-3113-22600	24.00	PHYSICAL		296896	
						72.00
GOVCONNECTION INC	0043-801-1404-38400	4,093.10	COMPUTER SUPPLIES	80456	296897	
	0092-801-1404-38400	2,607.70	COMPUTER SUPPLIES	80456	296897	
	0092-801-1404-38400	741.20	COMPUTER SUPPLIES	80456	296897	
	0092-801-1404-38400	74.12	COMPUTER SUPPLIES	80456	296897	
						7,516.12
GRAINGER	0010-801-4210-38100	562.83	ELECTRICAL SUPPLIES	80129	296898	
	0092-801-4222-23400	10.75	ELECTRICAL SUPPLIES	80167	296898	
	0092-801-4222-23400	52.05	ELECTRICAL SUPPLIES	80167	296898	
	0092-801-4210-23050	187.90	ELECTRICAL SUPPLIES	80129	296898	
						813.53
GRM INFORMATION MANAGEMENT	0010-801-1301-31950	72.34	CITY CLERK-RECORDS STORAGE		296899	
	0010-801-1301-31950	49.00	CITY CLERK-RECORDS STORAGE		296899	
						121.34
JIE GUO	0159-801-6507-31920	6,064.50	INSTRUCTOR-RECREATION CLASS		296900	
	0159-801-6507-31930	136.50	INSTRUCTOR-RECREATION CLASS		296900	
						6,201.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	124.57	FLEET PARTS UNIT 964	80014	296901	
	0060-801-4211-23500	68.96	FLEET PARTS UNIT 874	80014	296901	
						193.53
HALO CORPORATE UNIVERSITIES	0063-801-5002-99055	240.00	IT TRAINING		296902	
						240.00
HANSON AGGREGATES	0110-801-4202-23600	1,634.85	STREET SUPPLIES	80130	296903	
						1,634.85
HAROLD'S KEY SHOP, INC.	0010-801-6517-38100	165.12	KEY/LOCK SERVICES	80069	296904	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HAROLD'S KEY SHOP, INC.	0010-801-6517-22750	428.76	KEY/LOCK SERVICES		296904	
	0092-801-4210-23050	4.00	KEY/LOCK SERVICES	80131	296904	
	0022-801-4206-23900	32.70	KEY/LOCK SERVICES	80131	296904	
	0092-801-4210-23050	150.00	KEY/LOCK SERVICES	80131	296904	780.58
EUGENE HARRIS JR.	0136-801-3101-33250	200.00	POLICE POST TRAINING		296905	200.00
HERNANDEZ FLOOR COVERING	0010-801-4210-38100	1,975.00	FLOOR REPAIR		296906	1,975.00
HERSHEY BUSINESS PRODUCTS, LLC	0092-801-4212-21350	53.14	TYPEWRITERS MAINTENANCE		296907	53.14
SONJA HOLLADAY	0159-801-6507-31930	2,105.95	INSTRUCTOR-RECREATION CLASS		296908	
	0159-801-6507-31930	4,065.38	INSTRUCTOR-RECREATION CLASS		296908	6,171.33
HOME DEPOT CREDIT SERVICES	0092-801-4222-38420	122.63	HARDWARE SUPPLIES	80161	296909	
	0092-801-4222-38420	106.19	HARDWARE SUPPLIES	80161	296909	
	0022-801-4206-23900	261.35	HARDWARE SUPPLIES	80133	296909	
	0022-801-4206-23900	289.85	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	95.14	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	59.86-	HARDWARE SUPPLIES-CREDIT	80133	296909	
	0010-801-4210-23100	71.69	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	71.69-	HARDWARE SUPPLIES-CREDIT	80133	296909	
	0010-801-4210-23100	60.74	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	71.69	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	65.51	HARDWARE SUPPLIES	80133	296909	
	0010-801-4210-23100	137.01-	HARDWARE SUPPLIES-CREDIT	80133	296909	
	0092-801-4210-23050	185.77	HARDWARE SUPPLIES	80133	296909	
	0092-801-4210-23050	761.15	HARDWARE SUPPLIES	80133	296909	
	0092-801-4210-23050	152.29	HARDWARE SUPPLIES	80133	296909	

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HOME DEPOT CREDIT SERVICES	0092-801-4210-23050	221.73	HARDWARE SUPPLIES	80133	296909	
	0022-801-4206-23900	104.77	HARDWARE SUPPLIES	80133	296909	
	0010-801-6517-23050	43.56	HARDWARE SUPPLIES	80070	296909	
	0010-801-6517-23050	94.87	HARDWARE SUPPLIES	80070	296909	
	0092-801-4222-38420	49.81	HARDWARE SUPPLIES	80161	296909	
						2,490.18
HUNTINGTON HARBOUR	0159-801-6507-31920	140.00	WINTER EXCURSION		296910	
						140.00
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	1,000.99	POOL CHEMICAL	80365	296911	
	0010-801-6503-23050	268.96	POOL CHEMICAL	80365	296911	
	0010-801-6503-23050	456.54	POOL CHEMICAL	80365	296911	
						1,726.49
INTERLINE BRANDS INC (DBA) CLEANSOL	0043-801-4208-22170	1,102.27	JANITORIAL SUPPLIES		296912	
						1,102.27
INTERNATIONAL TACTICAL TRAINING SEM	0062-801-5101-35650	2,800.00	CLAIM SERVICES-GARCIA/PEREZ		296913	
	0062-801-5101-35650	12,075.00	CLAIM SERVICES-GARCIA/PEREZ		296913	
						14,875.00
IP LEARNING CENTER	0159-801-6507-31930	813.75	INSTRUCTOR-RECREATION CLASS		296914	
						813.75
IRON MOUNTAIN OFF-SITE DATA	0010-801-1403-31700	227.43	COMPUTER TAPE STORAGE	80319	296915	
	0010-801-1403-31700	274.60	COMPUTER TAPE STORAGE	80319	296915	
						502.03
MARK ISHIDA	0159-801-6507-31930	359.25	INSTRUCTOR-RECREATION CLASS		296916	
	0159-801-6507-31930	247.80	INSTRUCTOR-RECREATION CLASS		296916	
						607.05
JCL BARRICADE COMPANY	0010-801-1802-39400	495.95	SAFETY VESTS		296917	
	0022-801-4206-24100	155.95	TRAFFIC TOOLS		296917	
						651.90
JENKINS & HOGIN, LLP	0010-450-1701-02530	175.00	LEGAL-LINC HOUSING		296918	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JENKINS & HOGIN, LLP	0880-801-2207-31600	175.00	LEGAL-LINC HOUSING		296918	
	0010-801-1601-31600	20,000.00	LEGAL-GENERAL		296918	
	0010-801-1601-31600	2,361.50	LEGAL-CA DEPT OF FINANCE		296918	
	0010-801-1601-31600	7,598.00	LEGAL-VILLA GARFIELD		296918	
	0075-450-0075-09201	2,350.00	LEGAL-MARKET PLACE (TRUST)		296918	
	0075-450-0075-09201	125.00	LEGAL-TOWNE CENTRE (TRUST)		296918	
	0093-801-4226-31600	19.64	LEGAL-SEMOU		296918	
	0093-801-4227-31600	19.64	LEGAL-SEMOU		296918	
	0093-801-4228-31600	19.64	LEGAL-SEMOU		296918	
	0093-801-4229-31600	19.64	LEGAL-SEMOU		296918	
	0093-801-4230-31600	19.64	LEGAL-SEMOU		296918	
	0093-801-4231-31600	19.65	LEGAL-SEMOU		296918	
	0093-801-4232-31600	19.65	LEGAL-SEMOU		296918	
						32,922.00
JHM SUPPLY INC	0010-801-6517-23300	26.04	PARKS SUPPLIES	80072	296919	
						26.04
JOBS AVAILABLE INC.	0092-801-1801-34100	236.25	EMPLOYMENT ANNOUNCEMENT		296920	
						236.25
JWA URBAN CONSULTANTS INC	0880-801-2207-31950	4,397.25	CONSULTING SERVICES	80413	296921	
	0169-801-2201-31850	2,712.00	CONSULTING SERVICES	80314	296921	
	0152-801-2206-31850	2,511.00	CONSULTING SERVICES	80314	296921	
						9,620.25
GABRIELA KASANJIAN	0159-801-6507-31930	112.00	INSTRUCTOR-RECREATION CLASS		296922	
						112.00
KEYSER MARSTON ASSOCIATES INC.	0880-801-2207-31950	810.00	PROFESSIONAL SVC-HOUSING	80275	296923	
						810.00
ERIC KIM	0010-801-3103-22310	102.31	POLICE UNIFORM REIMBURSEMENT		296924	
						102.31
GWEN KISHIDA	0423-801-6006-22450	361.88	REIMBURSE-LIBRARY SUPPLIES		296925	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GWEN KISHIDA	0423-801-6006-22450	99.95	REIMBURSE-LIBRARY SUPPLIES		296925	
	0423-801-6006-22450	619.00	REIMBURSE-LIBRARY SUPPLIES		296925	
	0163-801-6005-40500	187.72	REIMBURSE-LIBRARY SUPPLIES		296925	1,268.55
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	1,695.67	FIRE TRUCK PARTS	80235	296926	1,695.67
AI HWA KUNG	0159-801-6507-31930	241.15	INSTRUCTOR-RECREATION CLASS		296927	241.15
KUSSMAUL ELECTRONICS CO., INC.	0060-801-3210-38400	435.26	FIRE SUPPLIES		296928	435.26
KUSTOM SIGNAL, INC.	0010-801-3103-22750	895.45	POLICE SUPPLIES		296929	895.45
L N CURTIS & SONS	0010-801-3210-38400	674.32	FIRE SUPPLIES	80236	296930	
	0010-801-3210-38400	379.73	FIRE SUPPLIES	80236	296930	
	0010-801-3210-38400	647.46	FIRE SUPPLIES		296930	
	0010-801-3210-22300	103.04	FIRE SUPPLIES		296930	1,804.55
LAWN MOWER CORNER/KNG POWER EQUIPME	0176-801-6516-38500	80.24	PARKS SUPPLIES	80074	296931	
	0010-801-6517-24100	18.91	PARKS SUPPLIES		296931	
	0010-801-6517-24100	76.27	PARKS SUPPLIES		296931	
	0010-801-6517-24100	75.18	PARKS SUPPLIES		296931	
	0092-801-4222-24100	544.96	WATER TOOLS		296931	795.56
LEADER INDUSTRIES	0060-801-4211-38400	360.28	FLEET PARTS UNIT 991		296932	360.28
CHIU SANG LEE	0159-801-6507-31930	175.50	INSTRUCTOR-RECREATION CLASS		296933	175.50
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	540.00	LEGAL-GENERAL		296934	
	0010-801-1601-31600	3,024.03	LEGAL-PITCHESS MOTIONS		296934	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	24.50	LEGAL-ACA ADVICE		296934	
	0010-801-1601-31600	45.00	LEGAL-EEOC CLAIM		296934	
						3,633.53
LIFE SAFETY CONSULTING & ENGINEERING	0010-701-0010-06330	1,012.50	FIRE PLAN CHECK	80058	296935	
	0010-701-0010-06330	262.50	FIRE PLAN CHECK	80058	296935	
	0010-701-0010-06330	1,050.00	FIRE PLAN CHECK	80058	296935	
	0010-701-0010-06330	975.00	FIRE PLAN CHECK	80058	296935	
						3,300.00
LIFE-ASSIST INC	0010-801-3220-24200	916.50	FIRE MEDICAL SUPPLIES	80250	296936	
	0010-801-3220-22350	250.32	FIRE MEDICAL SUPPLIES	80250	296936	
						1,166.82
LINCOLN EQUIPMENT INC.	0010-801-6503-31150	129.26	POOL SUPPLIES	80279	296937	
	0010-801-6503-31150	7.72	POOL SUPPLIES		296937	
						136.98
LONG BEACH BMW MOTORCYCLES (DBA)	0060-801-4211-23500	853.42	FLEET PARTS UNIT 002	80021	296938	
						853.42
LOOMIS ARMORED US, INC.	0010-701-0010-03700	508.28	ARMORED CARRIER SERVICE		296939	
						508.28
LOS ANGELES TIMES	0010-801-3113-39350	64.00	SUBSCRIPTION		296940	
						64.00
CITY OF LOS ANGELES	0136-801-3101-33250	451.44	POLICE POST TRAINING		296941	
						451.44
MAIN SAN GABRIEL BASIN	0092-801-4222-22900	331,394.70	UNTREATED CYCLIC STORAGE WATER		296942	
						331,394.70
MANAGED HEALTH NETWORK INC	0010-801-1801-31950	840.84	EAP PREMIUM		296943	
						840.84
MANNING & KASS, ELLROD, RAMIREZ, TF	0062-801-5101-31600	71,544.16	LEGAL SERVICES-Z XU		296944	
	0062-801-5101-31600	18,750.73	LEGAL SERVICES-GARCIA/PEREZ		296944	
	0062-801-5101-31600	30,456.97	LEGAL SERVICES-GARCIA/PEREZ		296944	

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						120,751.86
MARIPOSA LANDSCAPES, INC	0092-801-4222-38500	2,000.00	LANDSCAPING MAINTENANCE	80292	296945	
	0092-801-4222-38500	130.00	LANDSCAPING MAINTENANCE		296945	
						2,130.00
MARK KEPPEL H.S. ALLIANCE	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		296946	
						200.00
MARK KITCHEN EQUIPMENT SERVICES, IN	0010-801-4210-23700	445.39	FIRE REPAIR RANGE		296947	
						445.39
MARUSON TECHNOLOGY CORP.	0093-801-4229-23300	1,308.00	WATER SUPPLIES		296948	
						1,308.00
MATCO TOOLS (DBA)	0060-801-4211-24100	89.44	FLEET TOOLS		296949	
						89.44
MAXIMUS, INC.	0010-701-0010-08100	4,000.00	STATE MANDATED COST CLAIMS		296950	
						4,000.00
MCMASTER-CARR SUPPLY CO.	0092-801-4222-23700	46.41	WATER SUPPLIES	80156	296951	
	0092-801-4222-23700	207.42	WATER SUPPLIES	80156	296951	
	0092-801-4222-23700	505.52	WATER SUPPLIES	80156	296951	
	0093-801-4226-23300	418.13	WATER SUPPLIES	80156	296951	
	0092-801-4222-23400	176.29	WATER SUPPLIES	80156	296951	
	0092-801-4222-38100	177.89	WATER SUPPLIES	80156	296951	
						1,531.66
MEDIA DISTRIBUTORS	0010-801-6509-21200	273.52	VIDEO SUPPLIES	80303	296952	
						273.52
METRON-FARNIER, LLC	0092-801-4224-81070	1,311.09	WATER METER PARTS	80157	296953	
	0092-801-4224-81070	183.95	WATER METER PARTS		296953	
						1,495.04
MIDORI LANDSCAPE INC	0077-801-1111-31950	265.00	LANDSCAPING MAINTENANCE		296954	
	0010-801-6517-22100	195.00	LANDSCAPING MAINTENANCE		296954	
	0010-801-6517-22100	365.00	LANDSCAPING MAINTENANCE		296954	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MIDORI LANDSCAPE INC	0010-801-6517-22100	265.00	LANDSCAPING MAINTENANCE		296954	1,090.00
MIDWEST TAPE	0010-801-6002-40000	34.99	DVD 1		296955	
	0010-801-6002-40000	54.98	DVD 1		296955	
	0010-801-6002-40000	24.99	DVD 1		296955	114.96
MISSION SUPER HARDWARE	0010-801-6517-23050	1.81	HARDWARE SUPPLIES	80076	296956	
	0010-801-6517-23050	29.38	HARDWARE SUPPLIES	80076	296956	
	0010-801-3210-38400	66.05	HARDWARE SUPPLIES	80248	296956	97.24
MOBILE MINI LLC	0075-450-0075-08915	115.26	FARMERS MKT STORAGE (TRUST)		296957	115.26
MONTEREY CAR WASH INC	0060-801-4211-38400	408.00	CAR WASHES	80029	296958	408.00
PETER MORRIS	0159-801-6507-31930	361.20	INSTRUCTOR-RECREATION CLASS		296959	361.20
MR. ROOTER PLUMBING (DBA)	0010-801-4210-38100	9,054.18	PLUMBING SERVICES	80467	296960	
	0010-801-4210-38100	674.71	PLUMBING SERVICES		296960	
	0010-801-4210-38100	639.00	PLUMBING SERVICES		296960	
	0010-801-4210-38100	555.00	PLUMBING SERVICES		296960	10,922.89
MV TRANSPORTATION, INC	0166-801-4201-31960	40,099.28	SPIRIT BUS OPERATIONS	80370	296961	
	0166-801-4201-31960	14,852.05	SPIRIT BUS OPERATIONS	80475	296961	
	0109-701-0109-07680	2,284.25	SPIRIT BUS FARE		296961	
	0109-801-4201-31950	274.50	SPIRIT BUS CHARTERS	80475	296961	
	0109-801-4201-31960	280.00	SPIRIT BUS GPS	80475	296961	53,221.58
NEC BUSINESS NETWORK SOLUTIONS	0010-801-3112-38400	1,652.72	PHONE LINE SERVICE	80096	296962	1,652.72

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NED R HEALY & CO	0060-801-4211-23500	80.38	FLEET SUPPLIES	80031	296963	80.38
NFPA INTERNATIONAL	0010-801-3205-39350	300.85	FIRE CODE BOOKS		296964	300.85
TAMMY NG	0010-701-0010-06160	64.00	REFUND INSPECTION FEE		296965	64.00
KEVIN P. NORWALL	0159-801-6507-31930	132.60	INSTRUCTOR RECREATION CLASS		296966	132.60
O'NEAL'S	0010-801-6505-23050	250.00	POOL TABLE MAINTENANCE		296967	250.00
OCLC, INC	0131-801-6003-31700	1,007.88	LIBRARY CATALOGING SERVICE		296968	3,920.78
	0131-801-6003-31700	1,031.62	LIBRARY CATALOGING SERVICE		296968	
	0131-801-6003-31700	1,007.72	LIBRARY CATALOGING SERVICE		296968	
	0131-801-6003-31700	873.56	LIBRARY CATALOGING SERVICE		296968	
DIANNE ODAGAWA	0159-701-0159-07030	42.00	REFUND RECREATION CLASS		296969	42.00
OFFICE DEPOT INC.	0010-801-1703-21350	75.43	OFFICE SUPPLIES	80207	296970	
	0010-801-3210-21350	67.41	OFFICE SUPPLIES	80251	296970	
	0010-801-3201-21250	33.07	OFFICE SUPPLIES	80251	296970	
	0010-801-3114-21350	28.93	OFFICE SUPPLIES	80097	296970	
	0010-801-3114-21350	14.65	OFFICE SUPPLIES	80097	296970	
	0010-801-3114-21350	586.23	OFFICE SUPPLIES	80097	296970	
	0160-801-5002-99314	173.31	OFFICE SUPPLIES		296970	
	0010-801-3103-22750	195.66	OFFICE SUPPLIES		296970	
	0010-801-1701-21350	0.75	OFFICE SUPPLIES	80207	296970	
	0010-801-1701-21350	25.93	OFFICE SUPPLIES	80207	296970	
	0010-801-1701-21350	13.49	OFFICE SUPPLIES	80207	296970	
	0060-801-4211-21350	155.53	OFFICE SUPPLIES	80033	296970	

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OFFICE DEPOT INC.	0092-801-4222-21250	74.26	OFFICE SUPPLIES	80197	296970	
	0092-801-4222-21250	39.01	OFFICE SUPPLIES	80197	296970	
	0092-801-4222-21250	61.02	OFFICE SUPPLIES	80197	296970	
	0092-801-4222-21250	13.85	OFFICE SUPPLIES	80197	296970	
	0092-801-4222-23050	95.10	OFFICE SUPPLIES	80197	296970	
	0092-801-4221-21350	191.60	OFFICE SUPPLIES	80197	296970	
	0092-801-4221-21250	46.39	OFFICE SUPPLIES	80197	296970	
	0092-801-4220-21250	121.23	OFFICE SUPPLIES	80197	296970	
	0092-801-4221-21350	215.81	OFFICE SUPPLIES	80197	296970	
						2,228.66
OFFICE SOLUTIONS	0010-801-1408-21350	186.39	OFFICE SUPPLIES	80265	296971	
	0010-801-1301-22750	94.23	OFFICE SUPPLIES		296971	
	0010-801-1301-21350	245.15	OFFICE SUPPLIES		296971	
	0010-801-1301-21350	3.34	OFFICE SUPPLIES		296971	
	0010-801-1701-21300	39.68	OFFICE SUPPLIES	80208	296971	
	0010-801-1702-21300	39.67	OFFICE SUPPLIES	80208	296971	
	0010-801-1703-21300	39.68	OFFICE SUPPLIES	80208	296971	
	0010-801-3205-21250	39.67	OFFICE SUPPLIES	80208	296971	
	0010-801-1403-21350	230.06	OFFICE SUPPLIES	80318	296971	
	0010-801-1403-21350	314.77	OFFICE SUPPLIES	80318	296971	
	0010-801-1403-21350	56.59	OFFICE SUPPLIES	80318	296971	
	0010-801-1403-21350	122.08	OFFICE SUPPLIES	80318	296971	
						1,411.31
ON TRAC	0010-801-1701-32200	5.35	COURIER SERVICES		296972	
						5.35
NELSON ONG	0159-801-6507-31930	809.25	INSTRUCTOR-RECREATION CLASS		296973	
						809.25
OPERATIONAL CONSULTING INTERNATIONAL	0062-801-5101-35650	1,800.00	CLAIM SERVICES-GARCIA/PEREZ		296974	
	0062-801-5101-35650	4,950.00	CLAIM SERVICES-GARCIA/PEREZ		296974	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						6,750.00
PARAMOUNT PAINTING INC (DBA)	0010-801-4210-38100	940.00	INSTALL DOOR		296975	940.00
PARKHOUSE TIRE, INC.	0060-801-4211-23500	951.75	FLEET TIRES	80035	296976	951.75
PAYKE GYMNASSTIC ACADEMY	0159-801-6507-31930	218.88	INSTRUCTOR-RECREATION CLASS		296977	218.88
PBS ENGINEERS, INC.	0010-701-0010-06100	280.00	PLAN CHECK	80052	296978	
	0010-701-0010-06100	560.00	PLAN CHECK	80052	296978	
	0010-701-0010-06100	899.00	PLAN CHECK	80052	296978	1,739.00
PITNEY BOWES CREDIT CORP.	0092-801-1408-37200	1,327.62	MAIL MACHINES RENTAL	80267	296979	1,327.62
PLUMBING WHOLESALE OUTLET	0010-801-6503-23050	294.52	PLUMBING SUPPLIES		296980	294.52
PRINT SPOT	0010-801-1101-39250	734.19	MAYORAL INVITATIONS		296981	734.19
PROGRESS PRINTERS	0010-801-1406-21350	294.30	ENVELOPES	80414	296982	
	0060-250-8701-21250	654.00	ENVELOPES	80414	296982	
	0060-250-8701-21250	697.60	ENVELOPES	80414	296982	1,645.90
PROGRESSIVE SOLUTIONS INC	0010-801-1408-21250	148.75	CASHIER REGISTER SUPPLIES		296983	148.75
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22300	33.71	FLEET UNIFORMS	80039	296984	
	0060-801-4211-22300	33.71	FLEET UNIFORMS	80039	296984	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	296984	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	296984	
	0060-801-4211-22150	26.64	FLEET SHOP RAGS	80039	296984	
	0010-801-3210-22150	18.64	FLEET SHOP RAGS	80039	296984	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						157.98
PUBLIC WORKS SAFETY SUPPLIES	0010-801-6517-22150	1,030.43	PARKS SUPPLIES		296985	
	0010-801-4202-23950	491.44	GRAFFITI REMOVAL SUPPLIES		296985	
						1,521.87
PUN & MCGEADY LLP	0010-850-1403-31800	5,730.00	AUDIT SERVICES	70386	296986	
	0169-801-2201-31800	6,000.00	AUDIT SERVICES		296986	
	0092-801-1403-31800	5,970.00	AUDIT SERVICES		296986	
						17,700.00
PVP COMMUNICATIONS INC	0010-801-3112-38400	190.00	POLICE-RADIO EQUIPMENT REPAIR		296987	
						190.00
PYRO-COMM SYSTEMS, INC	0010-801-6001-38100	135.00	LIBRARY FIRE ALARM		296988	
						135.00
QUILL CORPORATION	0010-801-1704-21350	40.79	OFFICE SUPPLIES		296989	
						40.79
RAINBOW ART	0159-801-6507-31930	242.25	INSTRUCTOR-RECREATION CLASS		296990	
						242.25
MARGARET RAMIREZ	0010-801-1301-31950	25.00	PHOTO SERVICES		296991	
						25.00
RENT-A-TOOL	0010-801-4210-23700	108.00	PUBLIC WORKS TOOLS REPAIR		296992	
	0010-801-4210-23700	0.15-	PUBLIC WORKS TOOLS-CREDIT		296992	
	0010-801-4210-23700	108.00	PUBLIC WORKS TOOLS REPAIR		296992	
						215.85
S C FUELS (DBA)	0060-801-4211-22250	13,272.21	FUEL 12/13	80042	296993	
	0060-801-4211-22250	14,422.16	FUEL 12/13	80042	296993	
						27,694.37
SAN GABRIEL VALLEY BASKETBALL CLUB	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		296994	
						200.00
SAN GABRIEL VALLEY CITY MANAGER'S	0010-801-1201-33200	30.00	SGVCMA MEETING		296995	

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						30.00
SAN GABRIEL VALLEY POLICE CHIEF'S /	0010-801-3101-39300	180.00	POLICE MEMBERSHIP		296996	180.00
SAN GABRIEL VALLEY WATER CO.	0092-801-4222-36300	109.04	WATER SERVICES		296997	109.04
JEFFREY SANCHEZ	0136-801-3101-33250	124.86	POLICE POST TRAINING		296998	124.86
SEA CLEAR POOLS INC	0010-801-6502-38400	701.64	POOL SERVICES		296999	701.64
PHOEBE SHEN	0159-701-0159-07030	90.00	REFUND RECREATION CLASS		297000	90.00
SHRED-IT LOS ANGELES	0010-801-3114-38400	115.86	SHREDDING SERVICES		297001	115.86
SIERRA DISPLAY INC	0077-801-1111-31950	240.24	BID-HOLIDAY DECORATION		297002	240.24
SMS INC	0010-801-1404-38400	6,560.44	SERVER MAINTENANCE		297003	7,321.56
	0010-801-1403-38400	761.12	SERVER MAINTENANCE		297003	
SNOWDRIFT WINTER PLAYGROUND	0159-801-6507-31990	900.00	WINTER EXCURSION		297004	960.00
	0159-801-6507-31990	60.00	WINTER EXCURSION		297004	
SOFTWARE PRODUCTS	0010-801-1704-38400	784.00	COMPUTER SERVICES		297005	784.00
SOTH-UNITED METHODIST CHRUCH	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		297006	200.00
SOUTHERN CALIFORNIA LIBRARY COOPER	0131-801-6006-31950	1,000.00	LIBRARY INTERNSHIP		297007	1,000.00
ST. STEPHEN MARTYR SCHOOL	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		297008	

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						200.00
ST. THOMAS AQUINAS SCHOOL	0075-450-0075-08110	200.00	REFUND FIREWORKS DEPOSIT		297009	200.00
THE STANDARD INSURANCE CO.	0065-464	471.53	EXECUTIVE PREMIUM		297010	471.53
STATUS ONE MEDICAL INC	0010-801-1802-22750	23.38	FIRST AID SUPPLIES		297011	23.38
REGGIE STEVENS	0159-801-6507-31930	17.50	INSTRUCTOR-RECREATION CLASS		297012	17.50
LEANE SUMIMOTO	0159-801-6507-31930	616.13	INSTRUCTOR-RECREATION CLASS		297013	616.13
SUPERCO SPECIALTY PRODUCTS (DBA)	0010-801-4202-23950	464.72	GRAFFITI REMOVAL SUPPLIES		297014	464.72
SUPREME TROPHIES & GIFTS CO.	0010-801-1101-39250	82.84	BADGES		297015	170.04
	0092-801-1406-24100	54.50	STAMP		297015	
	0010-801-6001-39250	32.70	BADGES		297015	
SWRCB FEES	0342-801-5003-91750	450.40	PERMIT-STORM WATER		297016	563.00
	0346-801-5003-91750	112.60	PERMIT-STORM WATER		297016	
PAUL TALBOT	0010-801-1201-39400	474.10	REIMBURSE MEETING		297017	474.10
TANK SPECIALISTS OF CALIFORNIA	0060-801-4211-31950	125.00	DESIGNATED OPERATOR SERVICES	80044	297018	250.00
	0060-801-4211-31950	125.00	DESIGNATED OPERATOR SERVICES	80044	297018	
THE CHRYSALIS CENTER	0077-801-1111-31950	4,916.00	BID MAINTENANCE	80305	297019	4,916.00
THOMAS PARTITIONS AND	0010-801-4210-38100	278.00	RESTROOM PARTITION REPAIR		297020	

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						278.00
THREE TRAVELERS HOT POT RESTAURANT	0077-701-0077-02110	119.20	REFUND BID FEE		297021	119.20
TNT WINDOW TINTING (DBA)	0060-801-4211-54050	160.00	FLEET UNIT 093		297022	160.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-4209-22300	54.50	UNIFORM-S SHERMAN	80206	297023	
	0010-801-3114-22310	49.12	UNIFORM-T CHEUNG	80101	297023	
	0010-801-3114-22310	25.32	UNIFORM-A LE	80101	297023	
	0010-801-3104-22310	21.59	UNIFORM-F DUKE	80101	297023	
	0010-801-3104-22310	102.52	UNIFORM-J FLORES	80101	297023	
	0010-801-3104-22310	33.84	UNIFORM-P YUNG	80101	297023	
	0010-801-3103-22310	49.05	UNIFORM-S JIMENEZ	80101	297023	
	0010-801-3103-22310	163.83	UNIFORM-J TAFLINGER	80101	297023	
	0010-801-3103-22310	122.62	UNIFORM-G ZAMUDIO	80101	297023	
	0010-801-3103-22310	26.49	UNIFORM-R JULIAN	80101	297023	
	0010-801-3103-22310	26.49	UNIFORM-B PFLUGHOFT	80101	297023	
	0010-801-6503-22310	241.98	UNIFORM-E HERNANDEZ		297023	
	0010-801-3210-22310	250.70	UNIFORM-N LIMA	80247	297023	
	0010-801-3210-22320	259.97	UNIFORM-WEISSENBERGER	80241	297023	
	0010-801-3101-22320	28.93	UNIFORM-S CARRILLO	80101	297023	
	0010-801-3111-22310	200.00	UNIFORM-W ESTRADA		297023	1,656.95
TOMARK SPORTS (DBA)	0010-801-6502-23050	233.09	RECREATION EQUIPMENT		297024	233.09
YUWEI TONG	0010-701-0010-03630	53.00	REFUND PARKING CITATION		297025	53.00
TRANSTECH	0010-801-5002-91529	1,822.50	ELDER PARK PICNIC SHELTERS		297026	
	0010-801-5002-91528	1,822.50	HIGHLANDS PARK PICNIC SHELTERS		297026	
	0010-801-5002-91531	2,110.00	ELDER PARK PLAY EQUIPMENT		297026	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TRANSTECH	0010-801-5002-91534	2,185.00	PINE TREE PARK PLAY EQUIPMENT		297026	
	0010-801-5002-91527	3,545.00	BARNES PICNIC PAVILLION		297026	
	0010-801-5002-91533	2,135.00	SUNNY SLOPE PLAY EQUIPMENT		297026	
	0010-801-5002-91532	2,135.00	LA LOMA PARK PLAY EQUIPMENT		297026	
	0010-801-5002-91544	422.50	CASCADES IRRIGATION		297026	
	0010-801-5002-91547	422.50	SEQUOIA IRRIGATION		297026	
	0010-801-5002-91548	422.50	SUNNY SLOPES IRRIGATION		297026	
	0010-801-5002-91546	422.50	ELDER IRRIGATION		297026	
	0010-801-5002-91545	1,905.00	HIGHLAND IRRIGATION		297026	
	0010-801-5002-91546	2,345.00	ELDER IRRIGATION		297026	
	0010-801-5002-91577	5,060.00	GARVEY RANCH DOG PARK		297026	
	0010-801-5004-91525	670.00	ADA PARK IMPROVEMENTS		297026	
	0010-801-5002-91534	1,077.50	PINE TREE PARK PLAY EQUIPMENT		297026	
	0010-801-5004-91525	1,468.00	ADA PARK IMPROVEMENTS		297026	
	0010-801-1704-31860	2,600.00	MARKET PLACE IMPROVEMENT		297026	
	0010-801-1704-31860	3,695.00	RIGHT OF WAY PROJECT		297026	
	0010-801-4212-31500	1,350.00	GARVEY TRAFFIC REVIEW		297026	
	0010-801-4212-31500	200.00	CITY YARD TRAFFIC REVIEW		297026	
	0092-801-4225-82246	3,767.50	WATER MAINLINE REPLACEMENT		297026	
	0010-801-5002-91544	47.50	IRRIGATION-CASCADES		297026	
	0010-801-5002-91547	47.50	IRRIGATION-SEQUOIA		297026	
	0010-801-5002-91548	47.50	IRRIGATION-SUNNYSLOPES		297026	
	0010-801-5002-91546	47.50	IRRIGATION-ELDER PARK		297026	
	0501-801-5002-91733	190.00	CASCADES/LA COUNTY PARK		297026	
	0092-801-4225-82246	285.00	EDISON TRAILS SITE MAP		297026	
	0010-801-1704-31860	630.00	RIGHT OF WAY PROJECT		297026	
	0010-801-1704-31860	3,350.00	MARKETPLACE IMPROVEMENTS		297026	
	0166-801-5003-91924	7,581.00	TRAFFIC SIGNAL ATLANTIC		297026	
	0092-801-4225-82246	2,300.00	WATERMAIN REPLACEMENT		297026	
	0010-801-5004-91525	9,828.79	ADA PARK IMPROVEMENTS		297026	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
TRANSTECH	0010-801-5004-91525	570.00	ADA PARK IMPROVEMENTS		297026	
	0010-801-5002-91577	3,080.00	GARVEY RANCH DOG PARK		297026	
	0010-801-5002-91527	8,970.00	BARNES PICNIC PAVILLION		297026	
	0010-801-5002-91529	4,235.00	HIGHLANDS PICNIC SHELTERS		297026	
	0010-801-5002-91528	4,235.00	ELDER PARK PICNIC SHELTERS		297026	
	0010-801-5002-91534	2,525.00	PINE TREE PLAY EQUIPMENT		297026	
	0010-801-5002-91533	2,200.00	SUNNYSLOPE PLAY EQUIPMENT		297026	
	0010-801-5002-91531	2,575.00	GEORGE ELDER PLAY EQUIPMENT		297026	
	0010-801-5002-91532	2,090.00	LA LOMA PLAY EQUIPMENT		297026	
	0010-801-5002-91545	190.00	HIGHLANDS IRRIGATION SYSTEM		297026	
	0010-801-5002-91546	690.00	ELDER IRRIGATION SYSTEM		297026	
	0010-801-5002-91576	480.00	ELDER POOL REPLASTER		297026	
	0092-801-4225-82246	65.00	GOOD VIEW DR WATETNLINE		297026	
						97,842.79
	0010-801-1703-31950	4,615.00	BUILDING INSPECTOR	80402	297027	
						4,615.00
DOROTHY TSU	0159-801-6507-31930	150.15	INSTRUCTOR-RECREATION CLASS		297028	
						150.15
TURF STAR INC	0060-801-4211-23500	689.79	FLEET PARTS		297029	
						689.79
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	118.50	UNDERGROUND UTILITY SERVICES		297030	
						118.50
UNITED STATES POST OFFICE	0010-801-1408-32200	1,120.00	CALLER BOX ANNUAL FEE		297031	
						1,120.00
UNIVAR USA INC (CORP. HEADQUARTERS)	0093-801-4227-23300	5,389.22	WATER CHEMICAL	80470	297032	
						5,389.22
VAIL DUNLAP & ASSOCIATES	0092-801-4222-23700	444.39	WATER-PROMOTIONAL ITEMS		297033	
	0092-801-4222-23700	271.07	WATER-PROMOTIONAL ITEMS		297033	
						715.46

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MAE VARON	0010-701-0010-08025	45.00	REFUND RECREATION CLASS		297034	45.00
VEHICLE TECHNICAL CONSULTANTS	0109-801-4201-31960	10,000.00	SPIRIT BUS INSPECTION	80480	297035	10,000.00
VISTA PAINT CO.	0010-801-4202-23950	716.46	GRAFFITI REMOVAL SUPPLIES		297036	716.46
VULCAN MATERIAL CO	0110-801-4202-23600	682.58	ASPHALT	80150	297037	682.58
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	551.30	ELECTRICAL SUPPLIES		297038	1,277.39
	0010-801-4210-23400	276.90	ELECTRICAL SUPPLIES		297038	
	0010-801-4210-23400	276.90	ELECTRICAL SUPPLIES		297038	
	0010-801-4210-23400	13.34	ELECTRICAL SUPPLIES		297038	
	0010-801-4210-23400	102.06	ELECTRICAL SUPPLIES		297038	
	0010-801-4210-23400	56.89	ELECTRICAL SUPPLIES		297038	
XIAODONG WANG	0159-801-6507-31930	1,447.50	INSTRUCTOR-RECREATION CLASS		297039	1,447.50
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	97.45	FLEET PARTS	80047	297040	264.74
	0060-801-4211-23500	44.91	FLEET PARTS UNIT 020	80047	297040	
	0060-801-4211-23500	7.29	FLEET PARTS	80047	297040	
	0060-801-4211-23500	188.74	FLEET PARTS	80047	297040	
	0060-801-4211-23500	10.78	FLEET PARTS UNIT 007	80047	297040	
	0060-801-4211-23500	84.43-	FLEET PARTS-CREDIT	80047	297040	
WECK LABORATORIES (DBA)	0093-801-4227-31950	480.00	WATER LABORATORY SUPPLIES	80202	297041	480.00
WELLS FARGO FINANCIAL LEASING	0092-801-1408-37200	981.00	COPIER BY OUT LEASE	80260	297042	981.00
WEST COAST ARBORISTS, INC.	0092-801-4222-38500	2,724.30	TREE MAINTENANCE SERVICES	80198	297043	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,724.30
WESTCO SERVICE COMPANY	0010-801-4210-38150	859.00	AIR CONDITIONING REPAIR		297044	859.00
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23350	4,700.30	WATER SUPPLIES	80204	297045	
	0092-801-4223-23300	303.24	WATER SUPPLIES		297045	5,003.54
WHITE CAP CONSTRUCTION SUPPLY	0092-801-4210-23050	102.37	WATER SUPPLIES		297046	
	0092-801-4223-23900	198.92	WATER SUPPLIES		297046	301.29
WHITTIER FERTILIZER CO.	0092-801-4222-23700	986.45	WATER SUPPLIES		297047	
	0092-801-4222-23700	986.45	WATER SUPPLIES		297047	1,972.90
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	893.40	FLEET TIRES	80379	297048	893.40
WITTMAN ENTERPRISES	0010-801-3220-31400	4,400.00	AMBULANCE BILLING SVC.	80246	297049	4,400.00
LAI MAN WONG	0159-701-0159-07030	90.00	REFUND RECREATION CLASS		297050	90.00
RICKY WONG	0159-801-6507-31920	42.90	INSTRUCTOR-RECREATION CLASS		297051	
	0159-801-6507-31920	42.90	INSTRUCTOR-RECREATION CLASS		297051	85.80
THOMAS WONG	0159-801-6507-31930	695.80	INSTRUCTOR-RECREATION CLASS		297052	
	0159-801-6507-31930	323.05	INSTRUCTOR-RECREATION CLASS		297052	1,018.85
VICTOR WONG	0159-801-6507-31930	335.63	INSTRUCTOR-RECREATION CLASS		297053	335.63
XEROX CORPORATION	0092-801-1408-38400	404.90	COPIER RENTAL	80262	297054	
	0092-801-1408-38400	2,169.69	COPIER RENTAL	80262	297054	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,574.59
SIMON YEN	0159-801-6507-31930	260.00	INSTRUCTOR-RECREATION CLASS		297055	260.00
JASON YOON	0159-701-0159-07030	118.00	REFUND RECREATION CLASS		297056	118.00
ZOLL MEDICAL CORPORATION	0010-801-3220-24200	261.60	FIRE MEDICAL SUPPLIES	80243	297057	261.60
ZUMAR INDUSTRIES, INC.	0010-801-4206-23800	190.09	TRAFFIC SIGNS	80153	297058	190.09
TOTAL FOR PRINTED WARRANTS						1,604,587.21

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014

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TOTAL FOR PREPAID WARRANTS	86,743.58
TOTAL FOR PRINTED WARRANTS	1,604,587.21
TOTAL WARRANTS	1,691,330.79
TOTAL VOID CHECKS	5
TOTAL PREPAID CHECKS	64
TOTAL CHECKS PRINTED	253
TOTAL CHECKS ISSUED	317

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	37,801.94	249,171.32	286,973.26
0022	STATE GAS TAX FUND	316.20	26,943.52	27,259.72
0042	SEWER FUND	0.00	1,062.25	1,062.25
0043	REFUSE FUND	4,055.31	415,518.97	419,574.28
0060	CITY SHOP FUND	8,844.63	108,319.21	117,163.84
0062	GENERAL LIABILITY FUND	8,050.00	147,151.22	155,201.22
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	1,288.58	1,288.58
0065	PAYROLL CLEARING ACCOUNT	3,408.00	471.53	3,879.53
0075	SPECIAL DEPOSITS FUND	4,187.16	12,359.86	16,547.02
0077	BUSINESS IMPROVEMENT AREA #1	0.00	5,540.44	5,540.44
0080	WORKERS COMP FUND	0.00	6,866.67	6,866.67
0092	WATER FUND	11,851.88	452,003.86	463,855.74
0093	WATER TREATMENT FUND	0.00	32,644.10	32,644.10
0109	OPA PROPOSITION A	66.66	19,889.83	19,956.49
0110	MEASURE R FUND	0.00	2,317.43	2,317.43
0131	LIBRARY TAX FUND	0.00	14,165.96	14,165.96
0136	POST	8,166.16	1,902.54	10,068.70
0152	HOME HOUSING PROGRAM	0.00	3,269.00	3,269.00
0159	RECREATION FUND	33.00	22,572.97	22,605.97
0160	ASSET FORFEITURE	0.00	439.97	439.97
0163	CAL LIBRARY LITERACY SVC GRANT	0.00	187.72	187.72
0166	PROPOSITION C	12.00	62,532.33	62,544.33
0169	CDBG FUND	122.30	8,712.00	8,834.30
0176	MAINTENANCE DISTRICT 93-1	0.00	80.24	80.24
0342	SAFETEA-LU GRANT	0.00	450.40	450.40
0344	MAINTENANCE GRANT (075)	0.00	1,317.61	1,317.61
0346	ELAC CONTRIBUTIONS	0.00	112.60	112.60
0349	ELAC INSTRUCTIONAL SERV PROG	273.77-	0.00	273.77-

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/05/2014
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0423	TARGET GRANT	102.11	1,080.83	1,182.94
0501	LA COUNTY OPEN SPACE GRANT	0.00	190.00	190.00
0880	CITY/HOUSING SPECIAL REVENUE	0.00	6,024.25	6,024.25
	TOTAL	86,743.58	1,604,587.21	1,691,330.79



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 4**

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: City Council Minutes

RECOMMENDATION:

It is recommended that the City Council approve the minutes from the regular meeting of December 4, 2013 and December 18, 2013 and the special meetings of December 10, 2013 and December 18, 2013.

EXECUTIVE SUMMARY:

None.

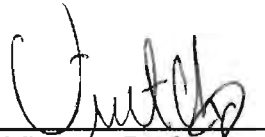
BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Michelle Chen
Minutes Clerk

Approved By:



Paul L. Talbot
City Manager

Attachments: December 4, 2013 (Regular), December 10, 2013 (Special), December 18, 2013 (Special), December 18, 2013 (Regular)

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
DECEMBER 18, 2013**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, December 18, 2013 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER:

Mayor Real Sebastian called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Chang called the roll:

Council Members Present: Ing, Chan, Wong, Real Sebastian

Council Members Absent: Liang

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Public Works Director/Assistant City Manager Bow, Police Chief Smith, Human Resources Director Cody, Community and Economic Development Director Huntley, Recreation and Community Services Director Costley, City Librarian Arvizu, Battalion Chief Khail, Controller Yaung, Assistant City Engineer Alfonso, Principal Management Analyst Ho

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

None.

PRESENTATIONS: Strategic Plan Update

Discussion: City Manager Talbot updated the council on the city's 6 months strategic plan summarizing: (1) the City Manager and Human Resources Director are conducting interviews in January to hire a Management Services Director; (2) a touch screen directory in English, Spanish, and Chinese has been installed at City Hall; (3) the city's website is currently being beta tested to be streamlined and upgraded to improve customer service; (4) the Fire Chief will present a report with recommendations on the city's fire protection and paramedic services at a future council meeting next year; (5) Siemens will be conducting a city feasibility study to present recommendations to staff to reduce city costs and improve energy efficiency; (6) the city's Water, Sewer and Trash rate study has been completed and will be presented at a future council meeting for council's direction; (7) the Recreation and Community Services Director will present recommendations to city council in February 2014 to develop a community dog park; (8) staff has met with local grocery stores to develop a strategic plan to implement and

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.

enhance code enforcement on stray shopping carts in the city; (9) Police Chief Smith and the police department has identified current tour bus loading zones and will continue to outreach with tour bus companies on current existing code ordinances and laws; (10) staff will present plans with the Monterey Park Chamber of Commerce to develop a Monterey Park Night Market at Barnes Park for council's consideration; and (11) staff will be holding a joint workshop with the Design Review Board, Planning Commission and the City Council on January 28, 2014 at the Bruggemeyer Friends Room from 6:30 p.m. - 9:00 p.m. to present economic development updates. Mayor Real Sebastian requested staff to record and televise the joint workshop meeting on the city's website and charter cable channel. Council Member Ing directed the City Manager to request a meeting with the Monterey Park Towne Centre and Market Place developers to present updates to the council at a future meeting for discussion.

ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri thanked the city staff and subcommittees to the City's first annual Holiday Snow Village. She also addressed the council and spoke of her concerns on the revocation of the 2nd Reading of the proposed Modern Latin Alphabet ordinance.
- Rita Miller spoke of her concerns on the revocation of the proposed Modern Latin alphabet ordinance. She invited the council and residents to attend the Langley Senior Center Holiday luncheon on Thursday, December 19, 2013.

SUCCESSOR AGENCY CONSENT CALENDAR CONSISTS OF ITEM NOS. 1 - 3

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

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.

See Successor Agency minutes.

2. SUCCESSOR AGENCY INVESTMENT REPORT AS OF NOVEMBER 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency minutes.

3. SUCCESSOR AGENCY MINUTES

Approval of Minutes from the regular meetings of November 6, 2013 and November 20, 2013 of the Successor Agency to the former Monterey Park Redevelopment Agency.

See Successor Agency minutes.

This is the end of Successor Agency (SA) items.

CITY OF MONTEREY PARK CONSENT CALENDAR CONSISTS OF ITEM NOS. 4 - 10

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: Council Members approved and adopted Item Nos. 4 - 10, except for Item Nos. 8, 9, & 10 which was pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

Motion: Moved by Mayor Pro Tem Wong and seconded by Mayor Real Sebastian, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong, Real Sebastian
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

4. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11621** allowing certain claims and demands per Warrant Register dated **December 18, 2013 Totaling \$340,507.58** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11621, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **December 18, 2013 Totaling \$340,507.58** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

5. INVESTMENT REPORT AS OF NOVEMBER 2013

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of November 2013 on Consent Calendar.

6. MINUTES

Approval of Minutes from the regular meetings of November 6, 2013 and November 20, 2013 and the special meetings of October 29, 2013, October 30, 2013 (adjourned), and December 4, 2013.

Action Taken: The City Council approved the minutes from the regular meetings of November 6, 2013 and November 20, 2013 and the special meetings of October 29, 2013, October 30, 2013 (adjourned special), and December 4, 2013 on Consent Calendar.

7. SECOND READING OF ORDINANCE -- APPROVING 500 EAST MARKLAND DRIVE SPECIFIC PLAN AND MITIGATED NEGATIVE DECLARATION

On December 4, 2013, the City Council held a Public Hearing and introduced an ordinance approving 500 East Markland Drive Specific Plan and Mitigated Negative Declaration.

Action Taken: The City Council waived the second reading and adopted **Ordinance No. 2101** on Consent Calendar.

Ordinance No. 2101, entitled:

AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND ADOPTING THE 500 E MARKLAND SPECIFIC PLAN (SP-13-01).

8. AUTHORIZATION TO SOLICIT BIDS -- PARK ACCESS IMPROVEMENTS TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT

In February 2013, the City Council approved a budget of \$850,000 to have all City parks brought up to the access standards required in the 1990 Americans with Disabilities Act.

This item was pulled for separate discussion.

Action Taken: Mayor Real Sebastian left the dais and abstained due to a potential conflict of interest as her residence is within 500 feet of La Loma Park. The City Council adopted **Resolution No. 11622** approving the solicitation of bids for park access improvements to comply with the Americans with Disabilities Act.

Resolution No. 11622, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF PARK ADA IMPROVEMENTS PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Ing, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong
Noes: Council Members: None
Absent: Council Members: Liang, Real Sebastian
Abstain: Council Members: None

9. AUTHORIZATION TO SOLICIT BIDS FOR THE INSTALLATION OF PLAYGROUND EQUIPMENT AND PICNIC SHELTERS

At the November 6, 2013 Council Meeting, the City Council approved the purchase of picnic shelters for Barnes, Elder and Highlands Parks, in addition to playgrounds and surfacing for Elder, La Loma, Pine Tree, and Sunnyslopes Park.

This item was pulled for separate discussion.

Action Taken: Mayor Real Sebastian left the dais and abstained due to a potential conflict of interest as her residence is within 500 feet of La Loma Park. The City Council adopted **Resolution No. 11623** approving the solicitation of bids for the installation of Playground Equipment and Picnic Shelters.

Resolution No. 11623, entitled:

A RESOLUTION APPROVING THE DESIGN AND PLANS FOR THE CONSTRUCTION OF PLAYGROUNDS AND PICNIC SHELTERS PURSUANT TO GOVERNMENT CODE § 830.6 AND ESTABLISHING A PROJECT PAYMENT ACCOUNT

Motion: Moved by Mayor Pro Tem Wong and seconded by Council Member Chan, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong
Noes: Council Members: None
Absent: Council Members: Liang, Real Sebastian
Abstain: Council Members: None

10. EXTENSION FOR TWELVE MONTHS OF A PROFESSIONAL SERVICES AGREEMENT WITH TRANSTECH ENGINEERS, INC.

The City of Monterey Park contracted with Transtech Inc. to provide services including a part-time Building Inspector, engineering design, traffic engineering services, City Engineer, plan checking, street, street and pedestrian design work, American with Disabilities compliance, design work for the City parks and contract compliance on the Transit Center.

This item was pulled for separate discussion.

Action Taken: The City Council authorized the City Manager to execute an amendment to the agreement with Transtech Engineers, Inc., for (1) a period of 6 months through June 30, 2014 and not to exceed \$100,000 in a form approved by the

City Attorney; (2) directed the City Manager to present recommendations to the City Council to fulfill any permanent staff positions; and (3) directed staff to present to council a detailed explanation of services provided by Transtech Engineers, Inc. for review.

Motion: Moved by Mayor Real Sebastian and seconded by Council Member Ing, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong, Real Sebastian
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

The City Council recessed at 8:36 p.m. to hear the December 18, 2013, 7:00 p.m. Special Meeting Agenda Item No.1 and reconvened at 9:05 p.m. with all council members present except Council Member Liang.

PUBLIC HEARING

None.

NEW BUSINESS

None.

UNFINISHED BUSINESS

11.AWARD OF CONTRACT FOR SPIRIT BUS RFP

The current contract with MV Transportation expired on June 30, 2013. Since that time, it was extended on a month-to-month basis to allow time to gather additional information for the City Council to select a contractor.

Public Speakers:

- Judie Smith, Regional Vice President of MV Transportation Inc. extended her appreciation as the current provider of the city's Spirit Bus transit services and encouraged the City Council to renew their contract agreement with MV Transportation Inc.
- Hector Vargas spoke as a city resident and Director of Safety of MV Transportation extending his appreciation to the City for their business and support. He encouraged the City Council to award the contract extension to MV Transportation for the operation of the city's Spirit Bus transit services.
- Sharad Agarwal, Director of Business Development for First Transit, Inc. thanked the council as a former contractor for the city's transit services for six years, First Transit, Inc. extends their recommendation to become a partner again and operate the city's Spirit Bus transit services.

Action Taken: The City Council authorized the City Manager to execute a 2-year contract extension to MV Transportation Inc.'s current contract through June 30, 2015 as amended to include the council's direction to have the City Attorney include a penalty of perjury clause of moral turpitude and a provision to terminate the contract at-will if the continued breach of contract is not cured.

Motion: Moved by Mayor Real Sebastian and seconded by Mayor Pro Tem Wong, motion carried by the following vote:

Ayes: Council Members: Ing, Chan, Wong, Real Sebastian
Noes: Council Members: None
Absent: Council Members: Liang
Abstain: Council Members: None

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Announcement of appointees for Commissions, Committees, and Boards.

Action Taken: None. This item was not discussed.

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

The City Council thanked Mayor Real Sebastian and city staff to a wonderful and fun event for all residents at the city's 1st Annual Holiday Snow Village on December 13, 2013. Mayor Pro Tem Wong reported his attendance with the council to several community events: (1) Senator Ed Chau's Holiday Toy Drive on December 9, 2013 at Langley Senior Center; (2) the city's Holiday Employee Luncheon on December 11, 2013 at Luminarias Restaurant; and (3) Monterey Park Lion's Club Dinner and Monterey Park Chamber of Commerce Holiday Mixer and Toy Drive on December 12, 2013 at El Encanto. Mayor Pro Tem Wong also announced his invitation to the residents to attend his Mayoral Installation on January 22, 2014 at City Hall starting at 6:30 p.m. Mayor Real Sebastian thanked the council for their support and comments to the city's Holiday Snow Village festival. Mayor Real Sebastian also informed the residents that (1) the Bruggemeyer Library is seeking paid tutoring interns for their Early Reading Literacy Program. Interested applicants may contact the library at (626)307-1358 for additional information. She also announced that the Los Angeles County Museum of Art has selected the City of Monterey Park for its next city outreach program. Residents are invited and encouraged to participate in the LACMA free art and film program from January 10 - February 9, 2014. Mayor Real Sebastian and the City Council wished the residents a safe and happy holiday season and announced that the January 1, 2014 regular council meeting is cancelled and that the next regular scheduled council meeting will be on January 15, 2014.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, Mayor Real Sebastian held a moment of silence and the meeting was adjourned at 10:03 p.m. in memory of Jerry Lemire, volunteer and long-time resident of the city.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 5**

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Annual weed abatement declaration list (Consent Item)

RECOMMENDATION:

It is recommended that the City Council consider:

1. Approving the Weed Abatement Declaration List,
2. Adopting the attached Resolution, and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted to the City of Monterey Park the annual Weed Abatement Declaration List and Resolution to be approved and adopted by the City Council on February 5, 2014. This action declares a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances.

DISCUSSION:

The County has listed 1430 improved and unimproved parcels on the Weed Abatement Declaration List ("List") for this year. This is an increase of 97 parcels from last year. The increased number of parcels is due to the County performing a comprehensive inspection of parcels in Monterey Park. The County mailed notices on or about February 5, 2014 to the recorded owner of each parcel included on the List declaring that their parcel is an existing, future or "potential" hazard. The County has advised that they consider a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors has established an inspection fee of \$42.32, an increase from last year's fee of \$2.51 which will be assessed against all declared properties whether or not they are cleared by the property owners. Over the last five years the fees have been as follows: 2013-\$39.81; 2012-\$42.44; 2011-\$45.43, 2010-\$45.33, 2009-\$46.10.

Parcel owners who received notices from the County will be able to challenge their inclusion on the list. Parcel owners will be able to request Council to remove their parcels from the list if they feel that their parcel is not in violation or that the County has erred by including their parcel on the list.

The County has advised us that if parcel owners want their parcel to be removed from the declaration list, the County will conduct a re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings.

The County has advised that this year's declaration list includes re-declared parcels that are not landscaped and irrigated and the addition of new parcels due to complaints being turned in by residents, new inspections, and field surveys by County inspectors.

Since its inception in 1992, the County Weed Abatement program has resulted in a reduction of fire calls for service for vegetation-related fires.

The following is a time line of the weed abatement process.

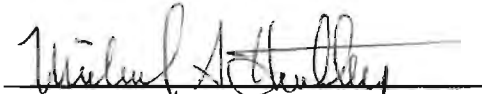
February	5, 2014	Consent item - Declaration List Resolution adoption date
March	5, 2014	Public hearing - Protest hearing
March	15, 2014	County needs response cards returned to them by no later than this date.
March	31, 2014	Prior to this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$42.32 inspection fee will not be charged if a property is removed from the list.
April	01, 2014	County will begin clearing weeds on vacant disable parcels.
May	15, 2014	Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who respond.

FISCAL IMPACT:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. The abatement fee charged by the County covers the cost of abatement and there is no cost to the City.

Respectfully submitted,

By



Michael Huntley
Community and Economic
Development Director

Prepared by:



Thomas Reichhardt
Code Enforcement Officer

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF,
AND BRUSH, RUBBISH, REFUSE, AND DIRT UPON AND IN FRONT OF CERTAIN
PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS
INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF.**

**THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA,
DOES HEREBY RESOLVE AS FOLLOWS:**

BE IT RESOLVED THAT, pursuant to the provisions of Articles 1 and 2, Chapter 13, part 2, Division 3, Title 4, of the California Government Code, Sections 39500 to 39588, inclusive, and evidence received by it, the City Council of the City of Monterey Park specifically finds:

SECTION 1: That the weeds growing upon the streets and sidewalks in front of said property are weeds which bear seeds of a wingy or downy nature or attain such large growth as to become a fire menace to adjacent improved property when dry, or which are otherwise noxious or dangerous.

SECTION 2: That the presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety.

SECTION 3: That by reason of the foregoing fact, the weeds or dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property constitute a public nuisance and should be abated as such.

SECTION 4: That the private property, together with the streets and sidewalks in front of same herein referred to, is more particularly described as follows, to wit: That certain property described in Appendix "A" attached hereto and by this reference made a part hereof as though set forth in full at this point.

BE IT THEREFORE RESOLVED, pursuant to the findings of fact, by this Council heretofore made, that the weeds or dry grass, stubble, refuse, or other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds or dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail and said notice shall be substantially in the following form to-wit.

BE IT THEREFORE RESOLVED, that the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of

those properties that constitute a public nuisance and endanger the public safety.

NOTICE TO DESTROY WEEDS,

REMOVE BRUSH, RUBBISH, REFUSE AND DIRT

Notice is hereby given that on February 5, 2014, the City Council of the City of Monterey Park passed or will pass a resolution declaring noxious or dangerous weeds, tumbleweeds, sagebrush, and/or chaparral were growing upon or in front of said property of certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a fire hazard or public nuisance which must be abated to the removal of said weeds, brush, rubbish, refuse and dirt, otherwise they may be removed and the nuisance abated by city or county authorities and the cost of removal assessed upon the land from or in front of which the weeds, brush, rubbish, refuse and dirt are removed, and such cost will constitute a special assessment against such lots or lands. In addition, the Board of Supervisors authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of weeds, brush, rubbish, refuse, dirt, and the recovery of inspection costs, are hereby notified that they may attend a meeting of the City Council of the City of Monterey Park to be held in the Council Chamber of said City at 7:00 p.m. on February 5, 2014 and March 5, 2014. Protests which are not resolved will be heard and given full consideration. If the property owner does not want to present objections to the proposed removal of the weeds, brush, rubbish, refuse, dirt, or to the recovery of inspection costs, the owner need not appear at the above-mentioned hearings.

Vincent Chang, City Clerk, City of Monterey Park

Property owners are advised that re-growth after first removal should not be permitted otherwise City crews may clear re-growth.

BE IT FURTHER RESOLVED THAT the 5st day of February, 2014 and the 5th day of March, 2014, at the hour of 7:00 p.m. of said day is the day and hour, in the Council Chambers of the City Council of the City of Monterey Park in the City Hall in the City of Monterey Park is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds or dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds or dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration; and

CITY COUNCIL
RESOLUTION NO. _____
PAGE 3 OF 4

BE IT RESOLVED THAT the notices to destroy weeds or dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 5, 2014 and March 5, 2014.

PASSED AND ADOPTED this _____ day of _____, 2014.

Anthony Wong, Mayor, City of Monterey Park

ATTEST:

BY _____
Vincent Chang, City Clerk, City of Monterey Park

CITY COUNCIL
RESOLUTION NO. _____
PAGE 4 OF 4

ABATEMENT ORDER _____

February 5, 2014

FOLLOWING THE PUBLIC HEARING(S) HELD FEBRUARY 5, 2014 AND MARCH 5, 2014,
IN THE MATTER OF RESOLUTION TO ABATE NOXIOUS WEEDS, RUBBISH, AND REFUSE,
THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, BY MOTION ADOPTED AN ORDER
DIRECTING THE AGRICULTURAL COMMISSIONER/DIRECTOR OF WEIGHTS AND
MEASURES TO ABATE THE NUISANCE BY HAVING THE WEEDS, RUBBISH, AND
REFUSE REMOVED,

CITY COUNCIL OF THE
CITY OF MONTEREY PARK

BY _____
Anthony Wong, Mayor

ATTEST:

BY _____
Vincent Chang, City Clerk

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

By: _____

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	101 LINCOLN WAY	5225 031 018	J
04	490	CITY TERRACE DRIVE	5225 031 913	J
04	490	201 CENTRE PLAZA DR	5225 031 915	J
04	490	4500 E CITY HALL DR	5225 031 916	J
04	490	SHERIFF ROAD	5225 031 917	J
04	490	4700 W RAMONA BLVD	5225 031 918	J
* 04	490	2095 ALAMO DR	5237 008 019	J
* 04	490	2125 ALAMO DR	5237 008 020	J
* 04	490	2145 ALAMO DR	5237 008 021	J
* 04	490	2185 ALAMO DR	5237 008 023	J
* 04	490	2225 ALAMO DR	5237 008 024	J
* 04	490	2245 ALAMO DR	5237 008 025	J
* 04	490	360 LADERA ST	5237 008 027	J
* 04	490	347 CASUDA CANYON DR	5237 009 016	J
04	490	CASUDA CANYON DR	5237 010 901	J
* 04	490	1930 COPA WAY	5237 012 001	J
* 04	490	1910 COPA WAY	5237 012 002	J
* 04	490	1886 COPA WAY	5237 012 003	J
* 04	490	1878 COPA WAY	5237 012 004	J
* 04	490	1872 COPA WAY	5237 012 005	J
* 04	490	1864 COPA WAY	5237 012 006	J
* 04	490	1848 COPA WAY	5237 012 007	J
* 04	490	1853 ARRIBA DR	5237 012 021	J
* 04	490	1943 ARRIBA DR	5237 012 034	J
* 04	490	1933 ARRIBA DR	5237 012 035	J
* 04	490	1927 ARRIBA DR	5237 012 036	J
* 04	490	1919 ARRIBA DR	5237 012 037	J
* 04	490	1915 ARRIBA DR	5237 012 038	J
* 04	490	1909 ARRIBA DR	5237 012 039	J
* 04	490	1901 ARRIBA DR	5237 012 040	J
* 04	490	500 CASUDA CANYON DR	5237 012 041	J
* 04	490	504 CASUDA CANYON DR	5237 012 042	J
* 04	490	508 CASUDA CANYON DR	5237 012 043	J
* 04	490	510 CASUDA CANYON DR	5237 012 044	J
* 04	490	512 CASUDA CANYON DR	5237 013 001	J
* 04	490	514 CASUDA CANYON DR	5237 013 002	J
* 04	490	516 CASUDA CANYON DR	5237 013 003	J
* 04	490	518 CASUDA CANYON DR	5237 013 004	J
* 04	490	520 CASUDA CANYON DR	5237 013 005	J
* 04	490	522 CASUDA CANYON DR	5237 013 006	J
* 04	490	524 CASUDA CANYON DR	5237 013 007	J
* 04	490	526 CASUDA CANYON DR	5237 013 008	J
* 04	490	530 CASUDA CANYON DR	5237 013 009	J
* 04	490	532 CASUDA CANYON DR	5237 013 010	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	534 CASUDA CANYON DR	5237 013 011	J
* 04	490	536 CASUDA CANYON DR	5237 013 012	J
* 04	490	538 CASUDA CANYON DR	5237 013 013	J
* 04	490	540 CASUDA CANYON DR	5237 013 014	J
* 04	490	542 CASUDA CANYON DR	5237 013 015	J
* 04	490	544 CASUDA CANYON DR	5237 013 016	J
* 04	490	2137 ARRIBA DR	5237 013 019	J
* 04	490	2127 ARRIBA DR	5237 013 020	J
* 04	490	2107 ARRIBA DR	5237 013 021	J
* 04	490	2025 ARRIBA DR	5237 013 029	J
* 04	490	1973 ARRIBA DR	5237 013 033	J
* 04	490	1963 ARRIBA DR	5237 013 034	J
* 04	490	1953 ARRIBA DR	5237 013 035	J
04	490	ARRIBA DRIVE	5237 013 900	J
* 04	490	625 PUEBLO DR	5237 014 001	J
* 04	490	1964 ARRIBA DR	5237 014 004	J
* 04	490	1974 ARRIBA DR	5237 014 005	J
* 04	490	1984 ARRIBA DR	5237 014 006	J
* 04	490	1994 ARRIBA DR	5237 014 007	J
* 04	490	2016 ARRIBA DR	5237 014 008	J
* 04	490	2026 ARRIBA DR	5237 014 009	J
* 04	490	2046 ARRIBA DR	5237 014 010	J
* 04	490	2056 ARRIBA DR	5237 014 011	J
* 04	490	2066 ARRIBA DR	5237 014 012	J
* 04	490	2076 ARRIBA DR	5237 014 013	J
* 04	490	2086 ARRIBA DR	5237 014 014	J
* 04	490	766 TOPACIO DR	5237 014 017	J
* 04	490	779 TOPACIO DR	5237 014 018	J
* 04	490	754 CEREZA DR	5237 014 023	J
* 04	490	763 CEREZA DR	5237 014 024	J
* 04	490	585 COLINA TER	5237 015 007	J
* 04	490	582 COLINA TER	5237 015 008	J
* 04	490	1681 ABAJO DR	5237 015 010	J
* 04	490	520 CASITAS ST	5237 015 012	J
* 04	490	527 CASITAS ST	5237 015 013	J
* 04	490	1705 ABAJO DR	5237 015 014	J
* 04	490	1715 ABAJO DR	5237 015 015	J
* 04	490	1725 ABAJO DR	5237 015 016	J
* 04	490	1735 ABAJO DR	5237 015 017	J
* 04	490	1745 ABAJO DR	5237 015 018	J
* 04	490	1765 ABAJO DR	5237 015 019	J
* 04	490	1785 ABAJO DR	5237 015 020	J
* 04	490	1805 ABAJO DR	5237 015 021	J
* 04	490	1815 ABAJO DR	5237 015 022	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1825 ABAJO DR	5237 015 023	J
* 04	490	1845 ABAJO DR	5237 015 024	J
* 04	490	1855 ABAJO DR	5237 015 025	J
* 04	490	1875 ABAJO DR	5237 015 026	J
* 04	490	665 PUEBLO DR	5237 015 036	J
* 04	490	655 PUEBLO DR	5237 015 037	J
* 04	490	645 PUEBLO DR	5237 015 038	J
* 04	490	635 PUEBLO DR	5237 015 039	J
* 04	490	562 COLINA TER	5237 016 001	J
* 04	490	542 COLINA TER	5237 016 002	J
* 04	490	1784 ARRIBA DR	5237 016 005	J
* 04	490	1756 ARRIBA DR	5237 016 007	J
* 04	490	1742 ARRIBA DR	5237 016 008	J
* 04	490	1640 COPA WAY	5237 016 012	J
* 04	490	1641 COPA WAY	5237 016 013	J
* 04	490	515 ARBOLES ST	5237 016 014	J
* 04	490	558 CASITAS ST	5237 016 023	J
* 04	490	550 CASITAS ST	5237 016 024	J
* 04	490	540 CASITAS ST	5237 016 025	J
* 04	490	530 CASITAS ST	5237 016 026	J
* 04	490	477 ELEVADO TER	5237 017 006	J
* 04	490	1720 ABAJO DR	5237 018 002	J
* 04	490	1730 ABAJO DR	5237 018 003	J
* 04	490	1740 ABAJO DR	5237 018 004	J
* 04	490	1750 ABAJO DR	5237 018 005	J
* 04	490	1760 ABAJO DR	5237 018 006	J
* 04	490	1780 ABAJO DR	5237 018 007	J
* 04	490	1790 ABAJO DR	5237 018 008	J
* 04	490	1800 ABAJO DR	5237 018 009	J
* 04	490	1820 ABAJO DR	5237 018 011	J
* 04	490	1830 ABAJO DR	5237 018 012	J
* 04	490	1850 ABAJO DR	5237 018 014	J
* 04	490	1860 ABAJO DR	5237 018 015	J
* 04	490	1870 ABAJO DR	5237 018 016	J
* 04	490	707 MONTEREY PASS RD	5237 018 017	J
* 04	490	711 MONTEREY PASS RD	5237 018 019	J
* 04	490	717 MONTEREY PASS RD	5237 018 020	J
* 04	490	721 MONTEREY PASS RD	5237 018 021	J
* 04	490	727 MONTEREY PASS RD	5237 018 022	J
* 04	490	767 MONTEREY PASS RD	5237 018 023	J
* 04	490	777 MONTEREY PASS RD	5237 018 025	J
* 04	490	1880 ABAJO DR	5237 019 001	J
* 04	490	1890 ABAJO DR	5237 019 002	J
* 04	490	1900 ABAJO DR	5237 019 003	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1910 ABAJO DR	5237 019 004	J
* 04	490	1940 ABAJO DR	5237 019 007	J
* 04	490	1950 ABAJO DR	5237 019 008	J
* 04	490	1960 ABAJO DR	5237 019 009	J
* 04	490	1990 ABAJO DR	5237 019 012	J
* 04	490	2000 ABAJO DR	5237 019 013	J
* 04	490	2020 ABAJO DR	5237 019 015	J
* 04	490	2030 ABAJO DR	5237 019 016	J
* 04	490	2040 ABAJO DR	5237 019 017	J
* 04	490	2050 ABAJO DR	5237 019 018	J
* 04	490	2060 ABAJO DR	5237 019 019	J
* 04	490	2070 ABAJO DR	5237 019 020	J
* 04	490	777 MONTEREY PASS RD	5237 019 022	J
* 04	490	831 MONTEREY PASS RD	5237 019 023	J
* 04	490	855 MONTEREY PASS RD	5237 019 024	J
* 04	490	877 MONTEREY PASS RD	5237 019 025	J
* 04	490	901 MONTEREY PASS RD	5237 019 026	J
* 04	490	955 MONTEREY PASS RD	5237 020 001	J
* 04	490	2100 ABAJO DR	5237 020 004	J
* 04	490	2110 ABAJO DR	5237 020 005	J
* 04	490	2120 ABAJO DR	5237 020 006	J
* 04	490	2150 ABAJO DR	5237 020 009	J
* 04	490	999 MONTEREY PASS RD	5237 020 019	J
* 04	490	1001 MONTEREY PASS RD	5237 020 020	J
* 04	490	1231 MONTEREY PASS RD	5237 021 001	J
* 04	490	1051 MONTEREY PASS RD	5237 021 002	J
* 04	490	1101 MONTEREY PASS RD	5237 021 003	J
* 04	490	1131 MONTEREY PASS RD	5237 021 004	J
* 04	490	1161 MONTEREY PASS RD	5237 021 005	J
* 04	490	1191 MONTEREY PASS RD	5237 021 006	J
* 04	490	1201 MONTEREY PASS RD	5237 021 007	J
* 04	490	1100 CORPORATE CENTER DR	5237 022 009	J
* 04	490	701 CORPORATE CENTER DR	5237 022 014	J
* 04	490	900 CORPORATE CENTER DR	5237 022 017	J
* 04	490	1000 CORPORATE CENTER DR	5237 022 018	J
04	490	CORPORATE CENTER DRIVE	5237 022 021	J
04	490	CORPORATE CENTER DRIVE	5237 022 046	J
* 04	490	901 CORPORATE CENTER DR	5237 022 047	J
04	490	CORPORATE CENTER DRIVE	5237 022 902	J
* 04	490	1055 CORPORATE CENTER DR	5237 022 903	J
* 04	490	1255 CORPORATE CENTER DR	5237 024 017	J
* 04	490	CORPORATE CENTER DR	5237 024 059	J
04	490	DAVIDSON DRIVE	5237 024 061	J
* 04	490	793 BARNUM WAY	5252 001 023	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	789 BARNUM WAY	5252 001 024	J
* 04	490	785 BARNUM WAY	5252 001 025	J
* 04	490	781 BARNUM WAY	5252 001 026	J
* 04	490	777 BARNUM WAY	5252 001 027	J
* 04	490	773 BARNUM WAY	5252 001 028	J
* 04	490	769 BARNUM WAY	5252 001 029	J
* 04	490	765 BARNUM WAY	5252 001 030	J
* 04	490	761 BARNUM WAY	5252 001 031	J
* 04	490	757 BARNUM WAY	5252 001 032	J
* 04	490	753 BARNUM WAY	5252 001 033	J
* 04	490	749 BARNUM WAY	5252 001 034	J
* 04	490	745 BARNUM WAY	5252 001 035	J
* 04	490	741 BARNUM WAY	5252 001 036	J
* 04	490	737 BARNUM WAY	5252 001 037	J
* 04	490	733 BARNUM WAY	5252 001 038	J
* 04	490	729 BARNUM WAY	5252 001 039	J
* 04	490	725 BARNUM WAY	5252 001 040	J
* 04	490	721 BARNUM WAY	5252 001 041	J
* 04	490	717 BARNUM WAY	5252 001 042	J
* 04	490	713 BARNUM WAY	5252 001 043	J
* 04	490	709 BARNUM WAY	5252 001 044	J
* 04	490	705 BARNUM WAY	5252 001 045	J
* 04	490	701 BARNUM WAY	5252 001 046	J
* 04	490	697 BARNUM WAY	5252 001 047	J
* 04	490	693 BARNUM WAY	5252 001 048	J
* 04	490	689 BARNUM WAY	5252 001 049	J
* 04	490	608 MONTEREY PASS RD	5252 002 002	J
* 04	490	656 MONTEREY PASS RD	5252 002 008	J
* 04	490	670 MONTEREY PASS RD	5252 002 010	J
* 04	490	616 MONTEREY PASS RD	5252 002 011	J
04	490	MONTEREY PASS ROAD	5252 002 016	J
* 04	490	632 MONTEREY PASS RD	5252 002 017	J
* 04	490	1200 MONTEREY PASS RD	5252 003 009	J
* 04	490	1190 MONTEREY PASS RD	5252 003 010	J
* 04	490	1160 MONTEREY PASS RD	5252 003 011	J
* 04	490	1130 MONTEREY PASS RD	5252 003 012	J
* 04	490	1110 MONTEREY PASS RD	5252 003 013	J
* 04	490	900 MONTEREY PASS RD	5252 003 020	J
* 04	490	890 MONTEREY PASS RD	5252 003 021	J
* 04	490	870 MONTEREY PASS RD	5252 003 022	J
* 04	490	800 MONTEREY PASS RD	5252 003 027	J
* 04	490	798 MONTEREY PASS RD	5252 003 028	J
* 04	490	786 MONTEREY PASS RD	5252 003 029	J
* 04	490	774 MONTEREY PASS RD	5252 003 030	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	748 MONTEREY PASS RD	5252 003 033	J
* 04	490	1100 MONTEREY PASS RD	5252 003 042	J
* 04	490	810 MONTEREY PASS RD	5252 003 043	J
* 04	490	750 MONTEREY PASS RD	5252 003 046	J
* 04	490	960 MONTEREY PASS RD	5252 003 049	J
* 04	490	930 MONTEREY PASS RD	5252 003 050	J
* 04	490	724 MONTEREY PASS RD	5252 003 052	J
* 04	490	850 MONTEREY PASS RD	5252 003 053	J
* 04	490	1090 MONTEREY PASS RD	5252 003 055	J
* 04	490	990 MONTEREY PASS RD	5252 003 057	J
* 04	490	708 MONTEREY PASS RD	5252 003 058	J
* 04	490	716 MONTEREY PASS RD	5252 003 065	J
* 04	490	1000 MONTEREY PASS RD	5252 003 066	J
* 04	490	736 MONTEREY PASS RD	5252 003 069	J
* 04	490	1260 MONTEREY PASS RD	5252 003 070	J
* 04	490	1230 MONTEREY PASS RD	5252 003 071	J
* 04	490	1390 MONTEREY PASS RD	5252 004 074	J
* 04	490	1350 MONTEREY PASS RD	5252 004 075	J
* 04	490	1300 MONTEREY PASS RD	5252 004 078	J
* 04	490	1460 MONTEREY PASS RD NO A	5252 004 080	J
* 04	490	1460 MONTEREY PASS RD NO B	5252 004 081	J
* 04	490	1460 MONTEREY PASS RD NO C	5252 004 082	J
* 04	490	1460 MONTEREY PASS RD NO D	5252 004 083	J
* 04	490	1460 MONTEREY PASS RD NO E	5252 004 084	J
* 04	490	1460 MONTEREY PASS RD NO F	5252 004 085	J
* 04	490	1430 MONTEREY PASS RD NO A	5252 004 086	J
* 04	490	1430 MONTEREY PASS RD NO B	5252 004 087	J
* 04	490	1430 MONTEREY PASS RD NO C	5252 004 088	J
* 04	490	1430 MONTEREY PASS RD NO D	5252 004 089	J
* 04	490	1430 MONTEREY PASS RD NO E	5252 004 090	J
* 04	490	1430 MONTEREY PASS RD NO F	5252 004 091	J
* 04	490	1810 COLLEGE VIEW DR	5252 005 071	J
* 04	490	1820 COLLEGE VIEW DR	5252 005 072	J
* 04	490	1860 COLLEGE VIEW DR	5252 005 074	J
* 04	490	1880 COLLEGE VIEW DR	5252 005 075	J
* 04	490	1890 COLLEGE VIEW DR	5252 005 076	J
* 04	490	1900 COLLEGE VIEW DR	5252 005 077	J
* 04	490	1920 COLLEGE VIEW DR	5252 005 079	J
* 04	490	1940 COLLEGE VIEW DR	5252 005 080	J
* 04	490	1960 COLLEGE VIEW DR	5252 005 081	J
* 04	490	2120 COLLEGE VIEW DR	5252 005 091	J
* 04	490	2300 COLLEGE VIEW DR	5252 005 101	J
* 04	490	1847 COLLEGE VIEW DR	5252 006 013	J
* 04	490	1301 LIGHTVIEW ST	5252 013 026	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1800 BLUFFHILL DR	5252 013 031	J
* 04	490	1367 HILLSIDE ST	5252 014 011	J
* 04	490	1295 HILLSIDE ST	5252 014 023	J
* 04	490	1184 S LONGHILL WAY	5252 015 001	J
* 04	490	1795 BLUFFHILL DR	5252 015 014	J
* 04	490	1801 BLUFFHILL DR	5252 015 015	J
* 04	490	1855 BLUFFHILL DR	5252 015 017	J
* 04	490	1877 BLUFFHILL DR	5252 015 018	J
* 04	490	1895 BLUFFHILL DR	5252 015 019	J
* 04	490	1901 BLUFFHILL DR	5252 015 020	J
* 04	490	1915 BLUFFHILL DR	5252 015 021	J
* 04	490	BLUFFHILL DR	5252 015 022	J
* 04	490	2068 W LONGHILL DR	5252 016 003	J
* 04	490	1187 S LONGHILL WAY	5252 016 004	J
* 04	490	1190 S LONGHILL WAY	5252 016 005	J
* 04	490	1933 BLUFFHILL DR	5252 016 006	J
* 04	490	1947 BLUFFHILL DR	5252 016 007	J
* 04	490	1963 BLUFFHILL DR	5252 016 008	J
* 04	490	1985 BLUFFHILL DR	5252 016 009	J
* 04	490	1255 RIDGECREST ST	5252 018 004	J
* 04	490	1241 RIDGECREST ST	5252 018 005	J
* 04	490	1225 RIDGECREST ST	5252 018 006	J
* 04	490	1201 RIDGECREST ST	5252 018 007	J
* 04	490	1187 RIDGECREST ST	5252 018 008	J
* 04	490	1113 RIDGECREST ST	5252 018 014	J
* 04	490	1091 RIDGECREST ST	5252 018 016	J
* 04	490	1087 RIDGECREST ST	5252 018 017	J
* 04	490	1083 RIDGECREST ST	5252 018 018	J
* 04	490	1079 RIDGECREST ST	5252 018 019	J
* 04	490	1071 RIDGECREST ST	5252 019 001	J
* 04	490	1069 RIDGECREST ST	5252 019 002	J
* 04	490	1065 RIDGECREST ST	5252 019 003	J
* 04	490	1061 RIDGECREST ST	5252 019 004	J
* 04	490	1057 RIDGECREST ST	5252 019 005	J
* 04	490	1053 RIDGECREST ST	5252 019 006	J
* 04	490	1049 RIDGECREST ST	5252 019 007	J
* 04	490	1045 RIDGECREST ST	5252 019 008	J
* 04	490	1041 RIDGECREST ST	5252 019 009	J
* 04	490	1037 RIDGECREST ST	5252 019 010	J
* 04	490	1033 RIDGECREST ST	5252 019 011	J
* 04	490	1029 RIDGECREST ST	5252 019 012	J
* 04	490	1021 RIDGECREST ST	5252 019 014	J
* 04	490	1017 RIDGECREST ST	5252 019 015	J
* 04	490	1013 RIDGECREST ST	5252 019 016	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1009 RIDGECREST ST	5252 019 017	J
* 04	490	1005 RIDGECREST ST	5252 019 018	J
* 04	490	1001 RIDGECREST ST	5252 019 019	J
* 04	490	1052 RIDGECREST ST	5252 020 017	J
* 04	490	1611 BLUFFHILL DR	5252 022 020	J
* 04	490	1156 HILLSIDE ST	5252 023 006	J
* 04	490	1521 COLLEGE VIEW DR	5252 028 001	J
* 04	490	1541 COLLEGE VIEW DR	5252 028 044	J
* 04	490	1700 COLLEGE VIEW DR	5252 029 037	J
* 04	490	1620 COLLEGE VIEW DR	5252 029 042	J
* 04	490	1101 HIGHLAND DR	5252 030 011	J
* 04	490	991 RIDGECREST ST	5252 031 001	J
* 04	490	985 RIDGECREST ST	5252 031 002	J
* 04	490	979 RIDGECREST ST	5252 031 003	J
* 04	490	1526 RIDGECREST WAY	5252 031 006	J
* 04	490	1540 RIDGECREST WAY	5252 031 007	J
* 04	490	1552 RIDGECREST WAY	5252 031 008	J
* 04	490	1566 RIDGECREST WAY	5252 031 009	J
* 04	490	1580 RIDGECREST WAY	5252 031 010	J
* 04	490	1592 RIDGECREST WAY	5252 031 011	J
* 04	490	1501 VAGABOND RD	5252 031 020	J
* 04	490	929 RIDGECREST ST	5252 032 003	J
* 04	490	921 RIDGECREST ST	5252 032 004	J
* 04	490	915 RIDGECREST ST	5252 032 005	J
* 04	490	901 RIDGECREST ST	5252 032 006	J
* 04	490	889 RIDGECREST ST	5252 032 007	J
* 04	490	865 DONNER PL	5252 033 004	J
* 04	490	861 DONNER PL	5252 033 005	J
* 04	490	857 DONNER PL	5252 033 006	J
* 04	490	849 RIDGECREST ST	5252 033 008	J
* 04	490	843 RIDGECREST ST	5252 033 009	J
* 04	490	841 RIDGECREST ST	5252 033 010	J
* 04	490	837 RIDGECREST ST	5252 033 011	J
* 04	490	827 BARNUM WAY	5252 033 016	J
* 04	490	809 BARNUM WAY	5252 033 017	J
* 04	490	772 BARNUM WAY	5252 033 020	J
* 04	490	1199 CREST HAVEN WAY	5252 034 001	J
* 04	490	880 RIDGECREST ST	5252 034 010	J
* 04	490	888 RIDGECREST ST	5252 034 011	J
* 04	490	906 SUMMIT PL	5252 034 013	J
* 04	490	1175 CREST HAVEN WAY	5252 035 001	J
* 04	490	1197 DOVER WAY	5252 036 001	J
* 04	490	1181 DOVER WAY	5252 036 002	J
* 04	490	1211 W CREST WAY	5252 037 001	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1263 W CREST WAY	5252 037 003	J
* 04	490	1251 W CREST WAY	5252 037 004	J
* 04	490	1243 W CREST WAY	5252 037 005	J
* 04	490	1198 DOVER WAY	5252 037 012	J
* 04	490	912 SUMMIT PL	5252 037 013	J
04	490	SUMMIT PLACE	5252 038 003	J
* 04	490	1295 W CREST WAY	5252 038 009	J
* 04	490	1290 HIGHLAND DR	5252 040 011	J
* 04	490	1295 WINDOVER WAY	5252 040 018	J
* 04	490	1281 WINDOVER WAY	5252 040 019	J
* 04	490	1233 WINDOVER WAY	5252 040 022	J
* 04	490	801 RIDGECREST ST	5252 041 007	J
* 04	490	805 RIDGECREST ST	5252 041 008	J
* 04	490	809 RIDGECREST ST	5252 041 009	J
* 04	490	815 RIDGECREST ST	5252 041 010	J
* 04	490	819 RIDGECREST ST	5252 041 011	J
* 04	490	823 RIDGECREST ST	5252 041 012	J
* 04	490	827 RIDGECREST ST	5252 041 013	J
* 04	490	831 RIDGECREST ST	5252 041 014	J
* 04	490	797 RIDGECREST ST	5252 041 015	J
* 04	490	781 RIDGECREST ST	5252 041 021	J
* 04	490	765 RIDGECREST ST	5252 041 028	J
* 04	490	795 RIDGECREST ST	5252 041 029	J
* 04	490	773 RIDGECREST ST	5252 041 032	J
* 04	490	769 RIDGECREST ST	5252 041 033	J
* 04	490	720 BARNUM WAY	5252 041 034	J
* 04	490	724 BARNUM WAY	5252 041 035	J
* 04	490	728 BARNUM WAY	5252 041 036	J
* 04	490	732 BARNUM WAY	5252 041 037	J
* 04	490	736 BARNUM WAY	5252 041 038	J
* 04	490	740 BARNUM WAY	5252 041 039	J
* 04	490	744 BARNUM WAY	5252 041 040	J
* 04	490	748 BARNUM WAY	5252 041 041	J
* 04	490	752 BARNUM WAY	5252 041 042	J
* 04	490	756 BARNUM WAY	5252 041 043	J
* 04	490	760 BARNUM WAY	5252 041 044	J
* 04	490	764 BARNUM WAY	5252 041 045	J
* 04	490	768 BARNUM WAY	5252 041 046	J
* 04	490	1097 BRIER CLIFF WAY	5252 042 009	J
* 04	490	1101 BRIER CLIFF WAY	5252 042 010	J
* 04	490	1113 BRIER CLIFF WAY	5252 042 011	J
* 04	490	1125 BRIER CLIFF WAY	5252 042 012	J
* 04	490	1149 BRIER CLIFF WAY	5252 042 013	J
* 04	490	1087 CHALET TER	5252 043 003	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1090 CHALET TER	5252 043 004	J
* 04	490	1067 ALPINE TER	5252 043 011	J
* 04	490	1089 ALPINE TER	5252 043 012	J
* 04	490	812 RIDGECREST ST	5252 043 014	J
* 04	490	806 RIDGECREST ST	5252 043 015	J
* 04	490	851 CREST VISTA DR	5252 043 020	J
* 04	490	869 CREST VISTA DR	5252 043 021	J
* 04	490	903 CREST VISTA DR	5252 043 023	J
* 04	490	790 RIDGECREST ST	5252 043 038	J
* 04	490	1055 CHALET TER	5252 043 041	J
* 04	490	752 RIDGECREST ST	5252 043 042	J
* 04	490	758 RIDGECREST ST	5252 043 043	J
* 04	490	770 RIDGECREST ST	5252 043 045	J
* 04	490	782 RIDGECREST ST	5252 043 047	J
* 04	490	794 RIDGECREST ST	5252 043 048	J
* 04	490	761 RIDGECREST ST	5252 044 001	J
* 04	490	757 RIDGECREST ST	5252 044 002	J
* 04	490	753 RIDGECREST ST	5252 044 003	J
* 04	490	749 RIDGECREST ST	5252 044 004	J
* 04	490	745 RIDGECREST ST	5252 044 005	J
* 04	490	741 RIDGECREST ST	5252 044 006	J
* 04	490	737 RIDGECREST ST	5252 044 007	J
* 04	490	733 RIDGECREST ST	5252 044 008	J
* 04	490	692 BARNUM WAY	5252 044 016	J
* 04	490	696 BARNUM WAY	5252 044 017	J
* 04	490	700 BARNUM WAY	5252 044 018	J
* 04	490	704 BARNUM WAY	5252 044 019	J
* 04	490	708 BARNUM WAY	5252 044 020	J
* 04	490	712 BARNUM WAY	5252 044 021	J
* 04	490	716 BARNUM WAY	5252 044 022	J
04	490	ATLANTIC	5253 002 022	J
* 04	490	915 DE LA FUENTE ST	5253 005 003	J
04	490	DE LA FUENTE RD	5253 006 013	J
* 04	490	898 VIA VENTI AVE	5253 006 016	J
* 04	490	983 KINGSFORD ST	5253 006 018	J
* 04	490	989 KINGSFORD ST	5253 006 019	J
* 04	490	999 SNYDER LN	5253 006 020	J
* 04	490	887 SCUDDER WAY	5253 006 027	J
04	490	SCUDDER WAY	5253 006 028	J
* 04	490	899 HOLLADAY WAY	5253 006 040	J
* 04	490	898 HOLLADAY WAY	5253 006 041	J
* 04	490	888 HOLLADAY WAY	5253 006 042	J
* 04	490	886 HOLLADAY WAY	5253 006 043	J
* 04	490	882 HOLLADAY WAY	5253 006 044	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1086 SNYDER LN	5253 006 051	J
* 04	490	1082 SNYDER LN	5253 006 052	J
* 04	490	1038 SNYDER LN	5253 006 056	J
* 04	490	988 SNYDER LN	5253 006 058	J
* 04	490	988 KINGSFORD ST	5253 006 059	J
* 04	490	986 KINGSFORD ST	5253 006 060	J
* 04	490	982 KINGSFORD ST	5253 006 061	J
* 04	490	928 KINGSFORD ST	5253 006 062	J
* 04	490	898 KINGSFORD ST	5253 006 063	J
04	490	DE LA FUENTE ST	5253 007 005	J
* 04	490	1030 DE LA FUENTE ST	5253 007 017	J
04	490	DE LA FUENTE ST	5253 007 024	J
* 04	490	1068 DE LA FUENTE ST	5253 007 025	J
* 04	490	DE LA FUENTE ST	5253 007 027	J
04	490	1002 DE LA FUENTE ST	5253 007 028	J
04	490	CADIZ ST	5253 008 023	J
04	490	CADIZ ST	5253 008 024	J
* 04	490	828 VIA VENTI AVE	5253 008 026	J
* 04	490	832 VIA VENTI AVE	5253 008 027	J
* 04	490	838 VIA VENTI AVE	5253 008 028	J
* 04	490	866 VIA VENTI AVE	5253 008 029	J
* 04	490	868 VIA VENTI AVE	5253 008 030	J
* 04	490	880 VIA VENTI AVE	5253 008 031	J
* 04	490	882 VIA VENTI AVE	5253 008 032	J
04	490	CADIZ ST	5253 008 036	J
* 04	490	809 KINGSFORD ST	5253 008 037	J
* 04	490	829 KINGSFORD ST	5253 008 038	J
* 04	490	839 KINGSFORD ST	5253 008 039	J
* 04	490	863 KINGSFORD ST	5253 008 040	J
* 04	490	869 KINGSFORD ST	5253 008 041	J
* 04	490	883 KINGSFORD ST	5253 008 042	J
* 04	490	889 KINGSFORD ST	5253 008 043	J
* 04	490	893 KINGSFORD ST	5253 008 044	J
* 04	490	896 KINGSFORD ST	5253 008 045	J
* 04	490	888 KINGSFORD ST	5253 008 046	J
* 04	490	886 KINGSFORD ST	5253 008 047	J
* 04	490	882 KINGSFORD ST	5253 008 048	J
* 04	490	880 KINGSFORD ST	5253 008 049	J
* 04	490	868 KINGSFORD ST	5253 008 050	J
* 04	490	862 KINGSFORD ST	5253 008 052	J
* 04	490	832 KINGSFORD ST	5253 008 054	J
* 04	490	828 KINGSFORD ST	5253 008 055	J
* 04	490	818 VIA VENTI AVE	5253 008 060	J
04	490	CADIZ ST	5253 008 061	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	877 W EL REPETTO DR	5253 009 019	J
04	490	ATLANTIC BLVD	5253 010 031	J
* 04	490	1995 S ATLANTIC BLVD	5253 010 036	J
* 04	490	1969 S ATLANTIC BLVD	5253 010 037	J
* 04	490	1955 S ATLANTIC BLVD	5253 010 039	J
* 04	490	1935 S ATLANTIC BLVD	5253 010 040	J
* 04	490	1070 COLLEGE VIEW DR	5253 012 025	J
* 04	490	1080 COLLEGE VIEW DR	5253 013 021	J
* 04	490	1130 COLLEGE VIEW DR	5253 013 025	J
* 04	490	1129 COLLEGE VIEW DR	5253 014 006	J
* 04	490	1101 COLLEGE VIEW DR	5253 014 009	J
* 04	490	1109 COLLEGE VIEW DR	5253 014 018	J
* 04	490	961 WANDERING DR	5253 024 003	J
* 04	490	931 WANDERING DR	5253 024 004	J
* 04	490	901 WANDERING DR	5253 024 005	J
* 04	490	1204 DELL DR	5253 024 006	J
* 04	490	1264 DELL DR	5253 024 008	J
* 04	490	921 W EL REPETTO DR	5253 024 010	J
* 04	490	1086 W EAST CREST WAY	5253 024 012	J
* 04	490	1060 W EAST CREST WY	5253 024 013	J
* 04	490	1028 W EAST CREST WAY	5253 024 014	J
04	490	1360 CREST VISTA DR	5253 028 007	J
* 04	490	1240 CREST VISTA DR	5253 029 004	J
* 04	490	1220 CREST VISTA DR	5253 029 005	J
* 04	490	1200 CREST VISTA DR	5253 029 006	J
* 04	490	1231 RIDGESIDE DR	5253 029 007	J
* 04	490	1360 HIGHLAND DR	5253 030 013	J
* 04	490	1310 W GRAND VISTA WAY	5253 030 014	J
* 04	490	1451 COLLEGE VIEW DR	5253 033 036	J
* 04	490	1471 COLLEGE VIEW DR	5253 033 037	J
* 04	490	1381 COLLEGE VIEW DR	5253 033 040	J
* 04	490	1341 COLLEGE VIEW DR	5253 033 041	J
* 04	490	1411 COLLEGE VIEW DR	5253 033 042	J
* 04	490	1251 COLLEGE VIEW DR	5253 033 043	J
* 04	490	1470 COLLEGE VIEW DR	5253 034 046	J
* 04	490	1450 COLLEGE VIEW DR	5253 034 047	J
* 04	490	1370 COLLEGE VIEW DR	5253 034 055	J
* 04	490	1390 COLLEGE VIEW DR	5253 034 056	J
* 04	490	1400 COLLEGE VIEW DR	5253 034 057	J
* 04	490	1185 RIDGESIDE DR	5253 035 008	J
* 04	490	1191 RIDGESIDE DR	5253 035 009	J
* 04	490	1197 RIDGESIDE DR	5253 035 010	J
* 04	490	1108 CREST VISTA DR	5253 035 015	J
* 04	490	1148 CREST VISTA DR	5253 035 017	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1156 CREST VISTA DR	5253 035 018	J
* 04	490	1164 CREST VISTA DR	5253 035 019	J
* 04	490	1182 CREST VISTA DR	5253 035 020	J
* 04	490	1190 CREST VISTA DR	5253 035 021	J
* 04	490	1101 RIDGESIDE DR	5253 036 002	J
* 04	490	1107 RIDGESIDE DR	5253 036 003	J
* 04	490	1115 RIDGESIDE DR	5253 036 004	J
* 04	490	1123 RIDGESIDE DR	5253 036 005	J
* 04	490	1072 CREST VISTA DR	5253 036 009	J
* 04	490	1060 CREST VISTA DR	5253 036 010	J
* 04	490	1048 CREST VISTA DR	5253 036 011	J
* 04	490	1036 CREST VISTA DR	5253 036 012	J
* 04	490	1024 CREST VISTA DR	5253 036 013	J
* 04	490	1012 CREST VISTA DR	5253 036 014	J
* 04	490	1095 RIDGESIDE DR	5253 036 029	J
* 04	490	1000 CREST VISTA DR	5253 036 030	J
* 04	490	990 CREST VISTA DR	5253 036 031	J
* 04	490	980 CREST VISTA DR	5253 036 032	J
* 04	490	964 CREST VISTA DR	5253 036 033	J
* 04	490	1075 RIDGESIDE DR	5253 036 034	J
* 04	490	1057 RIDGESIDE DR	5253 036 035	J
* 04	490	1041 RIDGESIDE DR	5253 036 036	J
* 04	490	1000 W EAST CREST WAY	5253 037 001	J
* 04	490	1015 W EAST CREST WAY	5253 037 002	J
* 04	490	1031 W EAST CREST WAY	5253 037 003	J
* 04	490	1130 RIDGESIDE DR	5253 037 013	J
* 04	490	1124 RIDGESIDE DR	5253 037 014	J
* 04	490	1112 RIDGESIDE DR	5253 037 025	J
* 04	490	946 CREST VISTA DR	5253 038 001	J
* 04	490	917 RIDGESIDE DR	5253 038 015	J
* 04	490	929 RIDGESIDE DR	5253 038 016	J
* 04	490	941 RIDGESIDE DR	5253 038 017	J
* 04	490	955 RIDGESIDE DR	5253 038 018	J
* 04	490	973 RIDGESIDE DR	5253 038 019	J
* 04	490	978 RIDGESIDE DR	5253 039 001	J
* 04	490	1006 RIDGESIDE DR	5253 039 003	J
* 04	490	1014 RIDGESIDE DR	5253 039 004	J
* 04	490	1022 RIDGESIDE DR	5253 039 005	J
* 04	490	1066 RIDGESIDE DR	5253 039 008	J
* 04	490	1086 RIDGESIDE DR	5253 039 009	J
* 04	490	968 RIDGESIDE DR	5253 039 010	J
* 04	490	924 RIDGESIDE DR	5253 039 013	J
* 04	490	900 RIDGESIDE DR	5253 039 015	J
* 04	490	720 RODMAN CIR	5253 040 028	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
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DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	712 RODMAN CIR	5253 040 030	J
04	490	RODMAN CIRCLE	5253 040 031	J
* 04	490	622 CREST VISTA DR	5253 040 037	J
* 04	490	616 CREST VISTA DR	5253 040 038	J
* 04	490	610 CREST VISTA DR	5253 040 039	J
* 04	490	606 CREST VISTA DR	5253 040 040	J
* 04	490	1367 SOMBRERO DR	5254 002 012	J
* 04	490	1355 SOMBRERO DR	5254 002 013	J
* 04	490	1345 SOMBRERO DR	5254 002 014	J
* 04	490	1321 SOMBRERO DR	5254 002 016	J
* 04	490	1311 SOMBRERO DR	5254 002 017	J
* 04	490	1301 SOMBRERO DR	5254 002 018	J
* 04	490	1300 SOMBRERO DR	5254 002 019	J
* 04	490	403 MONTEREY PASS RD	5254 002 027	J
04	490	GARVEY AVE	5254 002 029	J
04	490	GARVEY AVE	5254 002 031	J
* 04	490	1000 ABAJO DR	5254 002 902	J
* 04	490	1457 SOMBRERO DR	5254 003 005	J
* 04	490	1421 SOMBRERO DR	5254 003 007	J
04	490	SOMBRERO AVE	5254 003 013	J
04	490	1585 SOMBRERO DR	5254 003 014	J
04	490	SOMBRERO AVE	5254 003 018	J
04	490	SOMBRERO AVE	5254 003 019	J
* 04	490	125 CAMPANITA CT	5254 003 126	J
* 04	490	108 CAMPANITA CT	5254 003 127	J
* 04	490	1597 VERDE VISTA DR	5254 004 009	J
* 04	490	1591 VERDE VISTA DR	5254 004 010	J
* 04	490	1485 ARRIBA DR	5254 004 027	J
* 04	490	1458 SOMBRERO DR	5254 004 038	J
* 04	490	1478 SOMBRERO DR	5254 004 039	J
* 04	490	1500 SOMBRERO DR	5254 004 040	J
* 04	490	1518 SOMBRERO DR	5254 004 041	J
* 04	490	1588 SOMBRERO DR	5254 004 044	J
* 04	490	1495 ARRIBA DR	5254 004 045	J
* 04	490	1503 ARRIBA DR	5254 004 046	J
* 04	490	1581 VERDE VISTA DR	5254 004 052	J
* 04	490	1587 VERDE VISTA DR	5254 004 053	J
* 04	490	2095 CERCO ALTA DR	5254 005 045	J
* 04	490	2096 CERCO ALTA DR	5254 005 046	J
* 04	490	1825 VERDE VISTA DR	5254 006 020	J
* 04	490	1813 VERDE VISTA DR	5254 006 021	J
* 04	490	1912 CERCO ALTA DR	5254 007 006	J
* 04	490	1918 CERCO ALTA DR	5254 007 007	J
* 04	490	1924 CERCO ALTA DR	5254 007 008	J

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CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1936 CERCO ALTA DR	5254 007 010	J
* 04	490	288 BARRANCA DR	5254 008 001	J
* 04	490	282 BARRANCA DR	5254 008 028	J
* 04	490	174 LADERA ST	5254 009 020	J
* 04	490	168 LADERA ST	5254 009 021	J
* 04	490	154 LADERA ST	5254 009 023	J
* 04	490	2096 DURANGO DR	5254 009 040	J
* 04	490	265 BARRANCA DR	5254 010 001	J
* 04	490	261 BARRANCA DR	5254 010 002	J
* 04	490	253 BARRANCA DR	5254 010 003	J
* 04	490	141 LADERA ST	5254 010 027	J
* 04	490	149 LADERA ST	5254 010 028	J
* 04	490	153 LADERA ST	5254 010 029	J
* 04	490	157 LADERA ST	5254 012 042	J
* 04	490	161 LADERA ST	5254 012 043	J
* 04	490	167 LADERA ST	5254 012 044	J
* 04	490	173 LADERA ST	5254 012 045	J
* 04	490	177 LADERA ST	5254 012 046	J
* 04	490	201 LADERA ST	5254 012 050	J
* 04	490	200 LADERA ST	5254 015 043	J
* 04	490	188 LADERA ST	5254 015 045	J
* 04	490	182 LADERA ST	5254 015 046	J
* 04	490	1574 FELIZ ST	5254 016 017	J
* 04	490	1560 FELIZ ST	5254 016 018	J
* 04	490	1544 FELIZ ST	5254 016 019	J
* 04	490	1530 FELIZ ST	5254 016 020	J
* 04	490	1516 FELIZ ST	5254 016 021	J
* 04	490	1500 FELIZ ST	5254 016 022	J
* 04	490	480 CAMPO ST	5254 017 026	J
* 04	490	1446 AVION DR	5254 017 029	J
* 04	490	355 ALISO ST	5254 017 033	J
* 04	490	385 ALISO ST	5254 017 034	J
* 04	490	1479 ABAJO DR	5254 017 037	J
* 04	490	1469 ABAJO DR	5254 017 038	J
* 04	490	1459 ABAJO DR	5254 017 039	J
04	490	ABAJO DR	5254 017 040	J
* 04	490	1510 ABAJO DR	5254 018 014	J
* 04	490	1500 ABAJO DR	5254 018 015	J
* 04	490	1480 ABAJO DR	5254 018 016	J
* 04	490	1470 ABAJO DR	5254 018 017	J
* 04	490	1460 ABAJO DR	5254 018 018	J
* 04	490	1450 ABAJO DR	5254 018 019	J
* 04	490	1440 ABAJO DR	5254 018 020	J
* 04	490	1430 ABAJO DR	5254 018 021	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1420 ABAJO DR	5254 018 022	J
* 04	490	1410 ABAJO DR	5254 018 023	J
* 04	490	1400 ABAJO DR	5254 018 024	J
* 04	490	1390 ABAJO DR	5254 018 025	J
* 04	490	1380 ABAJO DR	5254 018 026	J
* 04	490	1370 ABAJO DR	5254 018 027	J
* 04	490	1350 ABAJO DR	5254 018 029	J
* 04	490	525 MONTEREY PASS RD	5254 018 034	J
* 04	490	505 MONTEREY PASS RD	5254 018 035	J
* 04	490	543 MONTEREY PASS RD	5254 018 037	J
* 04	490	569 MONTEREY PASS RD	5254 018 038	J
* 04	490	583 MONTEREY PASS RD	5254 018 039	J
* 04	490	1340 ABAJO DR	5254 018 040	J
04	490	ABAJO DR	5254 018 041	J
* 04	490	1690 ABAJO DR	5254 019 085	J
* 04	490	1680 ABAJO DR	5254 019 086	J
* 04	490	1670 ABAJO DR	5254 019 087	J
* 04	490	1650 ABAJO DR	5254 019 089	J
* 04	490	1624 ABAJO DR	5254 019 092	J
* 04	490	1616 ABAJO DR	5254 019 093	J
* 04	490	1608 ABAJO DR	5254 019 094	J
* 04	490	1600 ABAJO DR	5254 019 095	J
* 04	490	1590 ABAJO DR	5254 019 096	J
* 04	490	1570 ABAJO DR	5254 019 098	J
* 04	490	1560 ABAJO DR	5254 019 099	J
* 04	490	1550 ABAJO DR	5254 019 100	J
* 04	490	1540 ABAJO DR	5254 019 101	J
* 04	490	1530 ABAJO DR	5254 019 102	J
* 04	490	1520 ABAJO DR	5254 019 103	J
* 04	490	673 MONTEREY PASS RD	5254 019 104	J
04	490	VAGABOND DR	5254 019 105	J
* 04	490	665 MONTEREY PASS RD	5254 019 106	J
* 04	490	657 MONTEREY PASS RD	5254 019 107	J
* 04	490	649 MONTEREY PASS RD	5254 019 108	J
* 04	490	641 MONTEREY PASS RD	5254 019 109	J
* 04	490	633 MONTEREY PASS RD	5254 019 110	J
* 04	490	625 MONTEREY PASS RD	5254 019 111	J
* 04	490	617 MONTEREY PASS RD	5254 019 112	J
* 04	490	609 MONTEREY PASS RD	5254 019 113	J
* 04	490	601 MONTEREY PASS RD	5254 019 114	J
* 04	490	597 MONTEREY PASS RD	5254 019 115	J
* 04	490	595 MONTEREY PASS RD	5254 019 117	J
04	490	120 W HELLMAN AVE	5255 002 016	J
04	490	LINCOLN AVE	5255 016 021	J

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CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
04	490	LINCOLN AVE	5255 016 022	J
- 04	490	415 N CHANDLER AVE	5256 002 008	J
04	490	220 N ATLANTIC BLVD	5256 003 049	J
04	490	130 S CHANDLER AVE	5257 004 019	J
04	490	202 S CHANDLER AVE	5257 004 020	J
04	490	GARVEY AVE	5257 005 904	J
04	490	GARVEY AVE	5257 005 905	J
04	490	315 S YNEZ AVE	5257 006 005	J
04	490	114 E GARVEY AVE	5257 015 001	J
04	490	100 S GARFIELD AVE	5257 015 002	J
04	490	150 S GARFIELD AVE	5257 015 004	J
04	490	200 S GARFIELD AVE	5257 015 005	J
* 04	490	510 S GARFIELD AVE	5257 017 005	J
* 04	490	133 GRAVES AVE	5257 017 006	J
04	490	201 N NEW AVE	5258 007 030	J
04	490	1024 E HELLMAN AVE	5258 013 030	J
04	490	338 SEFTON AVE	5259 007 064	J
04	490	346 SEFTON AVE	5259 007 065	J
04	490	SEFTON AVE	5260 006 901	J
04	490	SEFTON AVE	5260 006 902	J
04	490	GRAVES AVE	5260 006 903	J
04	490	1012 MONNEY DR	5260 009 009	J
* 04	490	811 METRO DR	5260 011 016	J
* 04	490	833 METRO DR	5260 011 017	J
* 04	490	865 METRO DR	5260 011 018	J
* 04	490	945 METRO DR	5260 011 023	J
* 04	490	922 VILLAGE DR	5260 011 032	J
* 04	490	900 VILLAGE DR	5260 011 033	J
* 04	490	890 VILLAGE DR	5260 011 034	J
* 04	490	860 VILLAGE DR	5260 011 035	J
* 04	490	735 PLATEAU AVE	5260 011 036	J
* 04	490	801 METRO DR	5260 011 037	J
04	490	RUSSELL AVE	5260 013 905	J
04	490	ORANGE AVE	5260 013 907	J
04	490	RUSSELL AVE	5260 013 909	J
* 04	490	1114 KEMPTON AVE	5260 014 016	J
* 04	490	1198 KEMPTON AVE	5260 014 017	J
* 04	490	1234 KEMPTON AVE	5260 014 018	J
* 04	490	1266 KEMPTON AVE	5260 014 019	J
* 04	490	1292 KEMPTON AVE	5260 014 020	J
* 04	490	1300 KEMPTON AVE	5260 014 021	J
* 04	490	1332 KEMPTON AVE	5260 014 022	J
* 04	490	1366 KEMPTON AVE	5260 014 023	J
* 04	490	1400 KEMPTON AVE	5260 014 025	J

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CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1422 KEMPTON AVE	5260 014 026	J
* 04	490	1444 KEMPTON AVE	5260 014 027	J
* 04	490	417 VAN BUREN DR	5260 015 005	J
* 04	490	1701 GRANT ST	5260 015 006	J
* 04	490	1670 FULTON AVE	5260 015 013	J
* 04	490	1780 FULTON AVE	5260 015 025	J
* 04	490	1708 FULTON AVE	5260 015 028	J
* 04	490	1720 FULTON AVE	5260 015 029	J
* 04	490	1820 BUCHANAN PL	5260 016 014	J
* 04	490	1800 PIERCE PL	5260 016 021	J
* 04	490	1820 PIERCE PL	5260 016 022	J
* 04	490	490 VAN BUREN DR	5260 017 006	J
* 04	490	1880 LUY ST	5260 017 023	J
* 04	490	1716 FILLMORE DR	5260 019 030	J
* 04	490	1724 FILLMORE DR	5260 019 031	J
* 04	490	1732 FILLMORE DR	5260 020 001	J
* 04	490	1740 FILLMORE DR	5260 020 002	J
* 04	490	1760 FILLMORE DR	5260 020 005	J
* 04	490	813 BROWNING PL	5260 023 007	J
04	490	TENGER RD	5260 024 024	J
* 04	490	926 BERKEBILE CT	5260 025 035	J
* 04	490	945 ABE WAY	5260 025 059	J
* 04	490	942 ABE WAY	5260 025 062	J
04	490	ABE WAY	5260 025 063	J
04	490	ABE WAY	5260 025 064	J
* 04	490	687 AZTEC WAY	5260 026 011	J
* 04	490	667 AZTEC WAY	5260 026 016	J
* 04	490	663 AZTEC WAY	5260 026 017	J
* 04	490	820 COUNTRY RD	5260 027 004	J
* 04	490	804 COUNTRY RD	5260 027 005	J
* 04	490	788 COUNTRY RD	5260 027 006	J
* 04	490	671 BATAAN PL	5260 027 024	J
* 04	490	667 BATAAN PL	5260 027 025	J
* 04	490	674 BATAAN PL	5260 027 026	J
* 04	490	698 BATAAN PL	5260 027 032	J
* 04	490	702 BATAAN PL	5260 027 033	J
* 04	490	706 BATAAN PL	5260 027 034	J
* 04	490	500 MONTEREY PASS RD	5261 001 040	J
* 04	490	508 MONTEREY PASS RD	5261 001 043	J
* 04	490	524 MONTEREY PASS RD	5261 001 046	J
* 04	490	532 MONTEREY PASS RD	5261 001 047	J
* 04	490	540 MONTEREY PASS RD	5261 001 048	J
* 04	490	548 MONTEREY PASS RD	5261 001 049	J
* 04	490	556 MONTEREY PASS RD	5261 001 050	J

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	566 MONTEREY PASS RD	5261 001 051	J
* 04	490	580 MONTEREY PASS RD	5261 001 052	J
* 04	490	582 MONTEREY PASS RD	5261 001 053	J
* 04	490	588 MONTEREY PASS RD	5261 001 054	J
* 04	490	592 MONTEREY PASS RD	5261 001 055	J
* 04	490	598 MONTEREY PASS RD	5261 001 056	J
* 04	490	602 MONTEREY PASS RD	5261 001 059	J
* 04	490	606 MONTEREY PASS RD	5261 001 060	J
* 04	490	516 MONTEREY PASS RD	5261 001 061	J
* 04	490	591 WHITNEY PL	5261 009 024	J
* 04	490	571 WHITNEY PL	5261 009 025	J
* 04	490	551 WHITNEY PL	5261 009 026	J
* 04	490	1180 WILLIAMS ST	5261 009 029	J
* 04	490	550 TEDFORD WAY	5261 009 032	J
* 04	490	570 TEDFORD WAY	5261 009 033	J
* 04	490	576 TEDFORD WAY	5261 009 034	J
* 04	490	591 TEDFORD WAY	5261 009 035	J
* 04	490	571 TEDFORD WAY	5261 009 036	J
* 04	490	551 TEDFORD WAY	5261 009 037	J
* 04	490	1220 WILLIAMS ST	5261 009 039	J
* 04	490	1240 WILLIAMS ST	5261 009 040	J
* 04	490	1260 WILLIAMS ST	5261 009 041	J
* 04	490	1280 WILLIAMS ST	5261 009 042	J
* 04	490	701 NACHI WAY	5261 009 048	J
* 04	490	703 NACHI WAY	5261 009 049	J
* 04	490	705 NACHI WAY	5261 009 050	J
* 04	490	709 NACHI WAY	5261 009 052	J
* 04	490	1000 W NEWMARK AVE	5261 010 040	J
* 04	490	339 MONTECHICO DR	5261 010 053	J
* 04	490	956 W NEWMARK AVE	5261 010 054	J
04	490	MONTECHICO DR	5261 010 055	J
* 04	490	351 MONTECHICO DR	5261 010 068	J
* 04	490	1010 W NEWMARK AVE	5261 010 071	J
04	490	NEWMARK AVE	5261 010 075	J
* 04	490	398 MONTECHICO DR	5261 011 016	J
* 04	490	352 MONTECHICO DR	5261 011 017	J
* 04	490	346 MONTECHICO DR	5261 011 018	J
* 04	490	334 MONTECHICO DR	5261 011 020	J
* 04	490	329 KINGSFORD ST	5261 011 032	J
* 04	490	333 KINGSFORD ST	5261 011 033	J
* 04	490	339 KINGSFORD ST	5261 011 034	J
* 04	490	401 HERMOSA VISTA ST	5261 011 035	J
* 04	490	411 HERMOSA VISTA ST	5261 011 036	J
* 04	490	417 HERMOSA VISTA ST	5261 011 037	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	425 HERMOSA VISTA ST	5261 011 038	J
* 04	490	468 JADE TREE DR	5261 011 045	J
* 04	490	456 JADE TREE DR	5261 011 046	J
* 04	490	432 JADE TREE DR	5261 011 048	J
* 04	490	420 JADE TREE DR	5261 011 049	J
* 04	490	656 BARNUM WAY	5261 012 019	J
* 04	490	660 BARNUM WAY	5261 012 020	J
* 04	490	662 BARNUM WAY	5261 012 021	J
* 04	490	668 BARNUM WAY	5261 012 022	J
* 04	490	672 BARNUM WAY	5261 012 023	J
* 04	490	676 BARNUM WAY	5261 012 024	J
* 04	490	685 BARNUM WAY	5261 012 026	J
* 04	490	688 BARNUM WAY	5261 012 027	J
* 04	490	684 BARNUM WAY	5261 012 028	J
* 04	490	649 BARNUM WAY	5261 012 031	J
* 04	490	680 BARNUM WAY	5261 012 033	J
04	490	BARNUM WAY	5261 012 035	J
* 04	490	681 BARNUM WAY	5261 012 036	J
* 04	490	825 W MABEL AVE	5261 014 019	J
* 04	490	813 W MABEL AVE	5261 014 022	J
04	490	ATLANTIC BLVD	5261 014 025	J
04	490	808 E GARVEY AVE	5261 014 026	J
04	490	864 E GARVEY AVE	5261 014 027	J
04	490	910 W GARVEY AVE	5261 014 028	J
04	490	810 W MABEL AVE	5261 015 042	J
* 04	490	879 W NEWMARK AVE	5261 015 046	J
* 04	490	875 W NEWMARK AVE	5261 015 047	J
* 04	490	308 DE LA FUENTE ST	5261 015 053	J
* 04	490	302 DE LA FUENTE ST	5261 015 054	J
04	490	151 S ATLANTIC BLVD	5261 015 087	J
04	490	ATLANTIC BLVD	5261 015 088	J
* 04	490	408 DE LA FUENTE ST	5261 018 009	J
* 04	490	435 HERMOSA VISTA ST	5261 019 043	J
* 04	490	511 HERMOSA VISTA ST	5261 019 046	J
* 04	490	660 CADIZ ST	5261 019 048	J
* 04	490	640 CADIZ ST	5261 019 049	J
* 04	490	620 CADIZ ST	5261 019 050	J
* 04	490	588 JADE TREE DR	5261 019 052	J
* 04	490	576 JADE TREE DR	5261 019 053	J
* 04	490	564 JADE TREE DR	5261 019 054	J
* 04	490	552 JADE TREE DR	5261 019 055	J
* 04	490	540 JADE TREE DR	5261 019 056	J
* 04	490	528 JADE TREE DR	5261 019 057	J
* 04	490	508 JADE TREE DR	5261 019 059	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	480 JADE TREE DR	5261 019 061	J
* 04	490	350 ELECTRIC AVE	5261 020 041	J
* 04	490	370 ELECTRIC AVE	5261 020 043	J
* 04	490	1100 WILLIAMS ST	5261 020 044	J
* 04	490	1110 WILLIAMS ST	5261 020 045	J
* 04	490	1120 WILLIAMS ST	5261 020 046	J
* 04	490	1130 WILLIAMS ST	5261 020 047	J
* 04	490	1140 WILLIAMS ST	5261 020 048	J
* 04	490	550 WHITNEY PL	5261 020 050	J
* 04	490	570 WHITNEY PL	5261 020 051	J
* 04	490	590 WHITNEY PL	5261 020 052	J
* 04	490	433 JADE TREE DR	5261 020 054	J
* 04	490	469 JADE TREE DR	5261 020 057	J
* 04	490	481 JADE TREE DR	5261 020 058	J
* 04	490	493 JADE TREE DR	5261 020 059	J
* 04	490	505 JADE TREE DR	5261 020 060	J
* 04	490	529 JADE TREE DR	5261 020 062	J
* 04	490	555 JADE TREE DR	5261 020 064	J
* 04	490	565 JADE TREE DR	5261 020 065	J
* 04	490	577 JADE TREE DR	5261 020 066	J
* 04	490	589 JADE TREE DR	5261 020 067	J
* 04	490	605 CREST VISTA DR	5261 020 069	J
* 04	490	1200 S ATLANTIC BLVD	5262 012 005	J
* 04	490	1231 S YNEZ AVE	5262 012 010	J
* 04	490	1630 S ATLANTIC BLVD	5262 014 008	J
* 04	490	1580 S ATLANTIC BLVD	5262 014 010	J
* 04	490	1401 LOMA VERDE ST	5262 017 007	J
* 04	490	1381 LOMA VERDE ST	5262 017 008	J
* 04	490	1012 S YNEZ AVE	5262 018 012	J
* 04	490	1000 S YNEZ AVE	5262 019 002	J
* 04	490	972 S YNEZ AVE	5262 019 005	J
* 04	490	960 S YNEZ AVE	5262 019 006	J
* 04	490	924 S YNEZ AVE	5262 020 001	J
* 04	490	909 LOMA VERDE ST	5262 020 026	J
* 04	490	724 S YNEZ AVE	5262 021 012	J
* 04	490	731 DIVINA VISTA ST	5262 021 018	J
* 04	490	755 DIVINA VISTA ST	5262 021 024	J
* 04	490	822 LOMA VERDE ST	5262 022 008	J
* 04	490	818 LOMA VERDE ST	5262 022 009	J
* 04	490	814 LOMA VERDE ST	5262 022 010	J
* 04	490	810 LOMA VERDE ST	5262 022 011	J
* 04	490	806 LOMA VERDE ST	5262 022 012	J
* 04	490	802 LOMA VERDE ST	5262 022 013	J
* 04	490	776 S YNEZ AVE	5262 022 014	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	772 S YNEZ AVE	5262 022 015	J
* 04	490	771 DIVINA VISTA ST	5262 022 016	J
* 04	490	777 DIVINA VISTA ST	5262 022 017	J
* 04	490	805 DIVINA VISTA ST	5262 022 019	J
* 04	490	809 DIVINA VISTA ST	5262 022 020	J
* 04	490	813 DIVINA VISTA ST	5262 022 021	J
* 04	490	817 DIVINA VISTA ST	5262 022 022	J
* 04	490	821 MIRA VALLE ST	5262 022 023	J
* 04	490	1034 LOMA VERDE ST	5262 023 001	J
* 04	490	1030 LOMA VERDE ST	5262 023 002	J
* 04	490	909 MIRA VALLE ST	5262 023 018	J
* 04	490	913 MIRA VALLE ST	5262 023 019	J
* 04	490	917 MIRA VALLE ST	5262 023 020	J
* 04	490	921 MIRA VALLE ST	5262 023 021	J
* 04	490	945 MIRA VALLE ST	5262 023 027	J
* 04	490	1200 LOMA VERDE ST	5262 024 001	J
* 04	490	1240 LOMA VERDE ST	5262 024 003	J
* 04	490	1260 LOMA VERDE ST	5262 024 004	J
* 04	490	1081 MIRA VALLE ST	5262 024 009	J
* 04	490	1001 MIRA VALLE ST	5262 024 010	J
* 04	490	1220 LOMA VERDE ST	5262 024 014	J
* 04	490	1381 MIRA VALLE ST	5262 025 013	J
* 04	490	1660 LOMA VERDE ST	5262 026 005	J
* 04	490	1640 LOMA VERDE ST	5262 026 006	J
* 04	490	1701 MIRA VALLE ST	5262 026 017	J
* 04	490	1751 MIRA VALLE ST	5262 026 018	J
* 04	490	1300 MIRA VALLE ST	5262 032 003	J
* 04	490	1350 MIRA VALLE ST	5262 032 004	J
* 04	490	1380 MIRA VALLE ST	5262 032 005	J
* 04	490	1400 MIRA VALLE ST	5262 032 006	J
* 04	490	1450 MIRA VALLE ST	5262 032 007	J
* 04	490	1480 MIRA VALLE ST	5262 032 008	J
* 04	490	1451 BRADSHAW AVE	5262 032 015	J
* 04	490	1401 BRADSHAW AVE	5262 032 016	J
* 04	490	1371 BRADSHAW AVE	5262 032 017	J
* 04	490	1351 BRADSHAW AVE	5262 032 018	J
* 04	490	1301 BRADSHAW AVE	5262 032 019	J
* 04	490	1000 MIRA VALLE ST	5262 033 001	J
* 04	490	1080 MIRA VALLE ST	5262 033 002	J
* 04	490	1100 MIRA VALLE ST	5262 033 003	J
* 04	490	1150 MIRA VALLE ST	5262 033 004	J
* 04	490	1170 MIRA VALLE ST	5262 033 005	J
* 04	490	1181 BRADSHAW AVE	5262 033 007	J
* 04	490	1101 BRADSHAW AVE	5262 033 008	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1081 DIVINA VISTA ST	5262 033 009	J
* 04	490	1061 DIVINA VISTA ST	5262 033 010	J
* 04	490	1051 DIVINA VISTA ST	5262 033 011	J
* 04	490	1001 DIVINA VISTA ST	5262 033 012	J
* 04	490	1180 MIRA VALLE ST	5262 033 017	J
* 04	490	938 MIRA VALLE ST	5262 034 002	J
* 04	490	908 MIRA VALLE ST	5262 034 007	J
* 04	490	961 DIVINA VISTA ST	5262 034 022	J
* 04	490	933 DIVINA VISTA ST	5262 034 027	J
* 04	490	942 MIRA VALLE ST	5262 034 028	J
04	490	MIRA VALLE ST	5262 034 029	J
04	490	501 S RAMONA AVE	5263 001 023	J
* 04	490	422 W GRAVES AVE	5263 003 021	J
* 04	490	418 W GRAVES AVE	5263 003 023	J
* 04	490	412 W GRAVES AVE	5263 003 024	J
* 04	490	310 W GRAVES AVE	5263 003 029	J
* 04	490	740 DIVINA VISTA ST	5263 004 001	J
* 04	490	736 DIVINA VISTA ST	5263 004 002	J
* 04	490	730 DIVINA VISTA ST	5263 004 003	J
* 04	490	728 DIVINA VISTA ST	5263 004 004	J
* 04	490	722 DIVINA VISTA ST	5263 004 005	J
* 04	490	716 DIVINA VISTA ST	5263 004 006	J
* 04	490	704 DIVINA VISTA ST	5263 004 007	J
* 04	490	646 S YNEZ AVE	5263 004 014	J
* 04	490	624 S YNEZ AVE	5263 004 024	J
04	490	DIVINA VISTA ST	5263 005 001	J
04	490	DIVINA VISTA ST	5263 005 002	J
04	490	DIVINA VISTA ST	5263 005 003	J
* 04	490	814 DIVINA VISTA ST	5263 005 004	J
* 04	490	810 DIVINA VISTA ST	5263 005 005	J
* 04	490	804 DIVINA VISTA ST	5263 005 006	J
* 04	490	776 DIVINA VISTA ST	5263 005 007	J
* 04	490	768 DIVINA VISTA ST	5263 005 008	J
* 04	490	750 DIVINA VISTA ST	5263 005 011	J
* 04	490	744 DIVINA VISTA ST	5263 005 012	J
* 04	490	1031 BRADSHAW AVE	5263 006 002	J
* 04	490	1033 BRADSHAW AVE	5263 006 003	J
* 04	490	1039 BRADSHAW AVE	5263 006 006	J
* 04	490	1041 BRADSHAW AVE	5263 006 007	J
* 04	490	801 BRADSHAW AVE	5263 007 001	J
* 04	490	825 BRADSHAW AVE	5263 007 002	J
* 04	490	851 BRADSHAW AVE	5263 007 003	J
* 04	490	891 BRADSHAW AVE	5263 007 004	J
* 04	490	901 BRADSHAW AVE	5263 007 005	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	951 BRADSHAWE AVE	5263 007 006	J
* 04	490	993 BRADSHAWE PL	5263 007 008	J
* 04	490	999 BRADSHAWE PL	5263 007 009	J
* 04	490	1001 BRADSHAWE AVE	5263 007 010	J
* 04	490	835 S GRANDRIDGE AVE	5263 010 008	J
* 04	490	801 S GRANDRIDGE AVE	5263 010 009	J
* 04	490	1001 S GARFIELD AVE	5263 013 011	J
* 04	490	1025 S GARFIELD AVE	5263 013 012	J
* 04	490	1059 S GARFIELD AVE	5263 013 013	J
* 04	490	151 ROCA WAY	5263 013 017	J
* 04	490	150 ROCA WAY	5263 014 007	J
* 04	490	130 ROCA WAY	5263 014 008	J
* 04	490	1115 S GARFIELD AVE	5263 014 010	J
* 04	490	1133 S GARFIELD AVE	5263 014 011	J
* 04	490	1147 S GARFIELD AVE	5263 014 012	J
* 04	490	1167 S GARFIELD AVE	5263 014 013	J
* 04	490	1171 S GARFIELD AVE	5263 014 014	J
* 04	490	1177 S GARFIELD AVE	5263 014 015	J
* 04	490	1181 S GARFIELD AVE	5263 014 026	J
* 04	490	1255 S GARFIELD AVE	5263 016 002	J
* 04	490	111 W EL REPETTO DR	5263 016 004	J
* 04	490	135 W EL REPETTO DR	5263 016 006	J
* 04	490	1182 S ISABELLA AVE	5263 016 019	J
* 04	490	1033 S ISABELLA AVE	5263 017 005	J
* 04	490	1043 S ISABELLA AVE	5263 017 006	J
* 04	490	1057 S ISABELLA AVE	5263 017 007	J
* 04	490	1065 S ISABELLA AVE	5263 017 008	J
* 04	490	1073 S ISABELLA AVE	5263 017 009	J
* 04	490	1048 S GRANDRIDGE AVE	5263 017 015	J
* 04	490	1032 S GRANDRIDGE AVE	5263 017 018	J
* 04	490	1022 S GRANDRIDGE AVE	5263 017 019	J
* 04	490	1133 S ISABELLA AVE	5263 018 001	J
* 04	490	1096 S GRANDRIDGE AVE	5263 018 003	J
* 04	490	1078 S GRANDRIDGE AVE	5263 018 004	J
* 04	490	1066 S GRANDRIDGE AVE	5263 018 005	J
* 04	490	1151 S ISABELLA AVE	5263 018 006	J
* 04	490	1193 S ISABELLA AVE	5263 018 007	J
* 04	490	1201 S ISABELLA AVE	5263 018 008	J
* 04	490	1255 S ISABELLA AVE	5263 018 009	J
* 04	490	1293 S ISABELLA AVE	5263 018 010	J
* 04	490	1301 S ISABELLA AVE	5263 018 011	J
* 04	490	1333 S ISABELLA AVE	5263 018 012	J
* 04	490	1375 S ISABELLA AVE	5263 018 013	J
* 04	490	1397 S ISABELLA AVE	5263 018 014	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1332 S GRANDRIDGE AVE	5263 018 022	J
* 04	490	1300 S GRANDRIDGE AVE	5263 018 023	J
* 04	490	1290 S GRANDRIDGE AVE	5263 018 024	J
* 04	490	1250 S GRANDRIDGE AVE	5263 018 025	J
* 04	490	1200 S GRANDRIDGE AVE	5263 018 026	J
* 04	490	1188 S GRANDRIDGE AVE	5263 018 027	J
* 04	490	1152 S GRANDRIDGE AVE	5263 018 028	J
* 04	490	1100 S GRANDRIDGE AVE	5263 018 029	J
04	490	GRANDRIDGE AVE	5263 018 033	J
04	490	GRANDRIDGE AVE	5263 018 034	J
* 04	490	1374 S GRANDRIDGE AVE	5263 018 035	J
* 04	490	1014 BRADSHAWE AVE	5263 019 001	J
* 04	490	1010 BRADSHAWE AVE	5263 019 002	J
* 04	490	1006 BRADSHAWE AVE	5263 019 003	J
* 04	490	1002 BRADSHAWE AVE	5263 019 004	J
* 04	490	950 BRADSHAWE AVE	5263 019 006	J
* 04	490	338 ROCA WAY	5263 019 012	J
* 04	490	1005 S GRANDRIDGE AVE	5263 019 014	J
* 04	490	1009 S GRANDRIDGE AVE	5263 019 015	J
* 04	490	1015 S GRANDRIDGE AVE	5263 019 016	J
* 04	490	1021 S GRANDRIDGE AVE	5263 019 017	J
* 04	490	1031 S GRANDRIDGE AVE	5263 019 019	J
* 04	490	1035 S GRANDRIDGE AVE	5263 019 020	J
* 04	490	1039 S GRANDRIDGE AVE	5263 019 021	J
* 04	490	1040 BRADSHAWE AVE	5263 020 002	J
* 04	490	1038 BRADSHAWE AVE	5263 020 003	J
* 04	490	1036 BRADSHAWE AVE	5263 020 004	J
* 04	490	1034 BRADSHAWE AVE	5263 020 005	J
* 04	490	1030 BRADSHAWE AVE	5263 020 006	J
* 04	490	1026 BRADSHAWE AVE	5263 020 007	J
* 04	490	1022 BRADSHAWE AVE	5263 020 008	J
* 04	490	1071 S GRANDRIDGE AVE	5263 020 012	J
* 04	490	1095 S GRANDRIDGE AVE	5263 020 013	J
* 04	490	1060 BRADSHAWE AVE	5263 021 003	J
* 04	490	1070 BRADSHAWE AVE	5263 021 004	J
* 04	490	1080 BRADSHAWE AVE	5263 021 005	J
* 04	490	1100 BRADSHAWE AVE	5263 021 006	J
* 04	490	1150 BRADSHAWE AVE	5263 021 007	J
* 04	490	1155 PUNTA WAY	5263 021 019	J
* 04	490	1257 PUNTA WAY	5263 021 023	J
* 04	490	1373 S GRANDRIDGE AVE	5263 021 044	J
* 04	490	1201 PUNTA WAY	5263 021 045	J
04	490	GRANDRIDGE AVE	5263 021 900	J
* 04	490	345 W EL REPETTO DR	5263 022 004	J

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CITY OF MONTEREY PARK
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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	363 W EL REPETTO DR	5263 022 005	J
* 04	490	373 POCO WAY	5263 022 007	J
* 04	490	375 POCO WAY	5263 022 008	J
* 04	490	1350 BRADSHAWE AVE	5263 022 021	J
* 04	490	1370 BRADSHAWE AVE	5263 022 022	J
* 04	490	1400 BRADSHAWE AVE	5263 022 023	J
* 04	490	1401 PIEDRA WAY	5263 022 033	J
* 04	490	1400 PIEDRA WAY	5263 022 034	J
* 04	490	317 W EL REPETTO DR	5263 022 040	J
* 04	490	1300 BRADSHAWE AVE	5263 022 041	J
* 04	490	1592 S GRANDRIDGE AVE	5263 027 002	J
* 04	490	1528 S GRANDRIDGE AVE	5263 027 007	J
* 04	490	1601 S MCPHERRIN AVE	5263 027 017	J
* 04	490	1701 S MCPHERRIN AVE	5263 027 019	J
* 04	490	1653 S MCPHERRIN AVE	5263 027 022	J
* 04	490	1700 S MCPHERRIN AVE	5263 028 002	J
* 04	490	1654 S MCPHERRIN AVE	5263 028 004	J
* 04	490	1600 S MCPHERRIN AVE	5263 028 005	J
* 04	490	1690 S MCPHERRIN AVE	5263 028 024	J
04	490	GRANDRIDGE AVE	5263 029 800	J
* 04	490	1809 GARFIELD PL	5263 035 001	J
* 04	490	1842 CLIFFHILL DR	5263 036 006	J
* 04	490	1838 CLIFFHILL DR	5263 036 008	J
* 04	490	162 W EL REPETTO DR	5263 037 007	J
04	490	EL REPPETO DR	5263 037 010	J
* 04	490	100 W EL REPETTO DR	5263 037 011	J
04	480	EL REPPETO DR	5263 037 804	J
* 04	490	583 S GRANDRIDGE AVE	5263 038 002	J
* 04	490	607 BRADSHAWE AVE	5263 038 017	J
* 04	490	609 BRADSHAWE AVE	5263 038 018	J
* 04	490	623 BRADSHAWE AVE	5263 038 020	J
* 04	490	627 BRADSHAWE AVE	5263 038 021	J
* 04	490	637 BRADSHAWE AVE	5263 038 022	J
* 04	490	665 VILLA MONTE AVE	5263 039 001	J
* 04	490	657 VILLA MONTE AVE	5263 039 002	J
* 04	490	651 VILLA MONTE AVE	5263 039 003	J
* 04	490	643 VILLA MONTE AVE	5263 039 004	J
* 04	490	637 VILLA MONTE AVE	5263 039 005	J
* 04	490	639 BRADSHAWE AVE	5263 040 001	J
* 04	490	641 BRADSHAWE AVE	5263 040 002	J
* 04	490	647 BRADSHAWE AVE	5263 040 003	J
* 04	490	653 BRADSHAWE AVE	5263 040 004	J
* 04	490	687 BRADSHAWE AVE	5263 040 008	J
* 04	490	695 BRADSHAWE AVE	5263 040 009	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

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ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	608 VILLA MONTE AVE	5263 040 011	J
* 04	490	614 VILLA MONTE AVE	5263 040 012	J
* 04	490	622 VILLA MONTE AVE	5263 040 013	J
* 04	490	642 VILLA MONTE AVE	5263 040 016	J
* 04	490	650 VILLA MONTE AVE	5263 040 017	J
* 04	490	656 VILLA MONTE AVE	5263 040 018	J
* 04	490	664 VILLA MONTE AVE	5263 040 019	J
* 04	490	685 S GRANDRIDGE AVE	5263 041 005	J
* 04	490	689 S GRANDRIDGE AVE	5263 041 006	J
* 04	490	695 S GRANDRIDGE AVE	5263 041 007	J
* 04	490	696 BRADSHAW AVE	5263 041 009	J
* 04	490	688 BRADSHAW AVE	5263 041 010	J
* 04	490	678 BRADSHAW AVE	5263 041 011	J
* 04	490	672 BRADSHAW AVE	5263 041 012	J
* 04	490	660 BRADSHAW AVE	5263 041 013	J
* 04	490	658 BRADSHAW AVE	5263 041 014	J
* 04	490	652 BRADSHAW AVE	5263 041 015	J
* 04	490	735 BRADSHAW AVE	5263 042 005	J
* 04	490	743 BRADSHAW AVE	5263 042 006	J
* 04	490	763 BRADSHAW AVE	5263 042 008	J
* 04	490	777 BRADSHAW AVE	5263 042 009	J
* 04	490	795 BRADSHAW AVE	5263 042 010	J
* 04	490	670 VILLA MONTE AVE	5263 042 011	J
* 04	490	690 VILLA MONTE AVE	5263 042 013	J
* 04	490	679 VILLA MONTE AVE	5263 042 015	J
* 04	490	671 VILLA MONTE AVE	5263 042 016	J
* 04	490	724 OJAI CIR	5263 043 010	J
* 04	490	758 ALTA MESA PL	5263 043 016	J
04	490	ALTA MESA PL	5263 043 017	J
04	490	ALTA MESA PL	5263 043 018	J
* 04	490	650 CECIL ST	5264 002 006	J
* 04	490	648 CECIL ST	5264 002 007	J
* 04	490	642 CECIL ST	5264 002 008	J
* 04	490	634 CECIL ST	5264 002 009	J
* 04	490	628 CECIL ST	5264 002 010	J
* 04	490	618 CECIL ST	5264 002 011	J
* 04	490	643 S LINCOLN AVE	5264 002 022	J
* 04	490	649 S LINCOLN AVE	5264 002 023	J
* 04	490	655 S LINCOLN AVE	5264 002 024	J
* 04	490	661 S LINCOLN AVE	5264 002 025	J
* 04	490	667 S LINCOLN AVE	5264 002 026	J
* 04	490	675 S LINCOLN AVE	5264 002 027	J
* 04	490	683 S LINCOLN AVE	5264 002 028	J
* 04	490	689 S LINCOLN AVE	5264 002 029	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	691 S LINCOLN AVE	5264 002 030	J
* 04	490	695 S LINCOLN AVE	5264 002 031	J
* 04	490	692 CECIL ST	5264 003 002	J
* 04	490	688 CECIL ST	5264 003 003	J
* 04	490	684 CECIL ST	5264 003 004	J
* 04	490	680 CECIL ST	5264 003 005	J
* 04	490	699 S LINCOLN AVE	5264 003 012	J
* 04	490	701 S LINCOLN AVE	5264 003 013	J
* 04	490	707 S LINCOLN AVE	5264 003 014	J
* 04	490	715 S LINCOLN AVE	5264 003 015	J
* 04	490	721 S LINCOLN AVE	5264 003 016	J
* 04	490	741 S LINCOLN AVE	5264 003 017	J
* 04	490	755 S LINCOLN AVE	5264 003 018	J
* 04	490	771 S LINCOLN AVE	5264 003 019	J
* 04	490	787 S LINCOLN AVE	5264 003 020	J
* 04	490	803 S LINCOLN AVE	5264 003 021	J
* 04	490	819 S LINCOLN AVE	5264 003 022	J
* 04	490	833 S LINCOLN AVE	5264 003 023	J
* 04	490	849 S LINCOLN AVE	5264 003 024	J
* 04	490	863 S LINCOLN AVE	5264 003 025	J
* 04	490	879 S LINCOLN AVE	5264 003 026	J
* 04	490	901 S LINCOLN AVE	5264 003 027	J
* 04	490	921 S LINCOLN AVE	5264 003 028	J
* 04	490	941 S LINCOLN AVE	5264 003 029	J
* 04	490	961 S LINCOLN AVE	5264 003 030	J
* 04	490	981 S LINCOLN AVE	5264 003 031	J
* 04	490	1001 S LINCOLN AVE	5264 003 032	J
* 04	490	1061 S LINCOLN AVE	5264 004 007	J
* 04	490	1121 S LINCOLN AVE	5264 004 010	J
* 04	490	1021 S LINCOLN AVE	5264 004 028	J
* 04	490	1060 S LINCOLN AVE	5264 005 017	J
* 04	490	1201 WILCOX AVE	5264 005 026	J
* 04	490	150 E EL REPETTO DR	5264 006 003	J
* 04	490	281 STARBIRD DR	5264 007 026	J
* 04	490	277 STARBIRD DR	5264 007 027	J
* 04	490	273 STARBIRD DR	5264 007 028	J
* 04	490	265 STARBIRD DR	5264 007 030	J
* 04	490	247 STARBIRD DR	5264 007 035	J
* 04	490	269 STARBIRD DR	5264 007 040	J
* 04	490	285 STARBIRD DR	5264 008 007	J
* 04	490	1341 FULTON AVE	5264 008 016	J
* 04	490	293 STARBIRD DR	5264 008 024	J
* 04	490	258 STARBIRD DR	5264 009 056	J
* 04	490	1781 FULTON AVE	5264 011 002	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1868 WHITEHURST DR	5264 011 013	J
* 04	490	1838 WHITEHURST DR	5264 011 015	J
* 04	490	1770 MANCHA WAY	5264 011 019	J
* 04	490	1768 MANCHA WAY	5264 011 020	J
* 04	490	1875 WHITEHURST DR	5264 011 032	J
* 04	490	1876 WHITEHURST DR	5264 011 033	J
* 04	490	1851 FULTON AVE	5264 011 037	J
* 04	490	1739 WHITEHURST DR	5264 013 034	J
* 04	490	1745 WHITEHURST DR	5264 013 035	J
* 04	490	1057 FULTON AVE	5264 018 001	J
* 04	490	1065 FULTON AVE	5264 018 002	J
* 04	490	1097 FULTON AVE	5264 018 005	J
* 04	490	1101 FULTON AVE	5264 018 006	J
* 04	490	1143 FULTON AVE	5264 018 007	J
* 04	490	1195 FULTON AVE	5264 018 009	J
* 04	490	1201 FULTON AVE	5264 018 010	J
* 04	490	1253 FULTON AVE	5264 018 011	J
* 04	490	1183 WILCOX AVE	5264 018 012	J
* 04	490	1100 LANGLEY WAY	5264 018 016	J
* 04	490	1090 LANGLEY WAY	5264 018 017	J
* 04	490	1070 LANGLEY WAY	5264 018 018	J
* 04	490	1038 LANGLEY WAY	5264 018 019	J
* 04	490	1000 LANGLEY WAY	5264 018 020	J
* 04	490	960 S LINCOLN AVE	5264 018 022	J
* 04	490	920 S LINCOLN AVE	5264 018 024	J
* 04	490	900 S LINCOLN AVE	5264 018 025	J
* 04	490	880 S LINCOLN AVE	5264 018 026	J
* 04	490	860 S LINCOLN AVE	5264 018 027	J
* 04	490	840 S LINCOLN AVE	5264 018 028	J
* 04	490	826 S LINCOLN AVE	5264 018 029	J
* 04	490	810 S LINCOLN AVE	5264 018 030	J
* 04	490	786 S LINCOLN AVE	5264 018 031	J
* 04	490	740 S LINCOLN AVE	5264 018 033	J
* 04	490	730 S LINCOLN AVE	5264 019 001	J
* 04	490	728 S LINCOLN AVE	5264 019 002	J
* 04	490	722 S LINCOLN AVE	5264 019 003	J
* 04	490	716 S LINCOLN AVE	5264 019 004	J
* 04	490	708 S LINCOLN AVE	5264 019 005	J
* 04	490	700 S LINCOLN AVE	5264 019 006	J
* 04	490	698 S LINCOLN AVE	5264 019 007	J
* 04	490	694 S LINCOLN AVE	5264 019 008	J
* 04	490	692 S LINCOLN AVE	5264 019 009	J
* 04	490	686 S LINCOLN AVE	5264 019 011	J
* 04	490	680 S LINCOLN AVE	5264 019 012	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	674 S LINCOLN AVE	5264 019 013	J
* 04	490	662 S LINCOLN AVE	5264 019 014	J
* 04	490	691 KEMPTON AVE	5264 019 020	J
* 04	490	661 KEMPTON AVE	5264 019 024	J
* 04	490	965 FULTON AVE	5264 019 035	J
* 04	490	991 FULTON AVE	5264 019 036	J
* 04	490	241 E KEMPTON PL	5264 021 051	J
04	490	700 S GARFIELD AVE	5264 023 146	J
04	490	S GARFIELD AVE	5264 023 147	J
04	490	S GARFIELD AVE	5264 023 148	J
04	490	S GARFIELD AVE	5264 024 063	J
04	490	SATURN ST	5265 001 809	J
* 04	490	2080 CLOVER DR	5265 004 047	J
* 04	490	2113 HEATHER DR	5265 004 048	J
04	490	FULTON AVE	5265 004 052	J
* 04	490	2150 FULTON AVE	5265 004 053	J
* 04	490	201 E GLEASON ST	5265 008 016	J
* 04	490	200 E MARKLAND DR	5265 008 019	J
* 04	490	2325 WILCOX AVE	5265 009 017	J
* 04	490	2317 WILCOX AVE	5265 009 020	J
* 04	490	268 E GLEASON ST	5265 010 001	J
* 04	490	264 E GLEASON ST	5265 010 002	J
* 04	490	260 E GLEASON ST	5265 010 003	J
* 04	490	256 E GLEASON ST	5265 010 004	J
* 04	490	245 E FERNFIELD DR	5265 010 008	J
* 04	490	249 E FERNFIELD DR	5265 010 009	J
* 04	490	253 E FERNFIELD DR	5265 010 010	J
* 04	490	257 E FERNFIELD DR	5265 010 011	J
* 04	490	261 E FERNFIELD DR	5265 010 012	J
* 04	490	269 E FERNFIELD DR	5265 010 014	J
* 04	490	273 E FERNFIELD DR	5265 010 015	J
* 04	490	204 E FERNFIELD DR	5265 012 010	J
* 04	490	200 W FERNFIELD DR	5265 012 011	J
* 04	490	201 E FERNFIELD DR	5265 012 012	J
* 04	490	204 E GLEASON ST	5265 012 014	J
* 04	490	236 E FERNFIELD DR	5265 013 010	J
* 04	490	232 E FERNFIELD DR	5265 013 011	J
* 04	490	228 E FERNFIELD DR	5265 013 012	J
* 04	490	224 E FERNFIELD DR	5265 013 013	J
* 04	490	216 E FERNFIELD DR	5265 013 014	J
* 04	490	212 E FERNFIELD DR	5265 013 015	J
* 04	490	208 E FERNFIELD DR	5265 013 016	J
* 04	490	500 WOODLAND WAY	5265 018 004	J
* 04	490	441 E MARKLAND DR	5265 018 009	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	596 E FERNFIELD DR	5265 018 012	J
* 04	490	588 E FERNFIELD DR	5265 018 013	J
* 04	490	568 E FERNFIELD DR	5265 018 014	J
* 04	490	519 POTRERO GRANDE DR	5265 018 021	J
* 04	490	527 POTRERO GRANDE DR	5265 018 025	J
04	490	POTRERO GRANDE DR	5265 018 027	J
* 04	490	561 W FERNFIELD DR	5265 019 003	J
* 04	490	2054 SATURN ST	5265 025 044	J
* 04	490	2 RED PLUM CIR	5265 025 046	J
* 04	490	2019 SATURN ST	5265 025 047	J
* 04	490	2001 SATURN ST	5265 025 048	J
04	490	ORANGE ST	5265 026 031	J
* 04	490	1939 BRADSHAW AVE	5266 002 001	J
* 04	490	1937 BRADSHAW AVE	5266 002 002	J
* 04	490	1935 BRADSHAW AVE	5266 002 003	J
* 04	490	1933 BRADSHAW AVE	5266 002 004	J
* 04	490	1931 BRADSHAW AVE	5266 002 005	J
* 04	490	1929 BRADSHAW AVE	5266 002 006	J
* 04	490	1927 BRADSHAW AVE	5266 002 007	J
* 04	490	1925 BRADSHAW AVE	5266 002 008	J
* 04	490	1923 BRADSHAW AVE	5266 002 009	J
* 04	490	1919 BRADSHAW AVE	5266 002 011	J
* 04	490	1917 BRADSHAW AVE	5266 002 012	J
* 04	490	1915 BRADSHAW AVE	5266 002 013	J
* 04	490	1913 BRADSHAW AVE	5266 002 014	J
* 04	490	510 BRIGHTWOOD ST	5266 002 021	J
* 04	490	516 BRIGHTWOOD ST	5266 002 024	J
* 04	490	518 BRIGHTWOOD ST	5266 002 025	J
* 04	490	602 BRIGHTWOOD ST	5266 002 027	J
* 04	490	604 BRIGHTWOOD ST	5266 002 028	J
* 04	490	606 BRIGHTWOOD ST	5266 002 029	J
* 04	490	608 BRIGHTWOOD ST	5266 002 030	J
* 04	490	610 BRIGHTWOOD ST	5266 002 031	J
* 04	490	2000 S ATLANTIC BLVD	5266 003 032	J
04	490	250 W MARKLAND DR	5273 019 013	J
* 04	490	211 W GLEASON ST	5273 019 024	J
* 04	490	1845 LUPINE AVE	5274 003 015	J
* 04	490	1859 LUPINE AVE	5274 003 016	J
* 04	490	1871 LUPINE AVE	5274 003 017	J
* 04	490	1889 LUPINE AVE	5274 003 018	J
* 04	490	1901 LUPINE AVE	5274 003 019	J
* 04	490	1921 LUPINE AVE	5274 003 020	J
* 04	490	1935 LUPINE AVE	5274 003 021	J
* 04	490	1949 LUPINE AVE	5274 003 022	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1963 LUPINE AVE	5274 003 023	J
* 04	490	1974 HEATHER DR	5274 004 012	J
* 04	490	1962 LUPINE AVE	5274 004 013	J
* 04	490	1948 LUPINE AVE	5274 004 014	J
* 04	490	1934 LUPINE AVE	5274 004 015	J
* 04	490	1920 LUPINE AVE	5274 004 016	J
* 04	490	1898 LUPINE AVE	5274 004 017	J
* 04	490	1890 LUPINE AVE	5274 004 018	J
* 04	490	345 CORAL VIEW ST	5274 006 022	J
* 04	490	2008 EMERALD WAY	5274 007 025	J
* 04	490	2000 HEATHER DR	5274 008 001	J
* 04	490	2004 HEATHER DR	5274 008 002	J
* 04	490	2008 HEATHER DR	5274 008 003	J
* 04	490	2012 HEATHER DR	5274 008 004	J
* 04	490	2016 HEATHER DR	5274 008 005	J
* 04	490	2024 HEATHER DR	5274 008 007	J
* 04	490	2028 HEATHER DR	5274 008 008	J
* 04	490	2044 WHEELER DR	5274 008 013	J
* 04	490	2046 WHEELER DR	5274 008 014	J
* 04	490	2048 WHEELER DR	5274 008 015	J
* 04	490	2050 WHEELER DR	5274 008 016	J
* 04	490	2052 WHEELER DR	5274 008 017	J
* 04	490	2056 WHEELER DR	5274 008 018	J
* 04	490	2058 WHEELER DR	5274 008 019	J
* 04	490	2060 WHEELER DR	5274 008 020	J
* 04	490	2043 EMERALD WAY	5274 008 022	J
* 04	490	284 BLOOM DR	5274 008 025	J
* 04	490	290 BLOOM DR	5274 008 026	J
* 04	490	294 BLOOM DR	5274 008 027	J
* 04	490	300 BLOOM DR	5274 008 028	J
* 04	490	310 BLOOM DR	5274 008 029	J
* 04	490	318 BLOOM DR	5274 008 030	J
* 04	490	326 BLOOM DR	5274 008 031	J
* 04	490	334 BLOOM DR	5274 008 032	J
* 04	490	252 ALDERGATE ST	5274 011 004	J
* 04	490	1904 MAPLEGATE ST	5274 024 030	J
* 04	490	245 ALDERGATE ST	5274 024 033	J
04	490	MARKLAND DR	5275 001 018	J
04	490	501 W MARKLAND DR	5275 001 019	J
* 04	490	POTRERO GRANDE DR	5275 001 020	J
* 04	490	POTRERO GRANDE DR	5275 001 021	J
* 04	490	775 TAYLOR DR	5276 004 005	J
* 04	490	763 TAYLOR DR	5276 004 006	J
* 04	490	733 OLIVE PL	5276 004 015	J

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
 IN SEQ BY WEED-KEY, THEN PARCEL (COMBINED)

DATE: 01/08/14

ZONE	CITY CODE	LOCATION	PARCEL	KEY
* 04	490	1976 HOLLY OAK DR	5276 004 031	J
* 04	490	1970 HOLLY OAK DR	5276 004 032	J
04	490	ORANGE AVE	5276 008 015	J
* 04	490	750 LAUREL PL	5276 008 031	J
04	490	REPPER ST	5276 008 042	J
* 04	490	1900 ALISAR AVE	5276 013 001	J
* 04	490	1920 ALISAR AVE	5276 013 003	J
* 04	490	1915 ALISAR AVE	5276 013 004	J
* 04	490	1966 HOLLY OAK DR	5276 013 005	J
* 04	490	1960 HOLLY OAK DR	5276 013 006	J
* 04	490	1956 HOLLY OAK DR	5276 013 007	J
* 04	490	1950 HOLLY OAK DR	5276 013 008	J
* 04	490	1946 HOLLY OAK DR	5276 013 009	J
* 04	490	1936 HOLLY OAK DR	5276 013 011	J
* 04	490	1930 HOLLY OAK DR	5276 013 012	J
* 04	490	1926 HOLLY OAK DR	5276 013 013	J
* 04	490	1880 ALISAR AVE	5276 014 020	J
* 04	490	1890 ALISAR AVE	5276 014 042	J
04	490	ARROYO DR	5276 018 804	J
04	490	ARROYO DR	5276 018 806	J
04	490	KENTON DR	5276 020 018	J
* 04	490	1133 KENTON DR	5276 020 023	J
TOTAL IMPROVED RECORDS			1328	
TOTAL UNIMPROVED RECORDS			102	
TOTAL RECORDS			1430	



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar**
Agenda Item 6

TO: The Honorable Mayor and City Council
FROM: Paul Talbot, City Manager
SUBJECT: Resolution updating the City's reimbursement policies in accordance with AB1234 and authorization for the attendance at this year's WELL Conference (Water Education for Latino Leaders) by Councilmember Teresa Real Sebastian.

RECOMMENDATION:

It is recommended that the City Council

- (1) Adopt Resolution no. _____ amending the reimbursement policies in accordance with Government Code §§ 53232.2 and 53232.3.
- (2) Approve Councilmember Teresa Real Sebastian's attendance at the WELL Conference (Water Education for Latino Leaders); and
- (3) take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On September 27, 2011 the City Council adopted Resolution No. 11442, the City's existing AB 1234 policies for reimbursement of authorized expenses. Staff is recommending a few changes, deletions and additions to the existing policy to keep it current. The attached resolution modifies the list of pre-approved events that the Council, Boards and/or Commissions may participate in, as well as updating the regulating body that establishes the per diem reimbursable rates.

BACKGROUND:

Assembly Bill 1234 ("AB 1234") was adopted by the state legislature in late 2005 and became effective on January 1, 2006. AB 1234 requires cities to adopt a written policy for reimbursement of "actual and necessary" expenses incurred by City Council Members and members of bodies created by the City Council that are subject to the Brown Act. The policy is required to address reimbursement of expenses relating to travel, meals and lodging and the filing of expense reports. AB 1234 also requires council members and members of bodies that are subject to the Brown Act that receive any type of compensation, salary, stipend, or reimbursement of expenses, to attend two hours of ethics training approved by Fair Political Practices Commission and the Attorney General. Courses are available either on-line or through various conferences including the League of California Cities. For consistency purposes, the attached reimbursement resolution has been drafted to also apply to the City Clerk and City Treasurer.

With regard to reimbursable expenses, AB 1234 requires that the written policy specifically identify: (a) "occasions," other than those addressed by the Brown Act (Government Code § 54952.2) that "constitute the performance of official duties for which a member of a legislative body may receive payment"; and (b) the rates at which travel, meals and lodging, and other actual and necessary expenses may be reimbursed.

Section 4 of the resolution identifies the type of "occasions" that qualify for reimbursements and includes meetings with other government agencies and officials, educational seminars applicable to local government, participation in local, regional and national governmental organizations, City events, and meetings with constituents, neighborhood groups, and businesses.

With regard to the reimbursement rates, the prior policy identified the Internal Revenue Service ("IRS") rates that are applicable. The modified policy replaces the IRS with the U.S. General Services Administration (GSA), Publication 463 for per diem meal allowances (as recommended by the IRS). Additionally there is some clean up on the Conferences that the officials may participate in.

Finally, consistent with the legislation, the resolution requires that detailed expense reports be submitted in a timely manner and that individuals provide brief reports at the next regular meeting of the applicable legislative body with regard to meetings the individual attended at the expense of the City.

Additionally, it is recommended that the Council authorize Councilmember Teresa Real Sebastian's attendance at this year's WELL conference, on March 27 & 28th in Sacramento. All expenses to attend the conference (registration, air and hotel) are being paid for by the event organizers, thus there will not be City expenditures for her participation. The WELL conference provides a forum for basic information about California water history, infrastructure and finance. (see attachment 2)

FISCAL IMPACT:

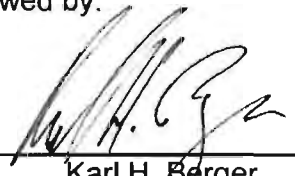
No new fiscal impact. Events are currently budgeted under Council or Department budgets.

Respectfully submitted,



Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

ATTACHMENTS

1) A resolution establishing policies pursuant to AB 1234 for reimbursing authorized expenses and superseding Resolution No. 11442.

2) A copy of the WELL conference brochure

RESOLUTION NO.

A RESOLUTION ESTABLISHING A REIMBURSEMENT POLICY IN ACCORDANCE WITH GOVERNMENT CODE §§ 53232.2 AND 53232.3.

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

SECTION 1: The City Council finds and declares as follows:

- A. Elected and appointed City Officials are responsible for promoting and protecting public health, safety, and welfare. Among other things, these duties may require City Officials to:
 - 1. Discuss the City's concerns with state and federal officials;
 - 2. Participate in regional, state and national organizations that affect the City's interests;
 - 3. Attend educational seminars designed to improve City Officials' skills and provide information;
 - 4. Promote public service and morale;
 - 5. Attend meetings, ceremonial events and other activities sponsored by constituents, neighborhood groups, business organizations and similar groups;
 - 6. Promote economic development; and
 - 7. Meet with constituents, business owners and others with an interest in the City.
- B. It is in the public interest to reimburse City Officials' expenses incurred in connection with these activities consistent with the provisions of this Resolution.

SECTION 2: *Declaration of Policy.* This Resolution is adopted in accordance with Government Code §§ 53232.2 and 53232.3 so that the City of Monterey Park may reimburse appropriate expenses incurred by elected and appointed City officials while on authorized travel or otherwise engaged in the conduct of City business. Absent City Council approval, and only in extraordinary circumstances, the City will not reimburse City Officials an amount greater than allowed by this Resolution for expenses incurred during the course of conducting City business.

SECTION 3: 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 Resolution:

- A. "City Officials" means members of the elected and appointed officials;
- B. "Reimbursement" means all forms of payment for expenses incurred by City Officials in the course of their official duties whether paid directly by the City (including, without limitation, with a City-issued credit card) or advanced by City Officials with personal funds and later reimbursed from City funds .

SECTION 4: City Business – Authorized Activities:

- A. Expenses incurred while engaging in the following City business activities are generally authorized expenses if all requirements of this Resolution are fulfilled:
 - 1. Communicating with representatives of regional, state and national government on City adopted policy positions;
 - 2. Attending educational seminars designed to improve City Officials' skill and information levels. A list of recognized meetings is attached as Exhibit "A," and incorporated by reference;
 - 3. Participating in regional, state and national organizations whose activities affect the City's interests;
 - 4. Recognizing service to the City (for example, thanking a longtime employee with a retirement gift or celebration of nominal value and cost);
 - 5. Attending City events; and
 - 6. Attending meetings with constituents, neighborhood groups, business organizations, and attending conferences for the City-approved purpose of attracting or retaining businesses to the City.
- B. Expenditures incurred in connection with activities or events not listed in Paragraph A above require prior approval by the City Council.

SECTION 5: Unauthorized Expenses: The City will not reimburse City Officials for expenses incurred outside the scope of the City Official's duties including, for example and not limitation, the following:

- A. The personal portion of any trip. For example, if a City Official elects to travel to an event in advance or stay longer on personal business, the City need

only reimburse the City Official for roundtrip travel costs and costs incurred during the event's duration;

- B. Political or charitable contributions or events;
- C. Family expenses, including partner's expenses when accompanying a City Official on City-related business, as well as children- or pet-related expenses;
- D. Entertainment expenses, including theater, movies (either in-room or at the theater), sporting events (including gym, massage and/or golf related expenses), or other cultural events;
- E. Non-mileage personal automobile expenses, including repairs, traffic citations, insurance or gasoline; and
- F. Personal losses incurred while on City business.
- G. Expenses for which City Officials receive reimbursement from another agency are not reimbursable.
- H. Any questions regarding the propriety of a particular type of expense should be resolved by the City Council before the expense is incurred.

SECTION 6: Transportation.

- A. Generally. City Officials must use the most economical mode and class of transportation reasonably consistent with scheduling needs and cargo space requirements, using the most direct and time-efficient route. Government and group rates must be used when available.
- B. Airfare. Airfares that are equal or less than those available through the Enhanced Local Government Airfare Program offered through the League of California Cities (www.cacities.org/travel), the California State Association of Counties (www.csac.counties.org/default.asp?id=635) and the State of California are presumed to be the most economical and reasonable for purposes of reimbursement under this policy.
- C. Automobile.
 - 1. Automobile mileage is reimbursed at Internal Revenue Service rates presently in effect (see www.irs.gov). For 2014, the rate is 56 cents per mile. These rates are designed to compensate the driver for gasoline, insurance, maintenance, and other expenses associated with operating the vehicle. This amount does not include bridge and road tolls, which are also reimbursable.

2. Only travel for City business outside of Los Angeles County is authorized for reimbursement.
 3. A City Official may leave from his/her home for City business. However, the City will not reimburse mileage that exceeds mileage from City Hall to the destination point.
- D. Car Rental. Rental rates that are equal or less than those available through the State of California's website (www.catravelsmart.com/default.htm) are considered the most economical and reasonable for purposes of reimbursement under this policy.
- E. Taxis/Shuttles. Taxis or shuttles fares may be reimbursed, including a 15 percent gratuity per fare, when the cost of such fares is equal or less than the cost of car rentals, gasoline and parking combined, or when such transportation is necessary for time-efficiency.
- F. Airport Parking. Long-term parking must be used for travel exceeding 24-hours.
- G. Other. Checked baggage handling fees as charged by the airline.

SECTION 7: Lodging.

- A. Lodging expenses will be reimbursed only at the single occupancy rate for rooms.
- B. Lodging expenses will be reimbursed for when travel on official City business reasonably requires an overnight stay.
- C. Conferences/Meetings. If lodging is associated with a conference, lodging expenses must not exceed the group rate published by the conference sponsor for the meeting in question if such rates are available at the time of booking.
- D. Other Lodging. Travelers must request government rates, when available. A listing of hotels offering government rates in different areas is available at www.catravelsmart.com/lodguideframes.htm. Lodging rates that are equal or less to government rates are presumed to be reasonable and hence reimbursable for purposes of this policy. In the event that government rates are not available at a given time or in a given area, lodging rates that do not exceed the IRS per diem rates for a given area are presumed reasonable and hence reimbursable.

SECTION 8: Meals and Incidental Expenses.

A. For meals associated with City business within Los Angeles County:

Breakfast:	\$ 12.00
Lunch:	\$ 18.00
Dinner:	\$ 36.00
Incidentals:	<u>\$ 5.00</u>
Not to exceed:	\$ 71.00/Day
First and Last Day of Travel	\$ 53.25/Day

B. For meals associated with City business outside of Los Angeles County where an overnight stay is required, a City Official may claim a per diem in accordance with the meals and incidental expenses (M&IE) rates established by United States General Services Administration (GSA), Publication 463.

1. The time calculations for per diem starts when the City Official begins travel. For each 24-hour period thereafter, the City Official can claim the full per diem amount.
2. Receipts are not required to claim per diem.
3. Any reimbursement claim for expenses that exceed the per diem rate may constitute additional income for tax purposes.

C. The City does not pay for alcohol/personal bar expenses.

SECTION 9: Telephone/Fax/Cellular. City Officials will be reimbursed for actual telephone and fax expenses incurred on City business. Telephone bills should identify which calls were made on City business. For cellular calls when the City Official has a particular number of minutes included in the City Official's plan, the City Official can identify the percentage of calls made on public business.

SECTION 10: Cash Advance Policy.

- A. From time to time, it may be necessary for a City Official to request a cash advance to cover anticipated expenses while traveling or doing business on the City's behalf. Such request for an advance should be submitted to the City Manager fourteen (14) days before the need for the advance with the following information:

1. The purpose of the expenditure(s);
 2. The benefits of such expenditure to the residents of the City;
 3. The anticipated amount of the expenditure(s) (for example, hotel rates, meal costs, and transportation expenses); and
 4. The dates of the expenditure(s).
- B. Any unused advance must be returned to the City's Finance Department within two business days of the City Official's return, along with an expense report and receipts documenting how the advance was used in compliance with this Resolution.
- C. In the event the City Manager is uncertain as to whether a request complies with this policy, the City Manager must seek City Council approval.

SECTION 11: *Credit Card Use Policy.*

- A. City does not issue credit cards to individual City Officials but does have a credit card for selected City expenses. City Officials may use the City's credit card for such purposes as airline tickets and hotel reservations by following the same procedures for cash advances. Receipts documenting expenses incurred on the City credit card and compliance with this policy must be submitted within five business days of use.
- B. City credit cards may not be used for personal expenses, even if the City Official subsequently reimburses the City.

SECTION 12: *Expense Report Content And Submission Deadline.*

- A. All cash advance expenditures, credit card expenses and expense reimbursement requests must be submitted on an expense report form provided by the City.
- B. Expense reports must document that the expense in question met the requirements of this policy. For example, if a meeting is with a legislator, the City Official should explain whose meals were purchased, what issues were discussed and how those relate to the City's adopted legislative positions and priorities.
- C. City Officials must submit their expense reports within thirty (30) days after an expense is incurred, accompanied by receipts documenting each expense. Restaurant receipts, in addition to any credit card receipts, are also part of the necessary documentation.

D. Inability to provide such documentation in a timely fashion may result in the expense being borne by the City Official.

E. All expenses are subject to verification that they comply with this policy.

SECTION 13: *Reports to City Council.* At the City Council meeting following an activity, each City Official must briefly report on meetings attended at City expense. If multiple City Officials attended, a joint report may be made.

SECTION 14: *Compliance With Laws.* Some expenditures may be subject to reporting under the Political Reform Act and other laws. All agency expenditures are public records subject to disclosure under the California Public Records Act.

SECTION 15: *Violation Of This Policy.* Use of public resources or falsifying expense reports in violation of this Resolution may result in any or all of the following:

- A. Loss of reimbursement privileges;
- B. A demand for restitution to the City;
- C. The City's reporting the expenses as income to the City Official to state and federal tax authorities;
- D. Civil penalties of up to \$1,000 per day and three times the value of the resources used; and
- E. Prosecution for misuse of public resources.

SECTION 16: If any part of this Resolution 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 Resolution are severable.

SECTION 17: The City Clerk is directed to certify the passage and adoption of this Resolution; cause it to be entered into the city of Monterey Park book of original Resolutions; 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 Resolution, cause it to be published or posted in accordance with California law.

SECTION 18: This Resolution supersedes all previous policies relating to Government Code §§ 53232.2 and 53232.3 including, without limitation, Resolution No. 11442. This Resolution will become effective immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____ 2014,

Anthony Wong, Mayor
City of Monterey Park
California

ATTEST:

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

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

By: _____
Karl H. Berger, Assistant City Attorney

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 ____ day of _____ 2014 , by the following vote:

Ayes: Council Members:
Nays: Council Members:
Absent: Council Members:
Abstain: Council Members:

Dated this ____ day of _____ 2014.

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

EXHIBIT A

Name of Conference

- Any conference or travel approved in advance by the City Council.
- League of California Cities Annual Conference
- Annual Meeting of the Employee Relations Inst. League of California Cities
- Annual League of California Cities Conference for Planning Commissioners
- Annual Legislative Conference League of California Cities
- National Conference of the International City/County Managers Association
- Mayors and Council Members Institute League of California Cities
- California Joint Powers Authority Annual Meeting
- Annual Meeting of the California Chapter of the American Planning Association (APA)
- National Conference of American Planning Association (APA)
- League of California Cities Mayors and Council Members Department
- Independent Cities Association Summer Conference
- Independent Cities Association Winter Conference
- California Contract Cities Spring Conference
- California Contract Cities Fall Conference
- California Contract Cities Sacramento Conference
- California JPIA Risk Management Conference
- International Conference of Shopping Centers: National Conference
- International Conference of Shopping Centers: Southern California Conference
- Southern California Association of Governments: Annual Planning Session
- National League of Cities: Annual Congressional City Conference
- National League of Cities: Annual Congress of Cities and Exposition
- U.S. Conference of Mayors Winter Meeting
- U.S. Conference of Mayors Annual Meeting



Water Education for Latino Leaders

WELL is convening a statewide educational water conference March 27-28, 2014 in Sacramento for California local elected officials. The WELL Conference provides a forum for basic information about California water history, infrastructure and finance. Our hope is to facilitate understanding toward comprehensive long-term water policies that will sustain California's economy and quality of life.

The WELL Conference will feature keynote speakers in the morning, lunch and at the end of the conference who will address major policy trends and issues related to water.

Four "sessions" will provide attendees with basic information about California water history, infrastructure and finance. Much preparation goes into organizing the sessions so that information is easy to understand and provides for participant questions and answers. Presenters include local elected officials who also happen to be experts in water policy. The final session will "cross-educate" water officials about the emergence of a new generation of California leadership that is increasingly Latino, Asian and overall diverse including more women in decision making roles and why their well-informed participation is essential to California Water Policy.

WATER EDUCATION FOR LATINO LEADERS

A WATER CONFERENCE FOR CALIFORNIA LATINO LEADERS—WHY NOW?

Water is one of the most important and expensive public policy issues facing California that will impact our state's economic development and growth. Yet local Latino leaders have been virtually absent as voices of leadership and typically have little background knowledge in the water policy arena.

Currently, there are more than 27 Latino state elected officials on the periphery of the water policy debate in Sacramento and more than 700 local Latino water district directors, county supervisors, mayors, and city council members who should be vigorously engaged in various levels of water policy decision making. These officials are the target audience for the Conference.

Increasingly, these Latino decision makers are facing the daunting challenge of balancing the need for repairs to a dilapidated local water delivery infrastructure while ensuring equitable water rates. The WELL conference will arm this new generation of policy makers with the information they need to form strategies that will protect the environment while balancing the interests of agriculture, industry, and urban populations, all with the aim of ensuring a clean and safe local water supply.

HOW WILL THE WELL CONFERENCE IMPACT THE DECISION MAKING GAP IN CALIFORNIA WATER POLICY?

In California, water policy issues are often isolated in traditional pockets of urban, agricultural, or environmental interest. The WELL Conference format has moved beyond this "silo" approach to develop a more fluid and connected circle of understanding that accounts for water supply and delivery, flood control, urban runoff, and protection of water quality, all while balancing the interests of agriculture, industry, and individual consumers.

WELL will convene a statewide educational conference for California's state and local Latino elected officials as a forum for developing a base of basic knowledge to facilitate comprehensive and long-term water policies that will result in equitable and sustainable actions. This will facilitate a thriving economy and ensure a sustainable environment and public health improvements. In addition, future forums will be convened to continue empowering these Latino leaders.

FEEDBACK FROM WELL 2013 ATTENDEES

On March 21–22, 2013, more than 150 Latino leaders attended the WELL Conference at the Sportsmen's Lodge in Los Angeles, which provided them with baseline knowledge about California's water system. Featured were keynote speakers Hilda Solis, former U.S. Secretary of Labor, and Los Angeles Mayor Antonio Villaraigosa.

A majority of attendees surveyed about WELL 2013 responded positively, enthusiastically suggesting there should be a second conference. A councilmember from Northern California stated, "The WELL Conference was history in the making." Paul Philips, the Deputy Director of the California Contract Cities Association (a WELL partner) proclaimed, "This was one of the best seminars I have had the opportunity to attend."



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: CONSENT CALENDAR

Agenda Item 7

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Director of Recreation and Community Services
SUBJECT: Authorization to solicit Proposals for Construction Management for the Park Master Plan Capital Improvement Program and the Americans with Disabilities Access Program

RECOMMENDATION: It is recommended that the City Council:

- (1) Authorize staff to solicit proposals from qualified firms to provide construction management services for the Park Master Plan Capital Improvement Program, and the Americans with Disabilities Access Program.
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY: During the past year, the City Council approved two extensive Capital Improvement projects – the Americans with Disabilities Access Project and the Park Master Plan Project, with a combined budget over four million dollars. Because of the scope of these projects, it is necessary to have a qualified firm manage all construction aspects of both projects. The Recreation and Community Services Department and the Public Works Department recommend the City Council issue a request for proposals ("RFP") to select a qualified firm to undertake such management functions. We believe our existing staffing levels will not be able to support a project of this magnitude with project management.

BACKGROUND: In February 2013, the City Council approved a budget of \$850,000 to have all City Parks improved to meet access standards required in the 1990 Americans with Disabilities Act. The design phase of this project is now complete, with the project approved by a Certified Access Specialist, and includes walkways, railings, curb cuts, and restroom access.

In June 2013, the Council approved the Park Master Plan Capital Improvement project and budgeted over \$3.2 million dollars to replace four park playgrounds, upgrade/replace three picnic shelters, replace problematic irrigation systems and slope drains, improve 3 sets of tennis court lights, build an outdoor basketball court, etc.

These two major initiatives represent a wide variety of construction disciplines that will be going on simultaneously, and involve a number of different vendors. The Construction Manager will be responsible for ensuring the construction work is performed on schedule and in compliance with contract documents and will work closely with the Public Works and Recreation and Community Services Departments to insure the impact on the facilities and surrounding neighborhoods is minimal.

FISCAL IMPACT:

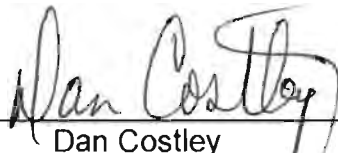
Funding for this contract would come from the Park Master Plan Capital Improvement Program and the Americans with Disabilities Access Program; both approved in 2013.

Following are the accounts for this project:

Americans with Disabilities Projects 0010-801-5004-91525

Park Improvements Master Plan 0010-801-5002- (91527 through 91584)

Respectfully submitted and prepared by



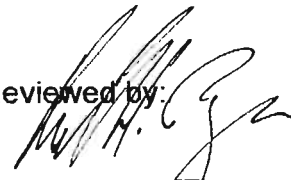
Dan Costley
Director of Recreation and
Community Services

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: Consent Calendar
Agenda Item 8

TO: Paul L. Talbot, City Manager

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

SUBJECT: RESOLUTION AUTHORIZING SUBMITTAL OF USED OIL GRANTS
APPLICATION AS LEAD AGENCY

RECOMMENDATION: . It is recommended that the City Council:

- (1) Adopt Resolution No. _____ authorizing the City to submit grant applications to CalRecycle's Used Oil Program as lead agency;
- (2) Authorize the City Manager, or designee, to execute all grant related documents, in a form approved by the City Attorney; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY: Staff is proposing to submit a grant application to CalRecycle's Used Oil Competitive Grant Program to administer a region-wide outreach campaign that targets the Asian market. CalRecycle requires the lead agency's City Council to adopt a resolution that authorizes the City to act on behalf of the participating cities.

BACKGROUND:

CalRecycle's Used Oil Competitive (UOC) Grant Program makes funds available for the purpose of reducing the potential for illegal used oil disposal by increasing used oil and used oil filter collection, recycling opportunities, public education, source reduction, reuse of used oil, and prevention of stormwater pollution from used oil. California cities, counties, local agencies, and nonprofit organizations are eligible to apply.

Staff has worked with the City's Used Oil Program consultant, John Hunter and Associates, to develop a household hazardous waste outreach program that specifically targets the Asian market. Communicating the importance of the proper disposal of hazardous waste has been a challenge, especially in the Asian community due to language barriers. A region-wide marketing campaign that includes neighboring San

Gabriel Valley cities, that also have a significant Asian constituent, would attract the mainstream Asian media.

The marketing campaign will include releasing a series of news stories on Chinese newspapers and radio, distributing outreach materials in Chinese language, organizing and promoting filter buy back events and hosting information booths at events attended by Chinese audience. As the lead agency, the City will coordinate the submittal of grant reports to CalRecycle. The City's consultant will administer the grant program as part of the City's Used Oil Program.

FISCAL IMPACT:

There is no cost to the City to act as lead agency for the grant program. Should the City be successful in securing the competitive grant, City staff time to submit quarterly and annual reports will be reimbursed by the grant.

Respectfully submitted,



Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



Amy Ho
Principal Management Analyst

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments: Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATIONS FOR
ALL CALRECYCLE GRANTS FOR WHICH THE CITY OF MONTEREY
PARK IS ELIGIBLE.

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

SECTION 1: The City Council finds and declares as follows:

- A. Public Resources Code §§ 40000, *et seq.* authorize the Department of Resources Recycling and Recovery (CalRecycle), formerly known as the California Integrated Waste Management Board, to administer various grant programs (grants) in furtherance of the State of California's (State) efforts to reduce, recycle, and reuse solid waste generated in the State , thereby preserving landfill capacity and protecting public health and safety and the environment;
- B. In furtherance of this authority CalRecycle is required to establish necessary procedures governing the application, awarding and management of its grants;
- C. Used Oil Competitive Grant Program allows regional grant projects; and
- D. CalRecycle grant application procedures require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of CalRecycle grants.

SECTION 2: The City of Monterey Park City Council authorizes the City of Monterey Park to submit a Used Oil Competitive Grant regional application on behalf of itself as Lead Agency and the participating jurisdictions as shown by the attached Exhibit "A," which is incorporated by reference.

SECTION 3: The City Manager, or designee, is authorized and empowered to execute on behalf of the City of Monterey Park all Grant-related documents including, without limitation, applications, payment requests, agreements, and amendments necessary to secure Grant funds and to implement the approved grant project.

SECTION 4: This authorization is effective for five (5) years from the date of adoption of this resolution.

SECTION 5: This resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 5th day of February, 2014.

Anthony Wong, Mayor
City of Monterey Park,
California

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

By:

Karl H. Berger,
Assistant City Attorney

Attest:

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

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 5th day of February, 2014, by the following vote:

Ayes:
Naes:
Absent:
Abstain:

Dated this 5th day of February, 2014.

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

EXHIBIT A

The Used Oil Competitive Grant Program 1st Cycle Participating Cities

1. Rosemead
2. San Gabriel
3. San Marino
4. South Pasadena
5. Temple City
6. Walnut



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Consent Calendar
Agenda Item 9**

TO: Paul L. Talbot, City Manager
FROM: Ron Bow, Director of Public Works / Assistant City Engineer
SUBJECT: City Hall Roof Drain Repairs

Recommendations: It is recommended that the City Council:

- (1) Adopt Resolution no. ____ finding that an emergency exists within the City and authorizing contracting without the need for bidding pursuant to Public Contracts Code §§ 20168 and 22050;
- (2) Authorize the City Manager, or designee, to execute a public works contract, in a form approved by the City Attorney, with Mr. Rooter;
- (3) Authorize the City Manager, or designee, to accept the repairs completed by Mr. Rooter and make final payment to Mr. Rooter in the amount of \$39,650.00; and
- (4) Authorize the Director of Public Works to record the Notice of Completion; and
- (5) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 21, 2013, the Building Maintenance Division responded to water damage in Office No. 141 in the Community Development Department resulting from a rain storm the night before. Upon inspection, Building Maintenance determined that emergency repairs to the City Hall building's roof drain system were needed to prevent further damage. Staff is requesting that City Council accept the repairs and make final payment to Mr. Rooter in the amount of \$39,650.00.

BACKGROUND:

On November 21, 2013, the Building Maintenance Division responded to water damage in Office No. 141 located in the Community Development Department. Staff observed water leaking from the ceiling tiles and walls, and wet carpet and files. Staff

subsequently removed all furniture and supplies from the office and several buckets and plastic sheeting were placed to contain the water leak within the office.

Upon inspection, staff found that a large volume of rainfall, up to 6 inches deep, had accumulated on the City Hall building roof due to the roof drain backing up. In addition, it was discovered that a portion of the backed-up roof drain, which enters the City Hall building directly above Office No. 141, was the source of the water leak. An emergency response was necessary to avoid additional water damage to other parts of City Hall. Clearing the drain and alleviating the weight of the water in the drain and on the roof took an immediate action of response. Mr. Rooter, a local company and expert in this line of work, has completed numerous plumbing repairs at City facilities in the past, was contacted to perform the repairs.

The scope and cost of the repairs were not known before Mr. Rooter was contacted. However, Mr. Rooter performed the work in a timely manner, repairing large portions of the drain outside of the building. Because of the location of the drain line located on the south slope of the City Hall Building, extensive excavating using manual labor was needed. There was an area of the drain line that was covered with roots around and inside of the drain line where two 20 year old Eucalyptus trees were located. The damages to the piping required replacement and auguring of the pipe to clear all sedimentation, debris and roots.

Ordinarily, the Public Contracts Code ("PCC") requires formal bidding for all public works projects. PCC § 20168, however, allows the City Council to adopt a resolution by four-fifths vote "declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health or property." Pursuant to this section and PCC § 22050, the City Council may by-pass bidding requirements ordinarily required under the PCC. An "emergency" is defined as "a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services."

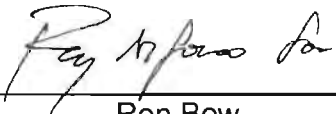
Here, there was an imminent danger to public health and safety for several reasons including, without limitation: (1) the potential collapse of the roof, resulting in possible personal injuries and property damage; (2) the influx of rainwater into the City's building which, without immediate repairs, would have caused more extensive property damage; and (3) the potential for additional threats to public health through water infiltration, e.g., mold.

Adopting the proposed resolution will ratify the emergency; authorize staff to execute the appropriate contract with Mr. Rooter; and ensure that Mr. Rooter will be properly compensated for its emergency response and repair.

FISCAL IMPACT:

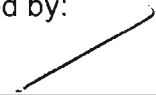
Staff is requesting payment to Mr. Rooter in the amount of \$39,650.00. Funds are available in the current budget from the Building Maintenance Repairs and Maintenance Accounts (0010-801-4210-38100 and 0092-801-4210-38100) to cover the cost of the work.

Respectfully submitted,



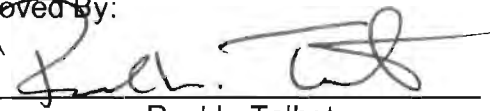
Ron Bow
Director of Public Works/
Assistant City Engineer

Prepared by:



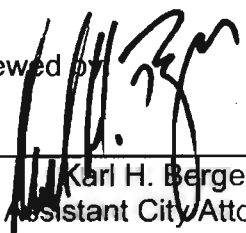
Jerry Lockwood
Maintenance Services Manager

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments: Resolution

RESOLUTION NO.

A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050.

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

SECTION 1: The City Council finds and declares as follows:

- A. Pursuant to Public Contracts Code ("PCC") § 20168, the City Council may, upon a four-fifths vote, declare that public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property because of an emergency.
- B. In accordance with PCC §§ 20168 and 22050, the City Council may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts.
- C. The City owns, operates and maintains the City Hall building for office space and to provide public services.
- D. On or about November 21, 2013, City staff detected water leaking from the ceiling in Office No. 141 located in the Community Development Department resulting from a rain storm the night before. Upon inspection, Building Maintenance staff found that a large volume of rainfall had accumulated on the City Hall roof due to a backup in the roof drain. Mr. Rooter, a local plumbing company, was contacted to perform immediate repairs.
- E. In compliance with applicable law, and to protect public, health, safety and welfare, the City took immediate emergency action to begin repairing the tank in accordance with Monterey Park Municipal Code ("MPMC") § 2.52.060.
- D.F. Based upon the entirety of the record, including the staff report and presentation made by the Public Works Director, the water accumulation on the roof and backed-up roof drains constitutes an imminent danger to public health and safety. This threat requires immediate action to prevent or mitigate damage to the City Hall building and the loss or impairment of essential public services; and
- E.G. Under such emergency conditions, the City Council finds that the delay resulting from public bidding would have imperiled essential public

services.

SECTION 2: In light of the emergency described above, the City Council directs the City Manager, or designee, to take all steps necessary to protect public health, safety and welfare including, without limitation, awarding contracts in accordance with PCC § 22050.

SECTION 3: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 4: The City Council will review this emergency action at its next regularly scheduled meeting and at every regularly scheduled meeting thereafter until the work described above is completed. The Council must determine by a four-fifths vote that there is a need to continue the work at each meeting.

PASSED AND ADOPTED this ____ day of _____, 2014.

Anthony Wong, Mayor

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

By: _____
Karl H. Berger,
Assistant City Attorney

CERTIFICATION

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 whole number of members of the City Council of the said City is five; that the foregoing resolution, being RESOLUTION NO. _____ was duly passed and adopted by the said City Council, approved and signed by the Mayor of said City, and attested by the City Clerk of said City, all at a regular meeting of the said Council held on the _____ day of _____, 2014, and the same was so passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTENTION:
NOT PARTICIPATING:

WITNESS MY HAND THE OFFICIAL SEAL OF SAID CITY this _____ day of _____, 2014.

Vincent D. Chang, City Clerk
City of Monterey Park, California
(SEAL)



City Council Staff Report

DATE: February 5, 2014

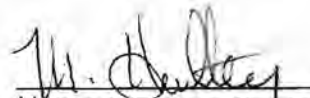
AGENDA ITEM NO: **Public Hearing**
Agenda Item 10

TO: The Honorable Mayor and City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Public Hearing: General Plan Amendment (GPA-13-01) and Development Agreement (DA-13-01) to Construct a New Six-Unit Affordable Housing Development Project – 236 South Ramona Avenue.

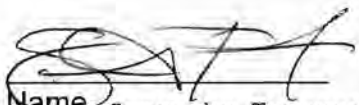
RECOMMENDATION:

This item is being continued to the February 19, 2014 City Council Meeting for additional time to conduct further research and gather more information.

Respectfully submitted,


Name Michael Huntley
Title Community and Economic
Development Director

Prepared by:


Name Samantha Tewasart
Title Associate Planner

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **Public Hearing**
Agenda Item 11

TO: The Honorable Mayor and City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Public Hearing: General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) to Construct a New 80-Unit Housing Development Project – 2015 Potrero Grande Drive.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Open 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 General Plan Amendment and Specific Plan and Certifying the Mitigated Negative Declaration;
- (5) Direct staff to draft Election Resolutions for review on February 19, 2014; and
- (6) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 23, 2014, the Planning Commission adopted Resolution No. 01-14 recommending approval of General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) to the City Council. At the meeting, there were several speakers who commented on the proposed project. Some of the items discussed included the preservation of commercially zoned properties and providing roof mount solar panels. The Planning Commission thought the project was well designed and discussed the benefits of the project versus changing the land use of the property from commercial to residential. A question was raised regarding the vacancies and rate of business turnovers. City records show that many of the businesses within the project area experience turnovers every two to three years (Attachment F).

PLANNING COMMISSION REVIEW:

The applicant, Olson Urban Housing, LLC, is requesting approval for a General Plan Amendment and Specific Plan for the construction of a new 80-unit residential housing development at 2015 Potrero Grande Drive. The subject property is located on the north

side of Potrero Grande Drive, one lot east of the northeast corner of Potrero Grande Drive and Saturn Street. The property is zoned C-S (Commercial Services) and the General Plan designation is Commercial. The lot is 398,574 square feet (9.15 acres) in area. The property is currently occupied by the plant nursery since 1977. The lot is accessible from Potrero Grande Drive, a principal arterial with a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way. This street section typically provides for a four-lane divided roadway. North of the property are R-1 (Single-Family Residential) zoned lots and Southern California Edison right-of-way, south are Potrero Grande Drive, Southern California Edison property and Resurrection Cemetery in the City of Montebello, west are an O-P (Office Professional) zoned lot, Southern California Edison right-of-way, and a 50-foot wide water easement, and east are C-S (Commercial Services) zoned lots and a public storage facility.

General Plan Amendment

The applicant is requesting approval of a General Plan Amendment and Specific Plan to allow for the development of an 80-unit residential development. The proposed project will be a combination detached dwelling units and motor court units.

The requested General Plan Amendment will change the land use designation from Commercial to Medium Density Residential. According to the General Plan Land Use Element, the Medium Density Residential land use provides for moderate density housing either as attached or detached units at a density range of 0 to 16 units per acre. The applicant proposes to construct 40 percent of the maximum density allowed. Upon voter approval of the requested General Plan Amendment and Specific Plan, the applicant will make a tentative map application for the subdivision of air-rights for the establishment and maintenance of the condominium dwelling units.

The proposed General Plan Amendment is appropriate for the site for several reasons. First, although the property is currently zoned Commercial Services (C-S) and designated Commercial in the General Plan, the City has not received a commercial development proposal for the site for the past few decades. In fact, the only proposal received for the site was another residential development in 2005. In addition, as stated above, the property abuts an Edison right-of-way to the north, another Edison property to the west and is located across the street from Resurrection Cemetery in the City of Montebello. To the east of the site are a public storage facility, a warehouse building and a few other commercial tenant spaces that have experienced high levels of turnovers and vacancies. The only other types of commercial uses existing within the project area are flower shops and a couple of small retail eating establishments. Furthermore, the site of the Monterey Park Market Place, entitled by the City in 2012, is currently preparing for development in the near future. The Monterey Park Market Place Development includes approximately 600,000 square feet of retail/commercial space. The availability of this property for commercial occupancy will provide a high level of competition for the subject site. The project site is currently underutilized and is suitable for the proposed residential development.

Voter Approval

In 1982, Ordinance No. 1578 was passed by the voters to require voter approval for amendments to the Land Use Element of the General Plan. According to MPMC Chapter 21.42, certain exceptions are allowed, including variance and conditional use permit applications as well as changes that do not increase residential densities. In this case, the proposal is to change the land use from Commercial to Medium Density Residential, which will allow new residential densities on the property; therefore, voter approval will be required. According to Elections Code § 9222, a special election called after the City Council places a proposition on a ballot must take place on a Tuesday at least 88 days after the City Council calls the election.

If the Council votes to call a special election, the election must be held on an "established" election date. In 2014, the regular election dates are June 3 and November 4 per Elections Code §§1000, 1002, and 1400. The June 3 election date is currently eligible for a special election.

Specific Plan

A specific plan is a tool for the systematic implementation of a General Plan. It effectively establishes a link between implementing policies of a general plan and the individual development proposals in a defined area. A specific plan may be as general as setting forth broad policy concepts, or as detailed as providing direction to every facet of development from the type, location and intensity of uses to the design and capacity of infrastructure; from the resources used to finance public improvements to the design guidelines of a subdivision.

The applicant is requesting approval of a Specific Plan to allow for several development standards, including density, setbacks, parking, and open space. The proposed Specific Plan includes text and diagram(s) as required by Government Code § 65451. The proposed site design is similar to a traditional single-family residential subdivision with detached residential units. Initially, the applicant was considering a mix of both detached and attached residential units. The applicant held several community meetings and based on feedback from the community, the applicant has since modified the project to only include detached residential units. The proposed density will be 10 units per acre, which is consistent with the density allowed for the R-2 (Medium Density Residential) Zone. The setbacks include a reduced rear yard setback from 25 feet to 15 feet for five units located at the northwest corner of the property. Each dwelling unit includes a two-car garage and two guest parking spaces to be located on the driveway in front of the garage. According to MPMC § 21.22.050, the parking requirement is a two-car garage plus one guest parking space per unit. The Specific Plan will allow the guest parking to be provided on the driveway and along the curbside instead of providing separate striped guest parking spaces designated for guest parking. The project includes a 36 feet wide private driveway (internal streets), which will allow for the curb side parking. According to Table 21.08(E), the minimum required private open space is 250 square feet per unit and 600 square feet of common open space per unit. With a minimum of 25 feet deep rear and front yards each unit will meet the private

open space requirement. The common open space required for the development is 48,000 square feet and 10,000 square feet will be provided. One of the objectives of the Specific Plan is to distribute more of the common open space areas to the private open space areas. By doing so, each unit will have between 390 to 500 square feet of private open space instead of the minimum 250 square feet of private open space, which doubles the private open areas for many of the units. The architecture will be proposed if voters approve the General Plan Amendment and Specific Plan; it will be subject to the review and approval of the Design Review Board.

The proposed Specific Plan is appropriate for this property because it allows the project to best utilize the project site. The proposed development standards will allow the project to provide larger private open spaces, then the minimum standards required by the R-2 zone. The Specific Plan will also allow the project to provide more green space throughout the project. The proposed location of the guest parking spaces for the detached residential units will not have significant effects on the use of the proposed guest parking spaces. The purpose of proposed detached residential dwelling units is to create the feel of single family dwelling units with private yards and parking spaces. The garage and driveway parking spaces are intended to provide adequate parking for each individual unit. The Specific Plan will also allow for parking to be provided along the curb. The proposed project will be self contained and will have minimal impacts on the streets.

OTHER ITEMS:

Legal Notification

The legal notice of this hearing was published in the Monterey Park Progress on **January 23, 2014** and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **January 22, 2014**, with affidavits on file. The legal notice of this hearing was mailed to **63** property owners within a 300 feet radius and current tenants of the property concerned on **January 22, 2014**.

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.

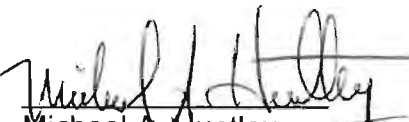
ALTERNATIVE COUNCIL CONSIDERATIONS:

None.

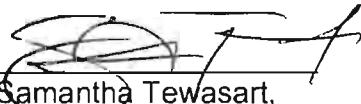
FISCAL IMPACT:

No fiscal impacts. The cost of a special election will be paid for the by the project applicant.

Respectfully submitted,

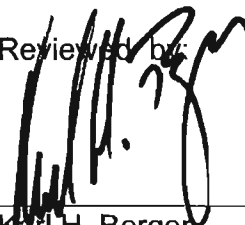

Michael A. Huntley,
Community and Economic
Development Director

Prepared by:


Samantha Tewasart,
Acting Senior Planner

Approved by:


Paul L. Talbot
City Manager

Reviewed by:

Karl H. Berger
Assistant City Attorney

Attachments:

- Exhibit A: City Council Ordinance
- Exhibit B: Planning Commission Resolution No. 01-14
- Exhibit C: Site plan
- Exhibit D: Specific Plan
- Exhibit E: Initial Study/Mitigated Negative Declaration
- Exhibit F: Existing Businesses Table
- Exhibit G: Land Use Map

EXHIBIT A

City Council Ordinance

ORDINANCE NO.

AN ORDINANCE CERTIFYING A MITIGATED NEGATIVE DECLARATION AND ADOPTING GENERAL PLAN AMENDMENT (GPA-13-02) AND 2015 POTRERO GRANDE DRIVE SPECIFIC PLAN (SP-13-02).

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

SECTION 1: The City Council finds and declares that:

- A. On August 29, 2013, Olson Urban Housing, LLC., submitted an application pursuant to Tile 21 of the Monterey Park Municipal Code ("MPMC"), requesting approval of General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) to construct a new 80-unit residential development at 2015 Potrero Grande 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 January 22, 2014. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On January 22, 2014, 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. 14-02 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 February 5, 2014 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 February 5, 2014.

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. 14-02, as adopted January 22, 2014, 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 January 8, 2014 to January 28, 2014.
- 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 General Plan Amendment and adopts the Specific Plan.
- B. The Monterey Park Zoning Map is amended to add the zoning designation of "SP-13-02" 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 upon voter ratification of the approvals set forth in this Ordinance. The City Council will place a proposition on the ballot

ORDINANCE NO.
PAGE 4 of 4

on February 19, 2014, or as soon thereafter as is practicable, to reflect the actions intended in this Ordinance.

PASSED, APPROVED, AND ADOPTED this February 5, 2014.

Anthony Wong, 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 _____, 2014, 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 B

Planning Commission Resolution No. 01-14

RESOLUTION NO. 01-14

A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CERTIFY A MITIGATED NEGATIVE DECLARATION AND ADOPT GENERAL PLAN AMENDMENT (GPA-13-02) AND SPECIFIC PLAN (SP-13-02) FOR THE CONSTRUCTION A NEW 80-UNIT RESIDENTIAL DEVELOPMENT AT 2015 POTRERO GRANDE 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 August 29, 2013, Olson Urban Housing, LLC., submitted an application pursuant to Title 21 of the Monterey Park Municipal Code ("MPMC"), requesting approval of General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) to construct a new 80-unit residential development at 2015 Potrero Grande 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 January 22, 2014. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On January 22, 2014, 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 January 22, 2014 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 property is zoned C-S (Commercial Services) and the General Plan designation is Commercial.
- B. The property is located on the north side of Potrero Grande Drive, one lot east of the northeast corner of Potrero Grande Drive and Saturn Street. North of the property are

**PLANNING COMMISSION
RESOLUTION NO. 01-14
PAGE 2 OF 5**

R-1 (Single-Family Residential) zoned lots and Southern California Edison right-of-way, south are Potrero Grande Drive, Southern California Edison property and Montebello Resurrection Cemetery, west are an O-P (Office Professional) zoned lot, Southern California Edison right-of-way, and a 50-foot wide water easement, and east are C-S (Commercial Services) zoned lots and a public storage facility.

- C. The lot is 398,574 square feet (9.15 acres) in area. The property is currently occupied by the plant nursery.
- D. The lot is accessible from Potrero Grande Drive, a principal arterial with a width ranging from 84 to 100 feet curb-to-curb within a 100- to 120-foot right-of-way. This street section typically provides for a four-lane divided roadway.

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 January 8, 2014 to January 28, 2014.
- 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 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 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.

**PLANNING COMMISSION
RESOLUTION NO. 01-14
PAGE 3 OF 5**

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 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 Project property is currently designated Commercial in the General Plan. However, the Project includes an amendment to the General Plan land use from Commercial to Medium Density Residential. According to the General Plan Land Use Element, the Medium Density Residential land use provides for moderate density housing either as attached or detached units at a density range of 0 to 16 units per acre. The applicant proposes to construct 40 percent of the maximum density allowed. Upon voter approval of the General Plan Amendment, the Specific Plan will facilitate the implementation of the General Plan.

SECTION 5: *General Plan Amendment Findings.* After considering the factual findings of this Resolution and the accompanying staff report, the Commission finds as follows pursuant to MPMC § 21.42.020(E):

- A. The applicant is requesting a General Plan Amendment to change the land use designation of the property from Commercial to Medium Density Residential. The land use change will allow the General Plan to be consistent with the Specific Plan, which will allow for medium density residential development. The General Plan Amendment will allow for the development of the proposed 80-unit residential development.
- B. General plan changes which exceed one acre of land must be approved by the City Council and require voter approval. A General Plan Amendment application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed General Plan Amendment.

SECTION 6: *Recommendations.* The Planning Commission recommends that the City Council:

**PLANNING COMMISSION
RESOLUTION NO. 01-14
PAGE 4 OF 5**

- A. Certify the MND and direct the Director of Community and Economic Development, or designee, 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 General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) 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 7: *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 8: *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 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 9: *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 10: This Resolution will become effective immediately upon adoption and remain effective unless superseded by a subsequent resolution.

SECTION 11: A copy of this Resolution will be mailed to the applicant and to any other person requesting a copy.

SECTION 12: 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 22nd day of January 2014.

**PLANNING COMMISSION
RESOLUTION NO. 01-14
PAGE 5 OF 5**

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 22nd day of January 2014, 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

RESOLUTION NO. 01-14

Exhibit A

CONDITIONS OF APPROVAL

2015 POTRERO GRANDE DRIVE

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Olson Urban Housing, LLC agrees that it will comply with the following provisions as conditions for the City of Monterey Park's approval of General Plan Amendment (GPA-13-02) and Specific Plan (SP-13-02) ("Project Conditions").

PLANNING:

1. Olson Urban Housing, LLC (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 GPA-13-2 and SP-13-02 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 GPA-13-02 and SP-13-02, 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 GPA-13-02 and SP-13-02 must remain well-maintained and free of graffiti.
6. Landscaping/irrigation must be maintained in good condition at all times.

7. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage. This condition must be included in the conditions, covenants and restrictions ("CC&Rs") that must be recorded for this property.
8. The project must comply with the mitigations as required by the Mitigated Monitoring and Reporting Program.

BUILDING:

9. The second sheet of the building plans must include all City of Monterey Park conditions of approval.
10. Specify the type of construction and occupancy on the plan. Provide analysis per the 2013 California Building Code (CBC) § 504 and § 506, as adopted by the MPMC, for allowable floor area and maximum height of building.
11. All works must conform to the requirements of the 2013 CBC, as amended by the MPMC.

ENGINEERING:

12. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee; this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition the issuance of the grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, prior to the issuance of a building or grading permit.
13. The San Gabriel Water District governs the water lines that feed to the project site. A water plan must be submitted for review and approval from both the San Gabriel Valley Water District and City of Monterey Park Water Department. The title block shown on the plans must include approval signature blocks for both agencies. All comments and reviews by the San Gabriel Valley Water District must be completed prior to the approval of the grading and drainage plan.
14. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
15. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow

and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer is responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

16. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner.
17. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
18. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer prior to approval of the grading and drainage plans.
19. Any damage done to existing street improvements and utilities during construction must be repaired before the City issues certificates of occupancy. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must be repaired or replaced to the satisfaction of the City Engineer.
20. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
21. A street lighting/photometric plan must be prepared for review and approval by the City Engineer. Streetlights must be installed along the frontage of the project site. The plans must be designed using Los Angeles County Standards.
22. Provide new street improvement from the centerline of Potrero Grande Drive to the property line, this includes roadway along the entire frontage. Construct a new curb and gutter, main entry driveway 5-foot width sidewalk and 5-foot width parkway with landscape and irrigation. The improvements must be along the entire property frontage and must include asphalt pavement improvements as approved by the City Engineer.

23. Landscape and irrigation plans must be prepared and all parkway tree types must be reviewed and approved by the City Parks Division.
24. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City of a public works improvement guarantee and agreement posted before the City Council approves a final map.
25. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
26. Provide a Sewer Study for existing sewer contributory flow and sewer connection. A sewer connection reconstruction fee will be assessed at the time of issuance of a building permit in accordance with the provisions of MPMC Chapter 14.06.
27. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer.
28. Construct a wheelchair ramp(s) in the curb return at the street intersection.
29. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the City Engineer before the City approves drainage plans.
30. The grading and drainage plan must be submittal by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological report submitted by the developer's consultant.
31. Modify and/or correct the tentative map in accordance with the adopted conditions of approval of the tentative map and also in accordance with the specific criteria noted by the City Engineer verify and submit correct drainage pattern of adjacent property.
32. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.
33. The off-site driveway approach must align true and square with the on-site driveway.

34. On-way traffic must have a minimum of 12 feet in width; two-way traffic must have a minimum of 29 feet in width.
35. Show existing curb markings and street signage fronting the project on the plans.
36. Provide scaled turning templates for larger vehicles, i.e. sport utility vehicles
37. Each parking stall must have a minimum of 18 feet perpendicular to the stall and 12 feet parallel to the stall, directly adjacent to the rear of the stall, to allow for vehicle maneuverability clearance.

FIRE:

38. Provide a minimum unobstructed driveway width of 20 feet, exclusive of shoulders and except for approved security gates in accordance with 2013 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.
39. 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.
40. 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 CFC Appendix D103.6.
41. 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.
42. Fire Department vehicular access roads must be provided with a 32-foot centerline turning radius per CFC § 503.2.4. Indicate the centerline, inside and outside turning radii for each change in direction on the site plan.
43. When security gates are provided, maintain a minimum access width of 20 feet. The security gates will have provided with an approved means of emergency operations, and must be maintained operational at all times. Electric gate operators, where provided, must be listed in accordance with UL325. Gates intended for automatic operation must be designed, constructed and installed to comply with the requirements of ASTM F220 per CFC § 503.6. Indicate the access width of security gates on the site plan and means for emergency operation, and the requirement that it be maintained at all times.

44. Manually operated gates and barriers must have a weather resistant Knox-key box. The key box must be placed four to five feet above the roadway surface at the right side of the access gate in a conspicuous location that is readily and visibly accessible. The key box must be clearly labeled "FIRE DEPT" per CFC § 506.
45. Electrically operated gates and barriers must have an operable Knox-key switch. The key switch must be placed between 42 inches and 48 inches above the roadway surface at the right side of the access gate within two feet of the edge of the roadway. The key switch must be readily visible and unobstructed from the fire lane leading to the gate. The key must be clearly labeled "FIRE DEPT" per CFC § 506 and Appendix D.
46. Gate and barrier locks must be reviewed and approved prior to their installation on any new and/or existing access gate or barrier. Authorization/order forms for Knox products may be obtained through MPKFD Fire Prevention Division at (626) 307-1308 per CFC § 506 and Appendix D.
47. 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, prohibit the obstruction thereof, as required per CFC Appendix D. Provide note on site plan and show location of each "Fire Lane – No Parking Sign" and show dimensions of roadway width.
48. Fire Department vehicular access roads shall be hardscape all weather access in accordance with the Department's All Weather Access requirements per CFC § 503.2.3.
49. A minimum 5 foot wide approved firefighter access walkway leading from the fire apparatus access road to the building's exterior opening must be provided for fire fighting and rescue purposes per CFC § 504.1.
50. Fire apparatus access road must be identified with approved signs. Temporary signs must be installed at each street intersection when construction of new roadway allows passage by vehicles. Signs must be an approved size, weather resistant and be maintained until replaced by permanent signs per CFC § 505.2.
51. 2013 CFC Table B105 must determine the required fire flow from fire hydrants at this location based on type of construction and occupancy classification. Plan submittal must include fire flow test date to be obtained within one year of the

submittal date. The fire flow test can be requested at the Fire Prevention Office per CFC Table B105.

52. All fire hydrants must measure 6 inches by 4 inch by ½ inch, brass or bronze, conforming to the American Water Works Association Standard C53, or approved equal per CFC § 507.5.
53. Approved numbers or addresses must be placed on the front elevation of all new or existing buildings in such a position that is plainly visible and legible from the street or road on which the property is addressed. Addresses must not be located where they have the potential of being obstructed by signs, awnings, vegetation or other building/sit elements. Number must be a minimum of 4 inches high with a minimum stroke width of 0.5 inch per CFC § 505 and CBC § 501.2.
54. If all building addresses are not clearly visible or legible from the public road serving the structures, an address monument must be provided at the entry point(s) to the site indicating the range of addresses accessible from the entrance per CFC § 505.
55. Provide an automatic fire sprinkler system as set forth by CFC § 903 and 907.
56. Provide a separate fire apparatus access road plan as set forth per CFC § D104.3 for developments of one- or two-family dwellings where the number of dwelling units exceeds 30.

POLICE:

57. If a security gate is placed across the driveway, the gate code will be furnished to the Police Department so that access can be made by Police Department personnel as needed. If there is an security gates located on the property, the Police Department must be granted access by the providing a key or gate code to these gates.
58. 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.
59. 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.

60. 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.
61. The residents and property management are encouraged to participate in the Monterey Park Police Department's Business/Neighborhood Watch Program; a free service designed to educate individuals about minimizing criminal activity. Contact the Monterey Park Community Relations Bureau at (626) 307-1215.

By signing this document, Olson Urban Housing, LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

By: _____
Olson Urban Housing, LLC, Applicant

EXHIBIT C

Site Plan

Project Summary

Total Area:	9.15 Acres ±
Total Units:	80 Homes • 40 Single Family Detached • 40 Detached Motorcourt Cluster
Net Density:	8.7 Homes per Acre
Parking:	247 Spaces Total (3.1 sp/home) • Garage: 160 Spaces • Driveway: 50 Spaces (1 sp/drive) • On Street: 37 Spaces
Common Open Space:	± 11,285 S.F.

Typical Single Family Detached

- 40' - 44' x 65' Lots
- 2 Story
- ± 1,750 - 1,900 S.F.
- 2 Car Side-by-side Garages
- 5' Side Yards

Typical Residential Street

- 36' Street Section
- 7' Parkway (4' sidewalk, 3' planting)
- Parking Both Sides

Typical Detached Motorcourt Cluster

- 2 Story
- ± 1,500 - 1,700 S.F.
- 2 Car Side-by-side Garages
- 10' Min. Rear Yard

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the building design of the project.
7. Building setbacks are measured from property line to building foundation line.

Conceptual Site Plan

Monterey Park

Monterey Park, CA

The Olson Company

RECEIVED

JAN 13 2014

CITY OF MONTEREY PARK
COMMUNITY DEVELOPMENT DEPARTMENT



WILLIAM HEZ MALHALCH
ARCHITECTS INC.
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2012330.00 December 10, 2013



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EXHIBIT D

Draft Specific Plan

Potrero Grande

DRAFT

Specific Plan

Monterey Park, CA

January 2014

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Potrero Grande

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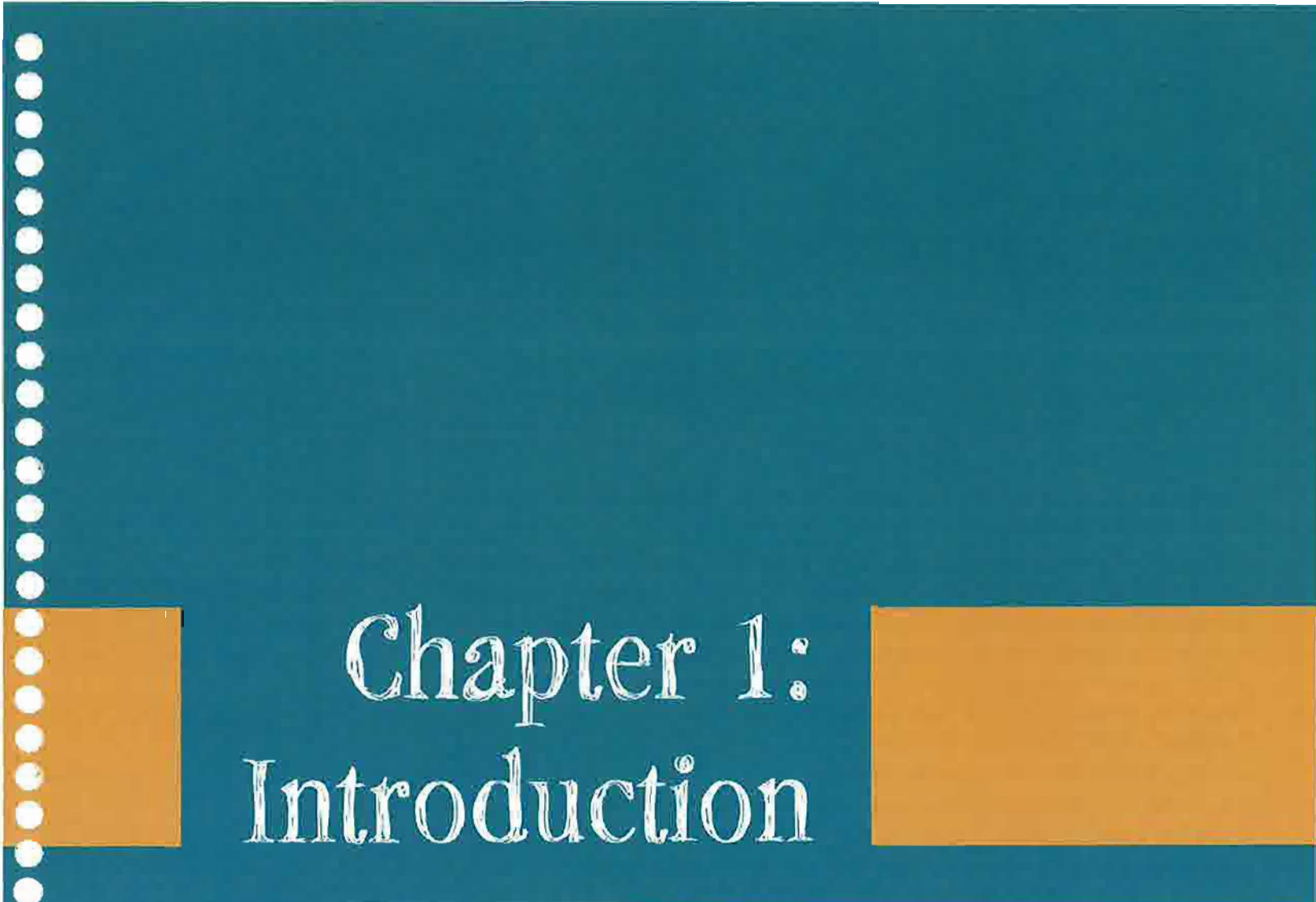
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Chapter 1: Introduction

Potrero Grande

1.1 Executive Summary

The purpose of the *Potrero Grande Specific Plan* is to implement the Monterey Park vision to increase the choice of desirable housing options for workforce families, young professionals, and empty nesters in Monterey Park. The proposed plan includes a total of 80 homes with two different housing types on a 9.15-acre existing underutilized nursery site. There are 40 motorcourt homes adjacent to Potrero Grande Drive that provides a transition between the street and the interior cluster of 40 single-family homes.

The concept features a cluster of housing types around a private entry park with an additional pocket park at the end of the main entry drive. The single-family homes include two different floor plans approximately 1,600 to 1,950 square feet with two different lot (exclusive use area) sizes of 40 feet to 44 feet by 65 feet to 80 feet along the northern edge. The smaller home includes 3 bedrooms and the larger home includes 3 bedrooms and loft/optional bedroom. The motorcourt cluster homes include 3 to 4 bedrooms of approximately 1,500 - 1,700 square feet. All homes will have 2-story massing with an articulated front building elevation and visible side and rear elevations. The high-quality that meet homes that meet US Green Building Council (USGBC) LEED for Homes standards, will enhance the existing neighborhood fabric and promote indoor/outdoor living through front patios and private rear and side yards. A Homeowners Association (HOA) will maintain the front yards and common areas. Refer to *Figure 1.1: Illustrative Site Plan*.



Figure 1.1: Illustrative Site Plan

1.2 Specific Plan Document Organization

The Potrero Grande Specific Plan defines a vision and establishes standards and requirements for site development. The Specific Plan is arranged into five chapters as follows:

Chapter 1.0 Introduction

This chapter provides the purpose and intent of the Specific Plan, development overview, site location, and a summary of the existing conditions affecting the Specific Plan area, including existing City land use and zoning designations, as well as existing and surrounding development area land uses. This section also summarizes the entitlements needed for the project.

Chapter 2.0 Land Use Regulations

Forming the core of the Specific Plan document, this chapter presents the Land Use Plan, serves as the zoning for the development, specifies the permitted and conditionally permitted uses, and provides development standards and requirements.

Section 3.0 Infrastructure

This chapter describes the transportation requirements, public services, solid waste disposal, utilities, emergency services, and school provisions.

Chapter 4.0 Implementation

Provisions for financing/maintenance of improvements, the process for implementation, and procedures for amending this Specific Plan are discussed.

Chapter 5.0 General Plan Consistency

Chapter 5.0 discusses how the Specific Plan is consistent with the Monterey Park General Plan goals and policies.

1.3 Purpose and Intent

The Potrero Grande Specific Plan will:

- Provide contemporary housing opportunities responsive to the needs of the community including housing for families.
- Reclaim the currently underutilized site and transform it into a vibrant living environment.

- Increase the critical mass of residential in-fill development thereby improving the likelihood of successful neighborhood commercial in the immediate neighborhood and regional commercial such as the Monterey Park Market Place project.
- Create a cohesive enclave through leading edge architectural and landscape design.
- Provide a desirable community where people will want to live.
- Implement a small lot development program.
- Promote indoor/outdoor living.
- Use water-wise landscape principles.

Implementation of the Potrero Grande Specific Plan provides the parameters for a desirable, compact, small lot development. The Plan coordinates the land use, intensity, and scale of development with the goals and policies of the Monterey Park General Plan.

Potrero Grande

1.4 Site location

The Potrero Grande Specific Plan area is located in the City of Monterey Park in the San Gabriel Valley, just east of Los Angeles. The City is conveniently located adjacent to three major freeways that provide north-south and east-west access to all of Southern California - bounded on the west by the Long Beach Freeway (Interstate 710), on the north by the San Bernardino Freeway (Interstate 10), and the south by the Pomona Freeway (State Highway 60). Because of its central location and proximity to downtown Los Angeles, Monterey

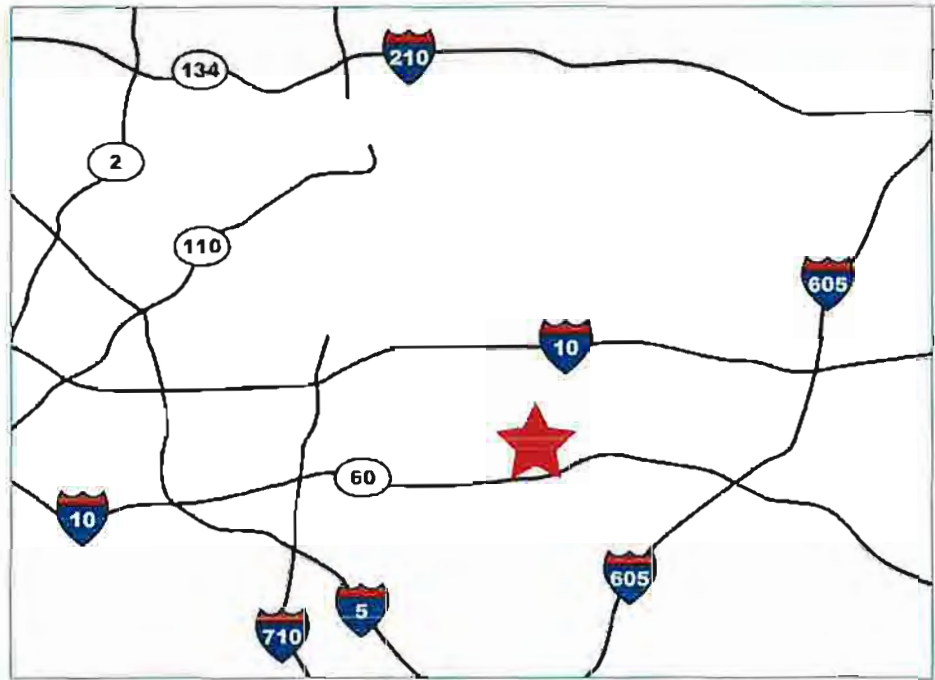


Figure 1.2: Regional Context

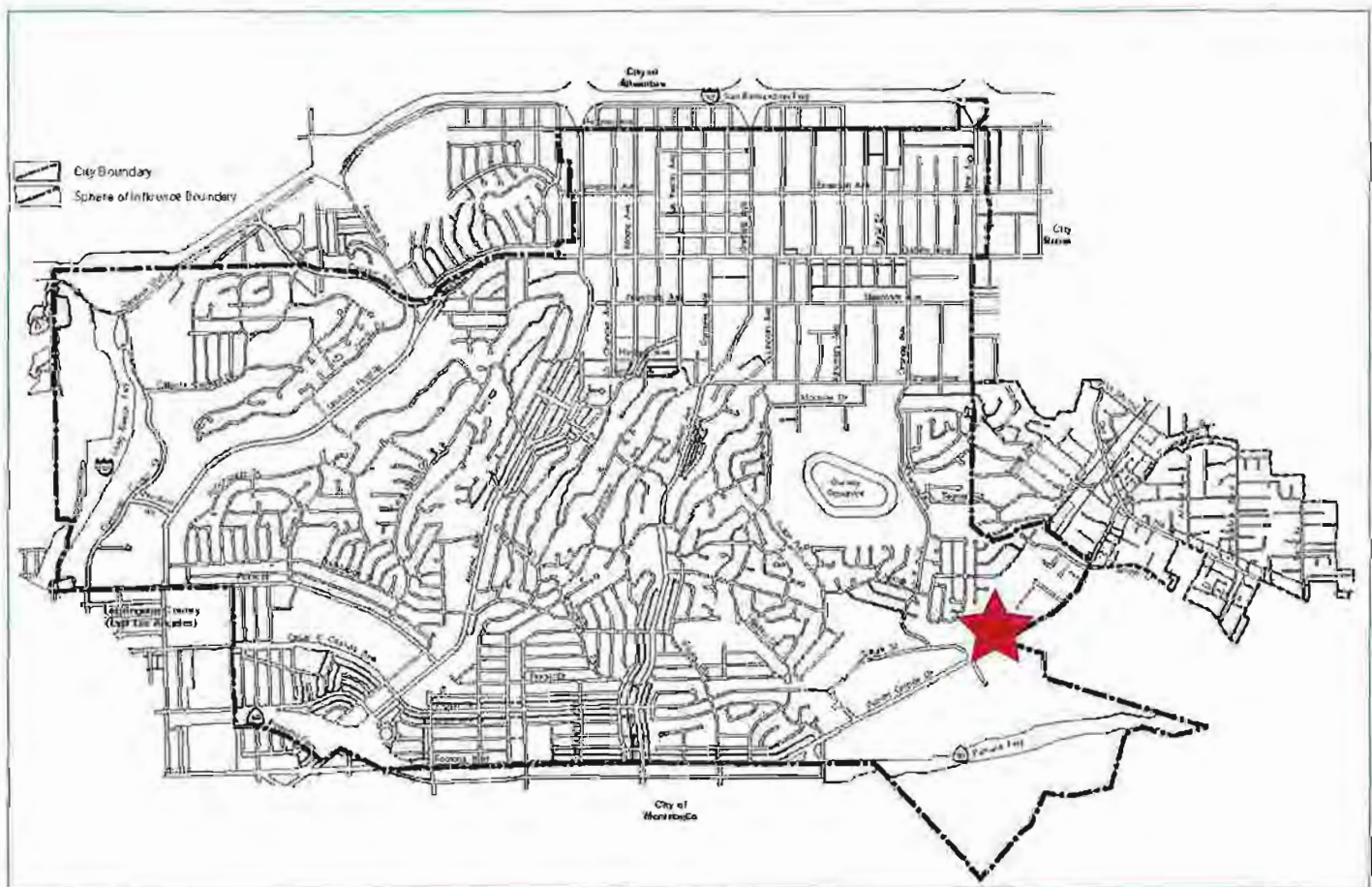


Figure 1.3: City Context



Figure 1.4: Vicinity Map

Park is well served by public rail and bus transit lines, providing residents and employees with many alternative ways to traveling to work, shopping, and home. Refer to *Figure 1.2: Regional Context* and *Figure 1.3: City Context* for the general location of the project.

The Specific Plan area is located within the City of Monterey Park as shown on *Figure 1.5 Vicinity Map*. The area is currently improved with a nursery and is zoned Commercial Services (C-S). The development plan will transform the currently underutilized site into a gated residential community with

80 single-family homes (refer to *Figure 1.1 Illustrative Site Plan*).

1.5 Surrounding Land Uses

Figure 1.4: Vicinity Map, shows the 9.15-acre development site within its local context on the northwest side of Potrero Grande Drive and northeast of Saturn Street. The site is approximately 0.4 miles north of the Pomona Freeway.

Directly to the north of the development is the SCE right-of-way. North of the SCE right-of-way are single-family homes zoned R-1.

To the west, is the SCE easement where there is a pedestrian/bicycle trail connecting Potrero Grande Drive to La Loma and Edison Trails Parks.

To the south, across Potrero Grande Drive in the City of Montebello is the Resurrection Cemetery.

To the east are commercial and public storage uses zoned commercial. Further east is the Monterey Park Manor Village zoned high density residential.

1.6 General Plan

The Monterey Park General Plan is a document required by state law to serve as a guide to the long-term physical development of a community. The City's General Plan can be thought of as a pattern or blueprint for future growth and development. Per state statute, a general plan must address at least the following issues: land use, circulation, housing, noise, safety, conservation, and open space (Government Code §65302). A local agency may also add voluntary elements. The Monterey Park General Plan discusses these issues in a series of six chapters called elements. These elements are:

- Land Use
- Economic Development
- Circulation
- Housing
- Safety and Community Services
- Resources

In addition to the six elements, the General Plan also includes an Implementation Program. The Implementation Program, adopted separately from the General Plan and subject to annual review, identifies the specific actions the City will undertake to implement the goals and policies contained in the elements. Annual review of the Implementation Program allows the City to adjust programs and planned actions to respond to new or refocused priorities, to address annual budget constraints and/or opportunities, and to account for change in any physical condition or circumstance in the community.

The development site currently has a commercial land use designation. The proposal includes a request for a General Plan revision to Medium Density Residential that allows a Specific Plan zone for compact, small lot, residential development up to 8.8 homes per acre. Refer to *Figure 1.5: Monterey Park General Plan Land Use Policy Map*.

An amendment of the land use element of the General Plan or the zoning map must be approved by a majority of the City's voters at a special municipal election.



1.7 MPMC

The Monterey Park Municipal Code is the primary tool for implementing the goals and policies of the Monterey Park General Plan. For this reason, the zoning regulations must be consistent with the Monterey Park General Plan. The MPMC provides regulations for the logical and orderly development of the City.

The site is currently zoned Commercial. A zone change from the existing C-S zoning designation to Specific Plan (SP) will be required in order to implement the development. As mentioned above, any changes to the zoning map must be approved by a majority of the City's voters at a municipal election.

The SP designation will allow the proposed development at a density of up to 88 dwelling units per acre with specific development criteria. The Specific Plan designation allows design flexibility to attain superior quality and excellence in design, architecture, and site amenities for the future residents. The Specific Plan designation also protects adjacent uses and helps develop a difficult site. Refer to *Figure 1.6: Existing Zoning Designations*.

The Specific Plan includes new zoning standards for the site, comprised of site-specific permitted uses and development standards. This zone allows for the development of a residential community and establishes a Plan that defines that development. Where conflicts exist between the Potrero Grande Specific Plan and the MPMC, this Specific Plan will take precedence.

1.8 Specific Plan Authority

The Potrero Grande Specific Plan is adopted pursuant to Government Code §§65450 and 65457. The Government Code authorizes cities to adopt specific plans by resolution or ordinance.

The Potrero Grande Specific Plan is intended to be a regulatory document that serves as the zoning regulation for the property. Some elements of the development program will be enforced through conditions, covenants and restrictions (CC&Rs) established in conjunction with the subdivision map for the property.

1.9 Tentative Map

Tentative Map 77554 for condominium purposes will be prepared for 80 single-family homes. Every home (owned by fee simple title) will have its own exclusive use area with a private yard area(s) separated by fences/

walls. The fence/wall becomes the boundary for the ownership. All common areas outside of the private open spaces will be maintained by the HOA including the Private Drives, front yard, lighting, and landscape.

1.10 CEQA

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. An initial study determined that development pursuant to the Specific Plan could result in environmental impacts, and therefore, required additional environmental review including focused traffic, noise, and air quality studies. The initial study identifies specific mitigation measures that would mitigate any potential impacts resulting from development implementation to below a level of significance. Consequently, a Mitigated Negative Declaration was prepared for the Specific Plan.

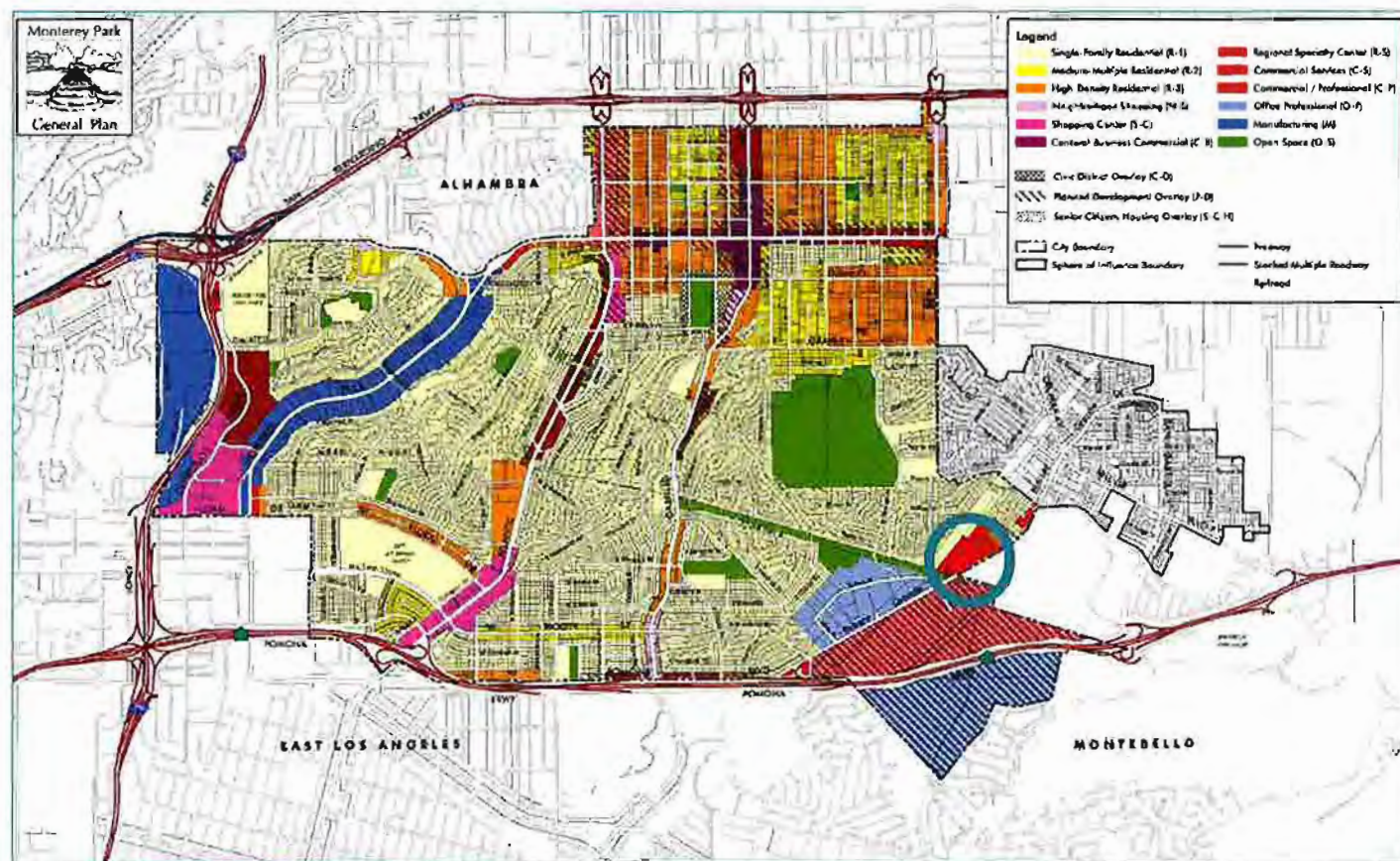
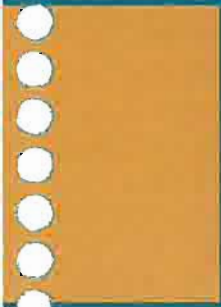


Figure 1.6 Existing Zoning Designations



Chapter 2: Land Use Regulations

Potrero Grande

2.1 The Development Plan

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 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.

The development plan envisions two housing types within a small infill community consisting of 80 single-family detached homes. Every home will have its own private outdoor area separated by fences/walls. The homes will be sold at market rate prices catering to workforce families and young professionals.

The Plan represents a positive change from the site's former use as the San Gabriel Nursery and Florist. The site plan, shown in *Figure 2.1 Conceptual Site Plan*, provides the overall vision and

guide for the ultimate development of the site. The design approach takes advantage of the site's location and integrates it into the existing surrounding neighborhood.

Anything not addressed in this Specific Plan will revert to the provision of the MPMC for the R-2 zone as applicable.

There are two small "lot" (exclusive easement) sizes for the traditional detached single-family homes. One "lot" size is typically 40 feet x 65 feet (2,600 square feet) with private rear areas of almost 500 square feet. The other "lot" size is typically 45 feet x 65 feet (2,925 square feet) with private rear areas of 600



Figure 2.1: Conceptual Site Plan

square feet. Many of the “lots” exceed the minimum dimensions set by this Specific Plan with the lots at the northern edge extending up to 80 feet deep.

The motorcourt cluster homes include three different plan types on small “lots” clustered around a shared driveway. The minimum lot size is 2,000 square for the smallest lot in the cluster. Two of the homes within the motorcourt cluster have front doors facing Private Drive A (ten front doors total). All of the cluster homes include 2 stories with private yards and attached 2-car garages.

2.2 Access and Circulation

One gated vehicular ingress and egress access point is provided directly from Potrero Grande Drive. The access gate is located approximately 120 feet behind the property line allowing for vehicular turnaround if access is denied. Internal vehicle circulation is provided by a combination of two Private Drives and shared driveways that lead to individual garages (refer to *Figure 2.1 Conceptual Site Plan*). Private Drives A and B are 36 feet wide, allowing two-way traffic and curbside parking on both sides where appropriate. Shared driveways to the motorcourt clusters are accessed from Private Drive A. The circulation design exceeds Monterey Park Fire Department standards for fire apparatus access turn-around and turning radius.

Pedestrians access the traditional single-family homes directly from the Private Drives. The motorcourt cluster homes either take access from the Private Drive or from the cluster’s shared driveway.

2.3 Land Use Regulations

This Specific Plan incorporates two single-family residential housing types. At build-out, the maximum density will be up to 8.8 units per acre. In order to accommodate this compact development, specific site planning and design strategies have been developed for this concept.

2.3.1 Permitted Uses

The following uses are permitted:

- Single-family dwelling unit
- Community care facility, licensed for 6 or fewer persons
- Condominiums
- Home care, licensed for 6 or less
- Open space

The following uses are permitted Accessory Uses:

- Home occupation as provided in MPMC §21.08.040(D)
- Household pets as provided in MPMC §21.08.040(E)
- Yard sales as provided in MPMC §21.08.040(M)

2.2.2 Development Regulations

All development must comply with the development requirements found in to *Table 2.1: Development Regulations*.

Accessory Buildings or Structures

All accessory buildings shall meet the following requirements:

- Only 1 uninhabitable accessory building or structures shall be allowed per residential “lot area”
- Maximum area of 120 square feet
- Maximum height of 15 feet
- May not include kitchen facilities
- May not be rented or sold separately
- Must be located in the rear “lot area” at least 5 feet from any fence/wall
- Must be approved by the HOA prior to submittal to City

2.3.3 Special Design Considerations

To the extent possible, utility meters must be screened from view from the public rights-of-ways. Utility connections to a buildings should be located as unobtrusive as practicable.

Space will be provided for refuse containers in the side yards. Air conditioning condensers must be located in the rear yard or screened from view.

Potrero Grande

2.3.4 Parking Regulations

Each home includes an attached 2-car garage with an inside minimum dimension of 18 feet wide by 20 feet deep clear. Each non-motorcourt cluster single-family home will have a driveway capable of parking two cars with a minimum dimension of 16 feet x 18 feet. Two of the single-family homes in each motorcourt cluster will also have a driveway capable of parking two cars with a minimum dimension of 16 feet x 18 feet refer to *Figure 2.2: Conceptual Motorcourt Cluster Plan*. An additional 37 guest parking spaces are provided curbside along Drives A and B. All guest parking is located behind a security gate equipped with a system to allow visitors to call for access. While the homes may allow

for fourth bedroom option, no additional guest parking is required because overall, there are at least 3.1 parking spaces per each home. Refer to *Table 2.1: Development Regulations*.

Automatic roll-up garage doors must be provided. Refer to *Figure 2.1: Conceptual Site Plan* for parking space locations.

2.4 Additions or Alterations

After the initial development by the developer, any proposed alteration to the homes must be approved by the HOA before submittal to the City including internal floor plan changes, or any change to the exterior facade. The City Planner must review and approve the alteration if it can be determined that the alteration meets the intent of the Potrero Grande Specific Plan.

2.5 Open Space

The community is provided with two Pocket Parks with a total common open space area of approximately 10,000 square feet. Shade structures, water features, barbecues, seating areas special paving and landscape will be located in the Pocket Park areas. The HOA will maintain the Pocket Parks. Refer to *Figure 2.4 Conceptual Pocket Park Plans*.



Example of special pocket park paving



Typical pocket park barbecue

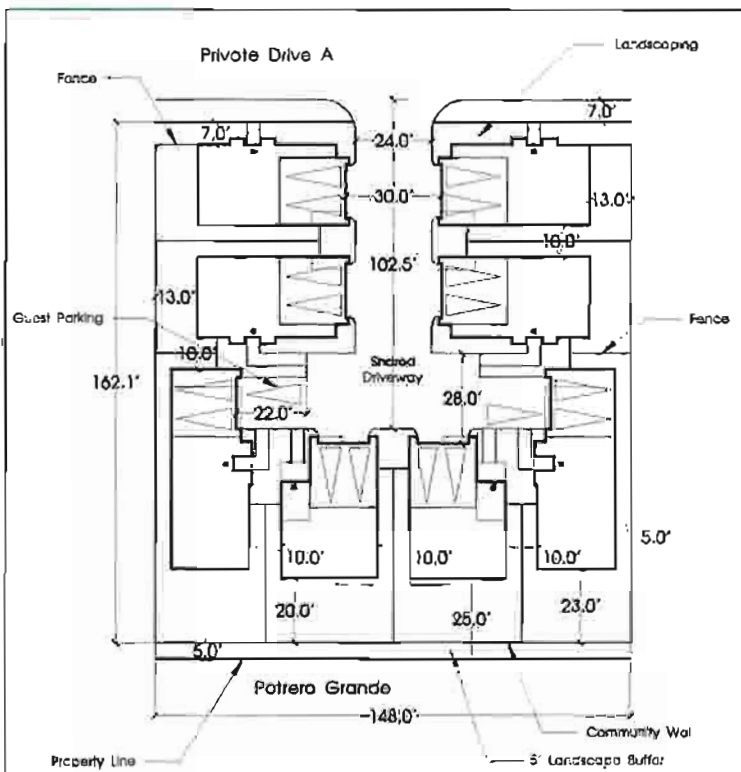


Figure 2.2: Conceptual Motorcourt Cluster Plan

Chapter 2: Land Use Regulations

Table 2.1: Development Regulations

Potrero Grande Development Regulations	
Height (maximum)	
Homes	2 stories or 30' measured from the adjacent finished grade to the top of the building
Porches	15'
Finished Floor Elevations	5' above adjacent finished grade
Rear (Adjacent to Potrero Grande) Walls	8' average or per acoustical report (measured from top of retaining wall)
Side/Rear Walls/Fences	8' average or per acoustical report (measured from top of retaining wall)
Front Walls/Fences	No wall/fence above 36 inches in height will be allowed in the front "yard" of homes facing Drives A and B
Garages	
Private Storage per Unit	180 cubic feet (no min. dimension)
Setback	18' from curb face for the traditional single-family homes Cluster garages are accessed from the shared driveway
Mechanical Equipment	
	Screened from view with landscape or decorative walls or view obscuring fence
Setbacks from Site Perimeter*	
Potrero Grande Drive	25' to rear or side of 2-story homes from property line Block wall may be located adjacent to property line
Side (1st & 2nd floors)	10'
Rear	15'
Building Separation**	
1st floor & 2nd floor	10'
Garage door face to garage door face	30'
Open Space	
Private Open Space	Traditional SFD - 500 SF Minimum Cluster SFD - 390 Minimum
Common Open Space	10,000 square feet total common area
Window Offsets	No window offsets required
Walkways	No sidewalk on island at SFD (bounded by Drives A and B)
Parking	
Traditional SFDs	2-car garage per unit 1 driveway guest space for Traditional SFD (counts only 1 space on a 18' deep x 16' wide driveway)
Motorcourt Cluster	2-car garage per unit 2 driveway guest spaces (counts only 1 space per 18' deep x 16' wide driveways) refer to Figure 2.2: Conceptual Motorcourt Cluster Plan
Additional Guest Parking	37 guest parking spaces provided curbside along Drives A and B

*See Figure 2.1: Conceptual Site Plan for side and rear perimeter locations

**Architectural features such as wall projections, eaves, overhangs, extensions, decorative materials, and guardrails may encroach into required setbacks and separations up to 2.5 feet

Potrero Grande

2.6 Landscape Design

The development must be enhanced with landscaping, which includes special pavements, trellises, screen walls, planters, and the site furniture, as well as plant material. To avoid public safety problems, trees and shrubs must be maintained so that normal lines of sight are preserved and nighttime security lighting remains effective.

Along Potrero Grande, a layered landscape scheme in front of the community wall will consist of trees, shrubs, and low groundcover providing landscape opportunities and privacy for the residents. The landscape and wall will also buffer the rear yards from Potrero Grande.

Landscape enhancement of the site may include some of the following features:

- An emphasized entry with special planting in conjunction with decorative paving and/or lighting
- Special features such as a courtyard or fountain
- Distinctive landscaped open areas created by building modulation
- Landscape screening of blank walls, and/or terracing of retaining walls
- Increase privacy and security through screening and/or shading
- Predominantly California native and/or drought tolerant plants with turf areas kept to a minimum
- Drip irrigation wherever possible

2.6.1 Lighting

Decorative common area lighting of landscape elements, such as community sign and specimen trees, may be provided in the common areas. The lighting will comply with applicable law and will be maintained by the HOA.

Light fixtures will be provided at all front entries and adjacent to garages to promote safe and easy identification. All streetscape lighting will be directed or focused away from the surrounding residential area.

2.6.2 Wall and Fences

There are a number of different wall/fence types located in this community. The site boundary walls must be of masonry construction with a maximum height of 8 feet. In areas with retaining walls (which may be up to 8 feet high), the maximum height of the wall will be measured from the highest side of the retaining wall. The fences between homes may be wood or vinyl and can be up to six feet high.

Patio walls must consist of material complementary to the community's architectural style. Any new wall or fence must complement the architecture of the adjacent home and must be approved by the HOA.

2.7 Sustainable Design

By its design, this infill development will be sustainable because of its location and compact design. All the homes will be constructed to USGBC's LEED for Homes certified standard. These standards provide for lower energy use and water consumption, healthier homes, and lower impacts on resources. The homes will be designed to achieve at least 15% better than 2013 Title 24 energy standards. Low-flow water fixtures, tankless water heaters, Energy Star appliances will be provided. The landscape will be climate appropriate and designed for low water consumption with limited turf and drip irrigation maintained by the HOA.



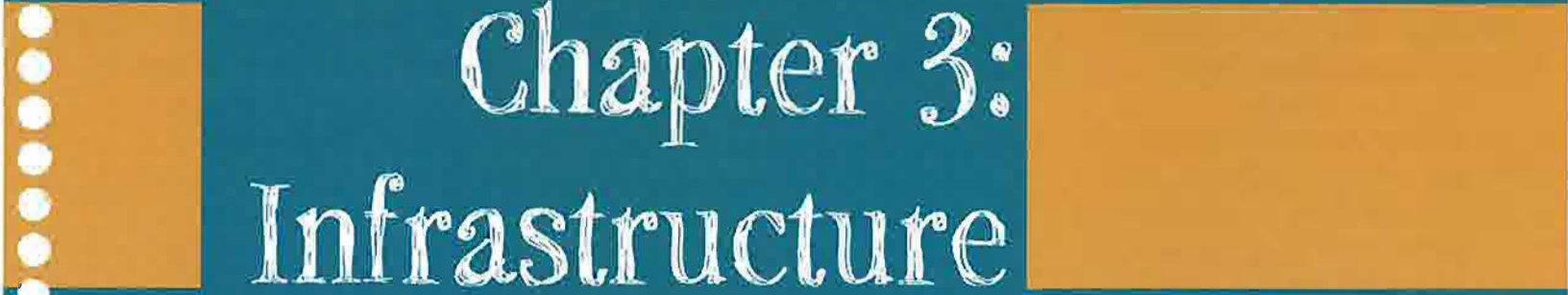
6' High Perimeter Precision Block Wall



Entry Stucco Wall (36" high) with Stucco Cap

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Chapter 3: Infrastructure

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3.1 Transportation

Developing this community in an existing urban environment creates alternative mobility opportunities beyond the private automobile. From a transportation point of view, the main objective of the Specific Plan is to establish an in-fill residential community that will improve transportation efficiencies and in the process, reduce the number of private vehicle trips. The community is accessed from Potrero Grande Drive, a divided Principal Arterial that allows six travel lanes without parking and a 5-foot wide sidewalk and a curb adjacent 5-foot wide parkway within a right-of-way width of 100 feet. Currently the road is improved with four travel lanes, a landscape parkway and five-foot sidewalk.

One gated vehicular ingress and egress access point is provided directly from Potrero Grande Drive. The access gate is located approximately 120 feet behind the property line allowing for vehicular turnaround if access is denied. Internal vehicle circulation will be provided by circular 36-foot wide Private Drives A and B, allowing two-way traffic and curbside parking on both sides where appropriate. Shared driveways to the motorcourt clusters are accessed from Private Drive A. A cul-de-sac is provided at the end of Private Drive A. The circulation plan exceeds Monterey Park Fire Department standards for access.

3.1.1 Regional Transportation Services

The Metro Bus operates six lines in the City: 30/31 (Pico/1st St.), 68 (West LA, Montebello Town Center), 70 (LA/El Monte), 258 (Arizona Ave, Fremont Ave., Alhambra), and 260 (Pasadena, Artesia Blue Line Station). Montebello Bus Lines operate Line 30 that travels along Garfield Ave. from Montebello to Pasadena/South Pasadena/San Marino. The nearest Metrolink station is located off of Campus Drive at the California State University, Los Angeles (CSULA), adjacent to the Busway Station. The City operates a Metrolink feeder service from Corporate Center to the CSULA Metrolink station at 5150 State University Dr.

3.2 Grading

A preliminary grading plan that satisfies the infrastructure requirements of the development will be prepared. The site includes some steep slopes and generally slopes to the southwest. The grading concept proposes a series of retaining walls along northern perimeter to allow for proper drainage of the site and to maintain the grade of adjacent properties.

3.2.1 Drainage

There is an existing underground storm drain system along the property frontage within Potrero Grande Drive. All site drainage will flow along the surface of the internal Private Drives into proposed private drain lines and be collected into infiltration drywells spread throughout the site. Runoff flows that are not infiltrated will be collected in a series of proposed private catch basins on-site. Secondary overflow into Potrero Grande Drive will provide relief in a major storm and keep this drainage in the existing drainage basin. The drainage system will meet the requirements of a Water Quality Management Plan (WQMP) to be approved by the City. The storms drains will be maintained by the HOA.

3.3 Public Services

3.3.1 Water

Water for this site will be supplied by the San Gabriel Valley Water Company. An extension of the existing water system in Potrero Grande Drive will be provided to connect with water lines in the internal Private Drives. The developer will generate water improvement plans that will conform to the purveyor standards and submit them to the San Gabriel Valley Water Company for plan check and approval. The water system is proposed to be publicly maintained.

3.3.2 Wastewater

A proposed private wastewater system will be located in the internal Drive and connected to an existing 8-inch public wastewater main located in Potrero Grande Drive. The gravity system eventually flows into the Los Angeles County Sanitation District No. 15 lines that take the wastewater to a treatment plant. The developer will engineer a plan that conforms to City standards and submit to the City for plan check and approval. This internal wastewater system is proposed to be privately maintained.

3.3.3 Solid Waste Disposal

It is the responsibility of each homeowner to start service for solid waste collection. Each home will be provided with enough space within their private yards or garages to store individual trash bins. On a designated day, the City's solid waste franchisee will collect solid waste and take it to their sorting center or Materials Recovery Facility (MRF) for the removal of recyclables.

3.3.4 Utilities

Southern California Edison provides electricity to the community. Edison transformers will be located above ground as per Edison requirements. This above ground transformer will likely be placed in between the front yards of residential units. Where feasible, they will locate the transformers within the common areas.

The Southern California Gas Company provides natural gas service to the community. Although not yet designed, gas pressure regulators will be placed within common areas. However, individual gas meters will be placed in the side yards of each home.

AT&T will provide telephone service; and Time Warner will provide television cable for this community. It is anticipated that electric, gas, telephone, and cable services to the proposed development will be provided through extension of existing facilities adjacent to the proposed project.

All service providers will be granted an easement to access and maintain utility infrastructure within the Potrero Grande site. All easements will be non-exclusive, which opens up the opportunity for other service providers to serve the site in the future. Increased competition between service providers may result in cost savings to the end user.

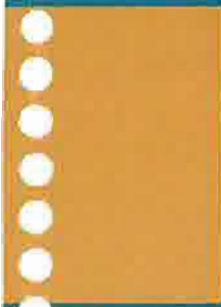
All on-site Potrero Grande dry utilities will be provided through underground infrastructure except the above ground transformers.

3.3.5 Emergency Services

The site will be served by the City of Monterey Park Fire and Police Departments. The police station is located at City Hall at 320 West Newmark Avenue. The site complies with all Fire Department access requirements. The site is located nearest to Fire Station 62 at 2001 S. Garfield Avenue.

3.3.6 Schools

The site is located in the Montebello School District. It is anticipated that students living in this community will attend Potrero Heights Elementary School at 8026 S. Hill Dr., in South San Gabriel, and Macy Intermediate School at 2101 Lupine Avenue and Schurr High School at 820 Wilcox Avenue in Montebello.



Chapter 4: Implementation

4.1 Financing and Maintenance of Improvements

The financing and maintenance plan for the Potrero Grande Specific Plan will ensure the timely completion of public facilities, utilities, and other necessary capital improvements as well as the proper maintenance of these facilities. There are numerous methods for financing the improvements necessary to complete this Specific Plan, and a few financing different mechanisms will be utilized.

Upon acquisition of permits, it is the responsibility of the developer to pay for all improvements associated with this Specific Plan and all other approvals related with this plan as described in *Table 4.1: Financing and Maintenance Plan*.

The developer must establish a homeowner's association (HOA) for the long-term maintenance of items on site not maintained by the City. The City will have an easement over the internal circulation system for access and maintenance of facilities which will be maintained by the City. The City easement will also be utilized for emergency services and solid waste collection. All wastewater facilities are located in the Private Drives (between curb faces) must be maintained by the HOA.

The HOA will also maintain the on-site storm drain, lighting, and landscape and irrigation systems located on the common lots as defined by the tentative map.

Private areas to be maintained by the Homeowner include areas located behind fences and walls. The front yard areas which are open to the street are to be HOA maintained. Any revisions to front yard landscaping must be approved by the HOA.

Table 4.1: Financing and Maintenance Plan indicates the parties responsible for construction, financing, and maintaining the public improvements proposed by the Specific Plan.

Table 4.1: Financing and Maintenance Plan

Service or Facility	Party(ies) Executing Construction	Party(ies) Financing Construction	Party(ies) Responsible for Operation and Maintenance
Wastewater and Storm Drainage Facilities	Developer	Developer	Homeowners Association
On-Site Water Facilities	Developer	Developer	San Gabriel Valley Water Company
Off-site Water Facilities	San Gabriel Valley Water Company	Developer	San Gabriel Valley Water Company
Residential Streetscape	Developer	Developer	Homeowners Association
Common Area Improvements	Developer	Developer	Homeowners Association
Private Area Improvements	Homeowner	Homeowner	Homeowner

4.2 Construction Phasing

All infrastructure within the project boundary will be installed in two phases. These improvements include rough grading, storm drain, water, wastewater, dry utilities, and street improvements.

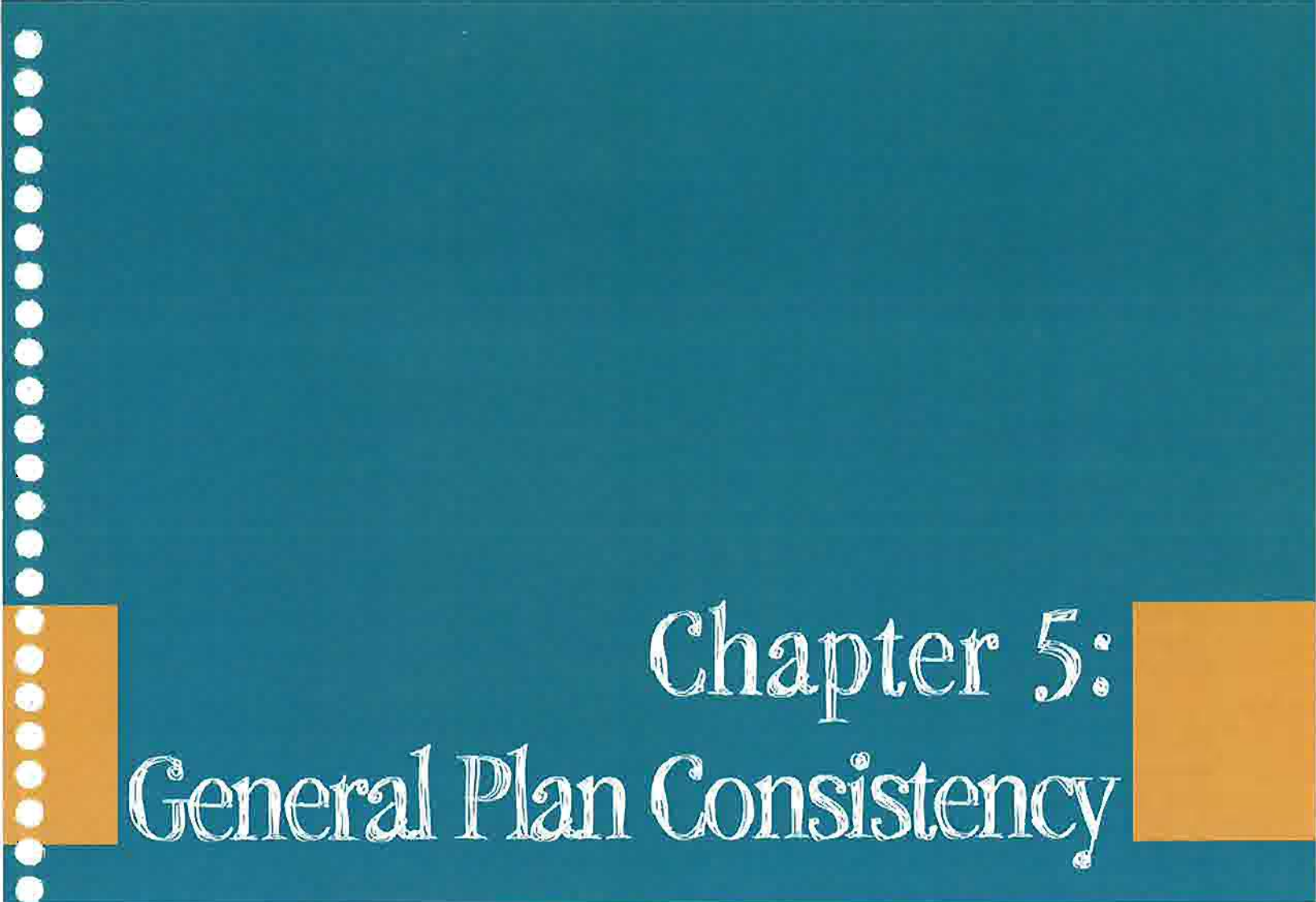
Home construction will include approximately seven to eight phases. Starts will be based on sales of homes in the previous phase.

The number of phases and number of units in phases may be altered from time to time.

4.3 Specific Plan Amendments

Minor modifications not affecting density or land use may be approved by the City Planner.

Proposed modifications to the Specific Plan that would substantially alter its intent will be considered amendments to be processed pursuant to Government Code §65453 and the MPMC.



Chapter 5: General Plan Consistency

Potrero Grande

The purpose of this Chapter is to ensure that the Potrero Grande Specific Plan is consistent with the goals and policies of the General Plan in accordance with Government Code §65454. A general description of how the Specific Plan conforms to the pertinent goals and policies identified in the General Plan is discussed in this Chapter. Only those goals and policies that apply to or have relevance to the Potrero Grande Specific Plan are listed.

5.1 Land Use Element

Goal 8.0

Create a major regional-serving commercial center south of Potrero Grande Drive, north of the Pomona Freeway.

Policy 8.1

Work with the City of Montebello to ensure good access to the Oll/Edison area via Paramount Boulevard.

Policy 8.2

Encourage development of retail businesses within the Oll/Edison area which serve a regional market and maximize tax revenue potential.

Policy 8.3

Work closely with Southern California Edison to create a reuse plan for Edison properties that optimizes potential for retail commercial and complementary development.

The Potrero Grande Specific Plan provides a new medium density residential development for existing and future residents of Monterey Park. The new residents should have adequate disposable income to support the existing neighborhood commercial businesses in the immediate area and the upcoming 500,000 square foot Monterey Park Market Place project. The residential development provides a good transition between the residential areas to the north and northwest and Potrero Grande Drive. The Edison easement provides a good transition between the development and the Saturn Park businesses.

Chapter 5: General Plan Consistency

Goal 10.0

Maintain the quality and character of Monterey Park's residential neighborhoods.

Policy 10.1

Ensure that the City's zoning regulations, subdivision regulations, and design guidelines are crafted to achieve compatibility between established residential dwellings and new residential developments within the same neighborhood.

The Potrero Grande Specific Plan provides infill development on an underutilized property. Sufficient resources exist to support the proposed development. Careful consideration has been given to the surrounding uses to ensure that the development is compatible with the fabric of the existing neighborhood. The Specific Plan provides the specific regulations and guidelines to ensure a quality development that is compatible with the surrounding uses.

Goal 11.0

Continue to provide opportunities for persons of all incomes to find suitable housing.

Policy 11.1

Encourage the provision of new housing, the rehabilitation of substandard units, and maintenance of the existing housing stock to meet the objectives of the Housing Element.

The Potrero Grande Specific Plan provides 80 new homes that will increase the choice of desirable housing options for workforce families, young professionals and empty nesters in Monterey Park.

Potrero Grande

5.2 Economic Development Plan Element

Goal 1.0

Maintain an economic base to provide a sound fiscal foundation for the City, as well as quality community facilities and high service levels.

Policy 1.1

Encourage a pattern of development that balances revenue-generating land uses in phase with other uses that demand services.

Policy 1.3

Evaluate fiscal impacts of new development on an ongoing basis, and provide appropriate mitigation strategies for projects with a negative fiscal balance.

The development will provide up to 80 residential homes with new home ownership opportunities that are not currently available elsewhere in the City. All applicable City fees will be paid before occupancy of the homes.

Goal 7.0

Create a major regional-serving commercial center north and south of Potrero Grande Drive, north of the Pomona Freeway.

Policy 7.1

Work with the City of Montebello to ensure good access to the OII/Edison area via the Pomona Freeway.

Policy 7.2

Encourage development of retail businesses within the OII/Edison area which serve a regional market and maximize tax revenue potential.

Policy 7.3

Work closely with Southern California Edison to create a reuse plan for all OII Edison properties, including those leased to the San Gabriel Nursery, that optimizes potential for retail commercial and complementary development.

The Potrero Grande Specific Plan provides a new medium density residential development for existing and future residents of Monterey Park. The new residents should have adequate disposable income to support the existing neighborhood commercial businesses in the immediate area and the upcoming 500,000 square foot Monterey Park Market Place project. The residential development provides a good transition between the residential areas to the north and northwest and Potrero Grande Drive. The Edison easement provides a good transition between the development and the Saturn Park businesses.

Chapter 5: General Plan Consistency

5.3 Circulation Element

Goal 2.0

Provide a local street system that accommodates current and future traffic volumes.

Policy 2.3

Require full roadway dedications and improvements (or in-lieu fees - payment of fees in place of physical improvements) at the time of development plan approval.

Policy 2.8

Establish and maintain truck routes consistent with Figure C-3.

As part of the development of the Specific Plan, required street improvements will be completed.

Goal 6.0

Ensure that all development projects provide well-designed parking facilities that are safe, convenient, and attractive.

Policy 6.1

Adopt design standards and/or an ordinance that sets forth definitive standards for the design and construction of parking facilities.

The Potrero Grande Specific Plan provides adequate parking for the proposed development.

Potrero Grande

5.4 Housing Element

Goal 3

Provide adequate housing by location, type of unit, and price to meet existing and future needs of City residents.

Policy 3.1

Encourage a wide range of housing types, prices, and ownership forms.

Policy 3.3

Support the use of cost-saving and energy-conserving construction techniques.

Policy 3.4

Encourage the design of residential developments that are secure, safe, and environmentally sensitive.

Policy 3.5

Provide adequate and accessible community facilities and services to residential neighborhoods.

The location of the infill Potrero Grande Specific Plan allows the new residents easy access to existing community facilities. Two private pocket parks will be available to the future residents within Potrero Grande.

5.5 Safety and Community Services Element

Goal 1.0

Minimize the potential damage to structures and loss of life that could result from earthquakes.

All development within the Potrero Grande Specific Plan will meet the latest adopted building and fire codes relating to earthquake standards.

Goal 3.0

Protect public and private properties from geologic hazards associated with steep slopes and unstable hillsides.

Policy 3.2

Require that hillside developments incorporate measures that mitigate slope failure potential and provide for long-term slope maintenance

The development will incorporate slopes and retaining walls to mitigate slope failure potential and provide for long-term slope maintenance.

Chapter 5: General Plan Consistency

Goal 5.0

Minimize the impact of point-source noises and ambient noise levels throughout the community.

Policy 5.2

Incorporate noise impact considerations into the development review process, particularly the relationship of parking and ingress/egress, loading, and refuse collection areas to surrounding residential and other noise-sensitive land uses.

Policy 5.3

Require that new multi-family residential developments incorporate design features and approaches which minimize the intrusion of ambient noise into private and common outdoor spaces.

Policy 5.4

Enforce and revise as necessary City ordinances regulating hours for construction activity.

The homes within the Potrero Grande Specific Plan area will include design features that minimize the intrusion of ambient noise into the homes. The private pocket parks are internal to the site and will be screened the street noise from Potrero Grande.

Goal 9.0

Achieve and maintain a 50 percent reduction (from baseline year 1994) in solid waste produced by the City.

The City contracts with a private company (franchisee) for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires its franchisee to process Monterey Park's waste through a sorting center called a Materials Recovery Facility (MRF) for the removal of recyclables. This program allows the City to meet the 50% landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses.

At least 50% of demolition and construction materials will be diverted from the landfills during the construction of this project.

Potrero Grande

Goal 10.0

Protect the community from soil, groundwater, and leachate contamination from the Oil site.

Policy 10.2

Return the north parcel to a beneficial use by encouraging commercial development.

The Potrero Grande Specific Plan provides a new medium density residential development for existing and future residents of Monterey Park. The new residents should have adequate disposable income to support the existing neighborhood commercial businesses in the immediate area and the upcoming 500,000 square foot Monterey Park Market Place project. The residential development provides a good transition between the residential areas to the north and northwest and Potrero Grande Drive. The Edison easement provides a good transition between the development and the Saturn Park businesses.

A Phase II Environmental Site Assessment (ESA) was conducted on the property. No contamination from the Oil site was found.

Goal 11.0

Provide City residents and the business community with a high level of fire protection.

The Potrero Grande Specific Plan development will be compliant with the City of Monterey Parks Fire Department requirements.

Goal 12.0

Provide City residents and the business community with a high level of protection from crime.

Policy 12.2

Incorporate defensible space planning principles into the development review process.

The new residents will be unified through their HOA and may more easily be more able react to safety incidents

Chapter 5: General Plan Consistency

Goal 13.0

Provide adequate wastewater water, and drainage systems to meet the needs of City residents and businesses.

Policy 13.1

Implement recommended wastewater system improvements in the Wastewater Master Plan, 1996.

Policy 13.2

Implement recommended water system improvements in the Water Master Plan, 1996.

The development has been designed with dry well infiltration to treat and minimize stormwater flows from the community. The proposed water-efficient irrigation system will minimize the amount of runoff from the landscape areas.

5.6 Resources Element

Goal 2.0

Create additional passive recreation opportunities in the City to further enhance the quality of life in all areas of the community.

Policy 2.2

Incorporate pocket parks, parkways, and similar recreation spaces into residential neighborhoods.

Policy 2.3

Incorporate into the development review process a means for new development to contribute to existing recreational facilities and/or to address maintenance and staffing needs.

The Potrero Grande Specific Plan provides for compact residential development that includes two private pocket parks and private outdoor space for each home. Potrero Grande is immediately adjacent to the Edison easement trail system that connects to La Loma and Edison Trails Parks. The two pocket parks and common area landscape will be maintained by the HOA.

Potrero Grande

Goal 4.0

Conserve and protect groundwater supply and water resources.

Policy 4.1

Encourage water conservation through education, use of drought-tolerant landscapes, and water-conserving technology.

Policy 4.2

Promote the use of drought-tolerant trees and native plant material in landscapes, especially in City-owned landscapes.

All landscape will be predominantly California native and/or drought tolerant plants and trees with turf areas kept to a minimum. Drip irrigation will be used wherever possible. All the homes will be provided with water-conserving plumbing fixtures.

Goal 5.0

Improve air quality for future generations of Monterey Park residents.

Policy 5.1

Continue to improve traffic flow through and within the City.

Policy 5.4

Enhance pedestrian and bicycle circulation within Monterey Park.

Policy 5.5

Support the development of higher density housing in close proximity to commercial service centers.

Policy 5.7

Promote energy conservation and recycling by the public and private sectors.

During construction, required BMPs will be utilized that reduce the amount of dust in the air. Emissions from construction vehicles will meet current California requirements. All the homes will be constructed to LEED for Homes standards. At least 50% of demolition and construction waste will be diverted from landfills during the construction of this project. This infill project is near existing commercial services.

EXHIBIT E

Initial Study Mitigated Negative Declaration

City of Monterey Park Initial Study Checklist Form

1. Project title: 2015 Potrero Grande Residential
Case #: GPA-13-02; ZC-13-01
2. Lead agency name and address: City of Monterey Park
Community Development Department
320 West Newmark Avenue
Monterey Park, CA 91754
3. Contact person and phone number: Samantha Tewasart, Acting Senior Planner
(626) 307-1315
4. Project location: 2015 Potrero Grande, Monterey Park, California
(Reference Figure 1, Project Location Map; and Figure 2, Project Site Aerial Map.)

Legal Description:
Assessor Parcel: 5276-018-003
5. Project sponsor's name and address: The Olson Company
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
Contact: John Reischl, Director of Development
(562)370-9311
6. General plan designation: Commercial
7. Zoning: Commercial Services (C-S)



Figure 1. Project Location Map
2015 Potrero Grande Drive

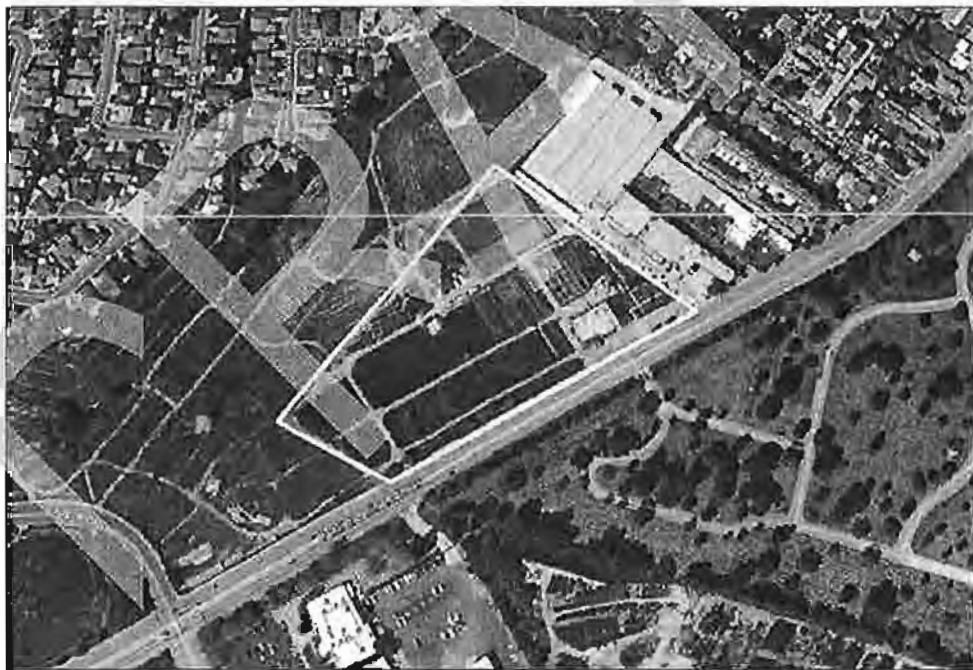


Figure 2. Project Site Aerial Map
2015 Potrero Grande Drive

8. Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Project Overview: The project proposes to change the land use designations for the 9.15 acre site at 2015 Potrero Grande and to subsequently develop the property with 80 residential units. The site is currently occupied by the San Gabriel Nursery and Florist and is comprised of flower growing grounds with a retail showroom, office, warehouse and ancillary facilities. The proposed land use changes include a General Plan Land Use Map amendment from Commercial to Medium Density Residential, and the Zoning Map amendment from Commercial Service to Specific Plan.

Pursuant to Monterey Park Municipal Code ("MPMC") §21.07.09021.42.0101 of the City of Monterey Park Municipal Code, the land use amendments and associated Specific Plan must be approved by a majority of those voters of the City voting on the project.

The project analyzed through this Initial Study includes these land use changes, as well as the demolition of the existing structures on the site, construction of the 80 units and ancillary site improvements and subsequent operation of the units.

Project Proposal: The proposed 80 residential units on the 9.15 acre property would result in a density of 8.7 units per acre. Of the 80 units, 40 would be traditional single family houses and 40 would be motorcourt single family houses. The traditional single family houses would be detached dwellings constructed on small "lot" easements, and would include two different floor plans approximately 1,700 to 1,900 square feet with two different lot (exclusive use area) sizes of 40 feet to 44 feet by 65 feet to 80, with the smallest lots being 2,600 square feet. The smaller house includes 3 bedrooms and the larger home includes 3 bedrooms and loft/optional bedroom. The 40 traditional single family houses would be located along the northern edge of the site. (Reference Figure 3, Project Concept Site Plan.)

The 40 motorcourt houses would be located adjacent to Potrero Grande Drive, designed to provide a transition between the street and the interior cluster of 40 single-family homes. The motorcourt houses would be single family detached dwellings, clustered around a stub alley. Motorcourt houses would also be constructed on small "lot" easements which would create three different plan types clustered around a stub alley. The motorcourt houses include 3 to 4 bedrooms of approximately 1,500 - 1,700 square feet, with a minimum lot size of 2,000 square feet.

All of the 80 houses would be two-story with two-car side by side garages.

Ingress and egress to the project would be from Potrero Grande via a gated entrance. A looped road system would provide internal access to the development and direct access to the single family houses. Alleys linking to the looped road would provide direct access to the motorcourt houses.

A total of 247 parking spaces would be provided, averaging 3 spaces per unit. Although the project proposes that the driveways of each single family house could

accommodate two parked cars, the parking calculation assumes one space per single family house driveway. The parking is calculated as follows:

- Garage: 160 spaces
- Driveway: 50 spaces (1 space/drive)
- On street: 37 spaces.

Open space amenities in the project would include two Pocket Parks with a total common open space area of approximately 10,000 square feet. Shade structures, water features, barbecues, seating areas, special paving and landscape will be located in the Pocket Park areas. A homeowners' association (HOA) to be established by the project would maintain the Pocket Parks. The project proposes to begin construction in 2014 with completion in 2016.

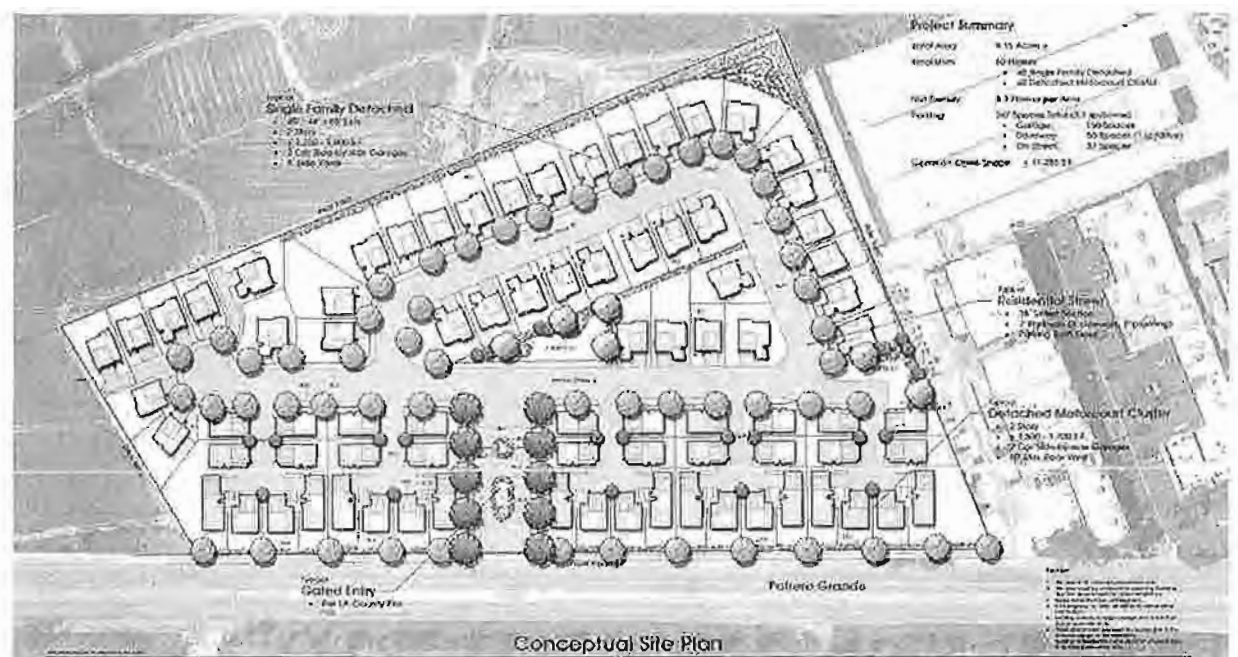


Figure 3. Project Concept Site Plan

9. Surrounding land uses and setting: Briefly describe the project's surroundings: (References Figures 4-11, Photos of Surrounding Areas.)

NORTH: Directly to the north of the site is a Southern California Edison (SCE) easement with electric transmission poles and lines; then detached single-family residential houses.

SOUTH: Directly to the south of the site is Potrero Grande Drive; then the Resurrection Catholic Cemetery and the Montebello SCE service center which are both within the incorporated boundaries of the City of Montebello.

EAST: To the east and northeast of the site is a variety of property uses, including Rigoli Dry Ice Company, Public Storage warehouses, vacant light industrial warehouse, a commercial strip mall; then multifamily and single family detached

residential.

WEST: To the west of the site is the SCE easement with electric transmission poles and lines.



Figure 4. Photo of Project Site Looking North



Figure 5. Photo in Project Site Looking North



Figure 6. Photo from Project Site Looking South toward Cemetery



Figure 7. Photo from Potrero Grande Looking South toward SCE Service Center



Figure 8. Photo from Potrero Grande Looking North toward Public Storage East of Site



Figure 9. Photo from Potrero Grande Looking North toward Commercial Strip Mall East of Site



Figure 10. Photo from Project Site Looking West toward SCE Transmission Easement



Figure 11. Photo from Potrero Grande Looking North at SCE Transmission Easement West of Site

10. Project Site Conditions:

A Phase I Site Assessment for the site indicates that the site's agricultural use dates back to at least 1927.¹ The site was purchased by the current owner's family by 1958 and developed into a nursery with several structures including two small houses, maintenance shed, and a storage shed for pesticides/fertilizer/equipment in the northern central portion of the site. In addition, greenhouses were constructed throughout the site to support the floral growing operations. The nursery and all of its structures were developed into its present day use by at least 1989. Current facilities include flower growing grounds, a retail showroom, office, shipping and handling warehouse, greenhouses, maintenance shed, chemical storage shed, pool shed and water pump station. (Reference Figure 4, Photo of Project Site Looking North; Figure 5, Photo in Project Site Looking North; and Figure 12, Existing Site Conditions Site Plan.)

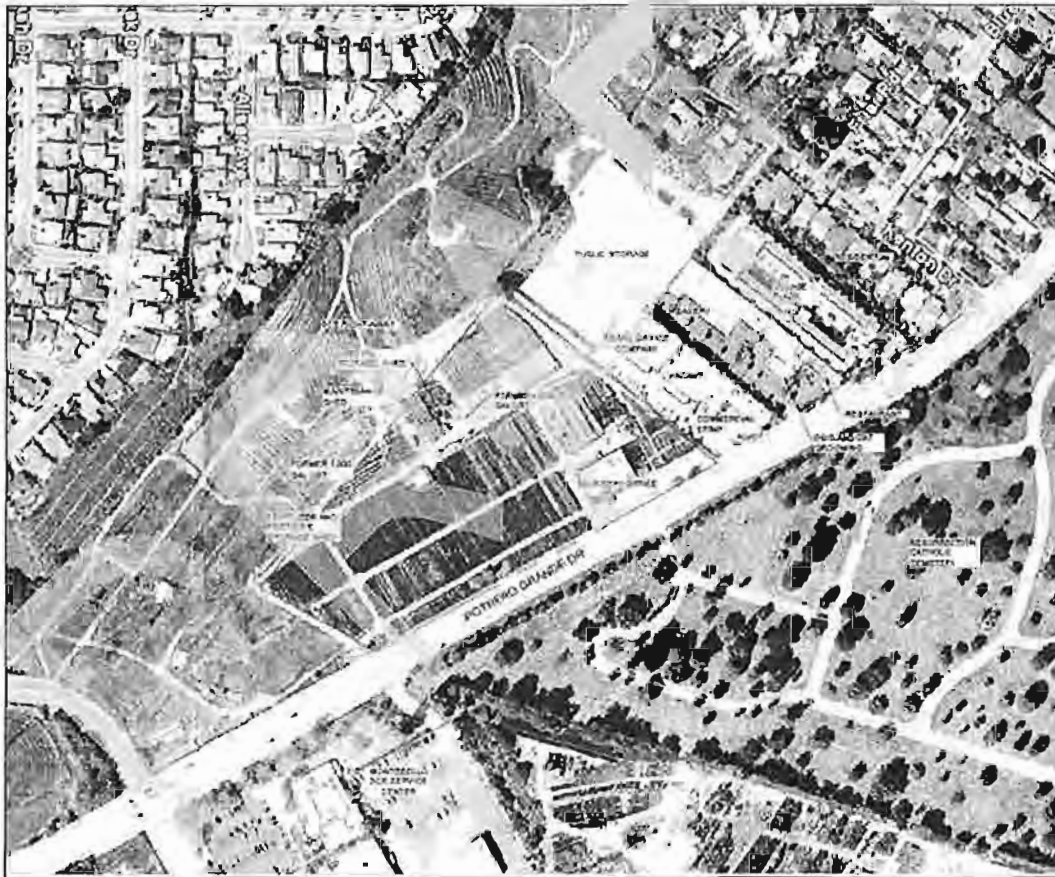


Figure 12. Existing Site Conditions Site Plan

¹ A Phase I Site Assessment for the site, *Phase I Environmental Site Assessment San Gabriel Nursery & Florists 2015 Potrero Grande Drive Monterey Park, California* prepared by Gannett Fleming, February 21, 2013, available at City of Monterey Park Community Development Department office.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.) None.

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.

☐ Aesthetics	☐ Agriculture/Forest Res.	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Greenhouse Gas	☐ Hazards/Hazardous Mat.	☐ Hydrology/Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population/Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities/Service Systems	☐ Mandatory Findings

DETERMINATION: (To be completed by the City of Monterey Park)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a 'Potentially Significant Impact' or 'Potentially Significant Unless Mitigated' Impact 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. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that

earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature	Date
Samantha Tewasart	City of Monterey Park Community Development Department
Printed name	Agency

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS –Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
The Monterey Park General Plan does not identify any scenic corridors or viewsheds within the City boundaries. No other scenic resources are identified in the General Plan. The site and surrounding areas are generally flat, with the exception of a hill located north of the site. The hill and properties north and west of the site are a SCE easement with transmission towers. (Reference surrounding site photos, Figures 4, 5, 8 and 10.) Consequently, the project would not adversely impact a scenic vista.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
As discussed above, the project site is not within the vicinity of a scenic corridor, including a state scenic highway. Consequently, the project would not substantially damage scenic resources within a state scenic highway.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
As depicted in Figures 4 and 5, the project site is currently developed as nursery. The areas adjacent to the project site are a mix of SCE easement, commercial uses, cemetery and SCE service center. The project would replace the nursery with 80 single family houses. As depicted in Figure 3, the concept site plan for the project proposes landscape around and internal to the development. The Specific Plan for the project proposes a cohesive enclave through leading edge architectural and landscape design. The proposed project would not degrade the visual character or quality of the surrounding properties.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
The project would replace an existing nursery with new residential development. City conditions of approval prepared for the project include a requirement that the Developer/Owner prepare a street lighting/photometric plan for review and approval by the City Engineer. No glare producing materials are proposed as part of the project. Consequently, the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.				
II. AGRICULTURE AND FOREST RESOURCES – Would the project:				
<i>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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.</i>				
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				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Agency, to non-agricultural use?				
The state of California Los Angeles County Important Farmland Map 2010 does not designate the City of Monterey Park or other southeast Los Angeles County as farmland. Although the site was used for agricultural uses prior to 1958, it is currently a commercial nursery surrounded by urban land use. Consequently, the project would not convert state mapped Farmland to a non-agricultural use.				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
A Phase I Site Assessment for the site indicates that the site's agricultural use dates back to at least 1927. The site was purchased by the current owner's family by 1958 and was developed into a nursery. In addition, greenhouses were constructed throughout the site to support the floral growing operations. There is no agricultural zone within the City; and no Williamson Act contracts. The project would not conflict with zoning for agricultural use or a Williamson Act contract.				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)) or timberland (as defined in Public Resources Code section 4526)				X
The project site is currently zoned for commercial use, and is located within an urbanized area of the City of Monterey Park. No forest zoning is located within the vicinity of the site or within the City. Consequently, the project would not conflict with existing zoning for, or cause rezoning of forest land.				
d) Result in loss of forest land or conversion of forest land to non-forest use?				X
The project site does not contain forest land nor is it adjacent to forest land.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Consequently, the project would not result in a loss of forest land or conversion of forest land.				
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
The project site and its surrounding properties are urbanized and do not contain agricultural or forest land. The project would replace an existing commercial nursery with residential uses. Consequently, the project would not result in the conversion from Farmland to a non-agricultural use or from forest to a non-forest use.				
III. AIR QUALITY – Would the project:				
<i>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.</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
An Air Quality Analysis for the Potrero Grande Residential Project Residential Project, dated November 4, 2013, was prepared by Todd Brody, Principal of Synectecology. This Air Quality Analysis, contained in Appendix A, is the basis for the air quality analysis within this Initial Study. The Air Quality Analysis was based on a previous version of the project that consisted of 92 dwelling units, of which 38 were single family detached houses and 54 were two-story townhome. The 92 unit version of the project contained 12 or approximately 13.3% more units than the current project. Consequently, the Air Quality Analysis is considered a conservative assessment of the potential project impacts, and may overstate certain impacts by as much as 13.3% <u>Applicable Air Quality Policies:</u> The City of Monterey Park is within the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Since 1979, a number of AQMPs have been prepared. The AQMP was designed to comply with State and federal requirements, reduce the high level of pollutant emissions in the SCAB, and				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
ensure clean air for the region through various control measures. On December 7, 2012, the SCAQMD adopted the 2012 Air Quality Management Plan. The purposes of the 2012 AQMP for the SCAB are to set forth in a comprehensive and integrated program that will lead the SCAB into compliance with the federal 24-hour (most fine particulate matter) PM_{2.5} air quality standard, to satisfy the planning requirements of the federal Clean Air Act, and to provide an update to the SCAB's commitments towards meeting the federal 8- hour ozone standards. All projects constructed in the SCAB are subject to the standard SCAQMD rules. SCAQMD Rule 403 sets requirements for dust control associated with grading and construction activities, and is relevant to this project. Compliance with Rule 403 provisions is mandatory and as such, does not constitute mitigation under CEQA. <u>Project Compliance with Air Quality Plan:</u> CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP. Because the AQMP is based on projections from local general plans, projects that are consistent with the local general plan are considered consistent with the air quality management plan. Because the project proposes an amendment to the Land Use Map of the General Plan, a consistency analysis is required. Air quality impacts from the project would be caused by demolition of existing structures and paving and landscape; grading; construction of new buildings, paving and landscape; vehicular travel by future residents, and project building heating and electrical systems. Demolition would include removal of approximately 7,456 square feet of existing structures and approximately 15,000 square feet of existing paving. Construction would include development of the 80 houses and ancillary paving and landscaping. Vehicular traffic from the 92 unit version of the project would result in approximately 676 daily trips, with 52 trips produced in the A.M. peak hour and 66 trips produced in the P.M. peak hour on a "typical" weekday (reference Transportation/Traffic Section #XVI, below). In contrast, the existing nursery is estimated to generate 587 daily trips with 14 trips produced in the A.M. peak hour and 39 trips produced in the P.M. peak hour on a "typical" weekday. Accordingly, the project would result in a net increase of 89 daily trips with 38 trips produced in the A.M. peak hour and 27 trips produced in the P.M. peak hour on a "typical" weekday.²				

² Potrero Grande Residential Project An Olson Company Residential Subdivision in Monterey Park, California, Traffic Impact Study, October 2013; and contained in Appendix C of this Initial Study.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
As shown in Tables 1, Comparison of Projected Construction Emissions to Daily SCAQMD Thresholds, and 2, Daily Operational Emissions below, neither the construction nor the operation of the project are projected to exceed the daily threshold values suggested by the SCAQMD. Additionally, the project would not result in significant localized air quality impacts. Finally, the project will go beyond the Code of California Regulations Title 24 requirements for energy efficiency and will be LEED-certified reducing greenhouse gas emissions (reference Greenhouse Gas Emissions discussion in Section #VII, below). As such, the project is consistent with the goals of 2012 AQMP and, in that respect, does not present a significant air quality impact.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
CEQA inquires as to whether a project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. A violation could occur over the short-term during project construction, or over the long-term during its subsequent operation. Each is addressed below. <u>Short-Term Impacts:</u> Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period³: • 75 pounds per day for ROG • 100 pounds per day for NOx • 550 pounds per day for CO • 150 pounds per day for PM10 • 55 pounds per day for PM2.5 • 150 pounds per day of SOx Construction related air quality impacts occur during demolition, site preparation, and construction activities associated with the project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation, and grading activities, and the emission of ROG's during the painting of the structures. As noted, the project involves the demolition of the existing commercial nursery use facilities and the subsequent				

³ ROG (reactive organic gases); NOx (oxides of nitrogen); CO (carbon monoxide); PM-10 (respirable 10-micron diameter particulate matter); PM-2.5 (respirable 2.5-micron diameter particulate matter); SOx (oxides of sulfur).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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construction of 80 residential units. The CalEEMod computer model allocates the demolition and construction over 246 working days.⁴ Construction is assumed to begin December 2014 and take approximately 2 years to complete.

As noted above, SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. These control measures include: soil stabilizers shall be applied to unpaved roads; ground cover shall be quickly applied in all disturbed areas; and the active construction site shall be watered twice daily. The project Air Quality Analysis (Appendix A) assumes the use of mandatory Rule 403 measures.

Table 1, *Comparison of Projected Construction Emissions to Daily SCAQMD Thresholds*, summarizes the daily emissions projected for site construction, by highest estimated daily emissions, including grading, trenching, paving, building and coatings. As shown in Table 1, all emissions are well under their respective criteria levels and their impact would be less than significant.

Table 1 COMPARISON OF PROJECTED CONSTRUCTION EMISSIONS AND DAILY CRITERIA VALUES (pounds/day)										
Source	ROG	NOx	CO	SO ₂	PM ₁₀ Dust	PM ₁₀ Exhaust	PM ₁₀ Total	PM _{2.5} Dust	PM _{2.5} Exhaust	PM _{2.5} Total
Demolition										
Off Road Diesel	4.50	48.43	36.04	0.04	0.07	2.45	2.52	0.01	2.28	2.29
Hauling	0.28	1.97	1.49	0.00	0.10	0.03	0.14	0.03	0.03	0.06
Worker Trips	0.41	0.10	1.15	0.00	0.17	0.00	0.17	0.04	0.00	0.05
Totals	5.19	50.50	38.68	0.04	0.34	2.48	2.83	0.08	2.31	2.40
Site Preparation										
Off Road Diesel	5.26	56.84	42.59	0.04	3.66	3.09	6.75	2.01	2.84	4.85
Worker Trips	0.49	0.12	1.38	0.00	0.20	0.00	0.20	0.05	0.00	0.06
Totals	5.75	56.96	43.97	0.04	3.86	3.09	6.95	2.06	2.84	4.91
Grading										
Off Road Diesel	3.83	40.38	26.65	0.03	1.33	2.33	3.66	0.68	2.14	2.82
Worker Trips	0.41	0.10	1.15	0.00	0.17	0.00	0.17	0.04	0.00	0.05
Totals	4.24	40.48	27.80	0.03	1.50	2.33	3.83	0.72	2.14	2.87
Building Construction										

⁴ California Emissions Estimator Model (CalEEMod Version 2013.2.2) recommended by SCAQMD for CEQA related air quality analyses.

			Potentially Significant Impact			Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
Off Road Diesel	3.66	30.00	18.73	0.03	0.00	2.11	2.11	0.00	1.99	1.99
Vendor Trips	0.19	1.01	1.33	0.00	0.06	0.02	0.08	0.02	0.02	0.03
Worker Trips	1.44	0.36	4.05	0.01	0.59	0.01	0.60	0.16	0.01	0.16
Totals	5.29	31.37	24.11	0.04	0.65	2.14	2.79	0.18	2.02	2.18
Asphalt Paving										
Off Road Diesel	2.09	22.39	14.82	0.02	0.00	1.26	1.26	0.00	1.16	1.16
Worker Trips	1.35	0.33	3.68	0.01	0.59	0.01	0.60	0.16	0.01	0.16
Asphalt Totals	3.44	22.72	18.50	0.03	0.59	1.27	1.86	0.16	1.17	1.32
Coating										
Off-Gas	62.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off Road Diesel	0.37	2.37	1.88	0.00	0.00	0.20	0.20	0.00	0.20	0.20
Worker Trips	0.28	0.07	0.76	0.00	0.12	0.00	0.12	0.03	0.00	0.03
Coating Totals	63.30	2.44	2.64	0.00	0.12	0.20	0.32	0.03	0.20	0.23
Daily Threshold	75	100	550	150	→	→	150	→	→	55
Notes: The CalEEMod model projects summer and winter emissions and the higher of the two values was included in the table.										

Long-Term Impacts:

Long-term or operational project emissions are caused by mobile emissions from truck and passenger vehicle traffic, and stationary source emissions from project building heating and electrical systems. Additionally, the residential structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC (ROG) emissions. Residents within the future dwellings could use consumer aerosol products, such as cleaners. Also, project landscape would require maintenance and mechanized landscape equipment such as lawn mowers and leaf blowers produces emissions.

These air quality impacts are considered significant if they exceed any of the following thresholds that are established by SCAQMD to measure long-term or operational emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 150 pounds per day of PM10

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- 55 pounds per day of PM_{2.5}
- 150 pounds per day of SO_x

The resultant operation emissions are summarized in Table 2, Daily Operational Emissions. All emissions are below their respective threshold values and the impact would be less than significant.

Table 2 COMPARISON OF PROJECTED DAILY OPERATIONAL EMISSIONS AND DAILY CRITERIA VALUES (pounds/day)						
Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Existing Nursery						
Mobile Sources	6.84	5.96	24.84	0.05	3.41	0.97
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00
Structural Maintenance	0.05	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.15	0.00	0.00	0.00	0.00	0.00
Landscape Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
Operational Total	7.04	5.96	24.84	0.05	3.41	0.97
Proposed Residential						
Mobile Sources	9.47	8.14	31.77	0.07	5.01	1.42
Natural Gas	0.05	0.04	0.18	0.00	0.03	0.03
Structural Maintenance	0.34	0.00	0.00	0.00	0.00	0.00
Consumer Products	3.17	0.00	0.00	0.00	0.00	0.00
Hearth	24.11	0.61	46.24	0.07	7.03	7.03
Landscape Maintenance	0.24	0.09	7.70	0.00	0.04	0.04
Operational Total	37.38	8.88	85.89	0.14	12.11	8.52
Net Increase						
Mobile Sources	2.63	2.18	6.93	0.02	1.60	0.45
Natural Gas	0.05	0.04	0.18	0.00	0.03	0.03
Structural Maintenance	0.29	0.00	0.00	0.00	0.00	0.00
Consumer Products	3.02	0.00	0.00	0.00	0.00	0.00
Hearth	24.11	0.61	46.24	0.07	7.03	7.03
Landscape Maintenance	0.24	0.09	7.70	0.00	0.04	0.04
Net Increase Total	30.34	2.92	61.05	0.09	8.70	7.55
Threshold	55	55	550	150	150	55

		Potentially Significant Impact		Less Than Significant With Mitigation Incorporation		Less Than Significant Impact		No Impact
	Exceeds Threshold?	No	No	No	No	No	No	
Notes: The CalEEMod model projects summer and winter emissions. These differ for mobile sources and the higher of the two values were included in the table.								
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		
In accordance with SCAQMD methodology, projects that do not exceed or can be mitigated to less than the daily threshold values do not add significantly to a cumulative impact. As shown in Tables 1 and 2, criteria pollutants are all within the recommended SCAQMD threshold levels and this impact is less than significant.								
d) Expose sensitive receptors to substantial pollutant concentrations?							X	
Localized air pollutant impacts to sensitive receptors include both short-term and long-term impacts.								
Short-term Localized Air Pollution Impacts:								
Project construction can create short-term impacts by raising localized ambient pollutant concentrations which impact sensitive receptors, such as residents or students at nearby land uses. The most proximate sensitive receptor to the project site is the senior housing located to the east at a distance of about 350 feet. These residents are separated from the site by the intervening retail uses. Residents along Holly Oak are about 375 feet from the site boundary.								
In the case of CO, SCAQMD thresholds show that potential impacts occur when emission values of 1,113 to 1,554 pounds per day are within 100 meters (328 feet) of sensitive receptors. For NOx, SCAQMD thresholds show that potential impacts occur when emission values of 96 to 126 pounds per day are within 100 meters of sensitive receptors. As shown in Table 1, during the peak emission site preparation phase, the								

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Air Quality Analysis calculates emissions from project construction at 42.59 and 56.84 pounds per day for CO and NOx, respectively. Consequently, construction emissions would not create localized impacts for these pollutants. In the case of PM10, SCAQMD thresholds show that potential impacts occur when emission values of 29 to 37 pounds per day are within 100 meters of sensitive receptors. The threshold for PM2.5 with receptors at 50 meters is 9 to 12 pounds per day. As shown in Table 1, the Air Quality Analysis calculates particulate emissions from project construction at 6.75 pounds per day for on-site PM10 and at 4.85 pounds per day for on-site PM2.5. Consequently, construction emissions of these particulates also would not create localized impacts. <u>Long-Term Localized Air Pollution Impacts:</u> Long-term localized air pollution impacts from a residential project are typically associated with vehicle emissions. CO is the criteria pollutant that is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere. In the past, areas of vehicle congestion had the potential to create "pockets" of CO called "hot spots." However, the SCAB has now been designated as an Attainment area of both the State and federal CO standards, and no hot spots have been reported in the project area in more than the last 5 years. CO is no longer a localized pollutant of concern near roadways. Furthermore, the project would add just 38 new trips during the A.M. peak hour and 27 trips during the PM peak hour and these trips would not add measurably to local CO levels in the project area.				
e) Create objectionable odors affecting a substantial number of people?				X
Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. These types of construction odors are typically confined to the immediate vicinity of the equipment itself. By the time such emissions reach any receptor sites away from the project site, they will be diluted to well below any level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant. Operational odors associated with residential uses typically include cooking and vehicle use. These odors would be nominal, and consistent with existing site uses. Consequently, project impacts relative to odors would not be significant.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 Wildlife or U.S. Fish and Wildlife Service?				X
Figure R-1 of the General Plan identifies Open Space areas in the City which consist of parks, a golf course and former landfill. No native habitat areas occur in the City. The project site, which is currently developed with a commercial uses, is surrounded by urban uses and is not identified as an area containing native or sensitive species. Consequently, the project would not cause a substantial adverse effect, either directly or through habitat modifications, on a sensitive species.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X
The project site, which is currently developed, is surrounded by urban uses. Existing vegetation on the site consists of non-native shrubs and potted ornamental plants. The project site does not contain any riparian habitat or other identified sensitive natural community. Consequently, the project would not cause a substantial adverse effect on a sensitive natural community or habitat.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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
As discussed above, the project site is developed with urban uses. It does not contain a wetland. Consequently, the project would not cause a substantial adverse effect on federally protected wetlands.				
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
As discussed above, the project site does not contain identified native or sensitive species, riparian or sensitive habitats or wetlands. The site is surrounded by urban land uses. Consequently, the site does not serve as a wildlife corridor or wildlife nursery site and would not cause substantial interference with wildlife areas.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
The City of Monterey Park does not contain biological resources and the City General Plan does not contain policies protecting biological resources. MPCC §9.63.030 protects City park and street trees. But the City does not have an ordinance protecting native trees. Only ornamental trees occur on the project site. Consequently, the project				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
would not conflict with local policies or ordinances protecting biological resources or trees.				
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
The City of Monterey Park does not contain natural habitat areas. No Habitat Conservation areas occur within the City. The project site does not contain identified biological resources and is not listed on a regional or state conservation plan. Consequently, the project would not conflict with provisions of an adopted Habitat Conservation Plan or Natural Community Conservation Plan.				
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
CEQA Guidelines §15064.5 defines “historic resources” as resources listed in the California Register of Historical Resources, or determined to be eligible by the California Historical Resources Commission for listing in the California Register of Historic Resources.⁵ The criteria for eligibility are generally set by the Historic Sites Act of 1935, which established the National Register which recognizes properties that are significant at the national, state and local levels. To be eligible for listing in the National Register, a district, site, building, structure, or object must possess integrity of location, design, setting, materials, workmanship, feeling and association relative to American history, architecture, archaeology, engineering, or culture.⁶ In addition, unless the property possesses exceptional significance, it must be at least 45 years old to be eligible. The Phase I Site Assessment indicates that the existing nursery retail/office building on the site was constructed in 1989, 24 years ago. The maintenance shed and storage building on the site dates back to 1946 when the site appears to have been used				

⁵ See also, Public Resources Code Section § 5020.1(j)

⁶ Guidelines for Completing National Register Forms, National Register Bulletin 16, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
primarily for agricultural purposes. Although the shed and storage building were constructed more than 45 years ago, the shed and storage building are not associated with a significant event in American history, architecture, archaeology, engineering, or culture. The structures are not in a designated historic district. Historical resources within the City of Monterey Park include the Monterey Park Historical Society, located at 781 S. Orange Avenue, about a mile north of the project site, and the State of California's designated historical resources, Jardin del Encanto located at 700 El Mercado Avenue, approximately 4 miles northwest of the project site.⁷ The proposed residential development would not affect these existing historical resources. Consequently, the project would not result in impacts to a historical resource.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?				X
Because the project site is currently developed and the project does not propose extensive excavation such as would occur with subterranean parking, there is limited potential for uncovering archaeological resources during project grading activities. The Final Environmental Impact Report for the Monterey Park did not include a discussion of cultural resources because they were determined to be less than significant in the General Plan Initial Study. Consequently, there is no evidence that the project would cause a substantial change in archaeological resources.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
Because the project site is currently developed and the project does not propose extensive excavation of the project site, there is limited potential for uncovering paleontological resources during project grading activities. Although the project proposes grading, it does not propose subsurface excavation such as that necessary to accommodate a subterranean garage or basement. The site is generally flat and does not contain a unique geologic resource. Consequently, it is unlikely that the project would destroy a paleontological resource or unique geologic resource, and potential project impacts to these cultural resources would not be significant.				

⁷ Information regarding Jardin del Encanto obtained from the City of Monterey Park website (www.ci.monterey-park.ca.us/); accessed October 25, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
The project site has been disturbed and human remains are not known to exist on the project site. The Resurrection Cemetery is located across Potrero Grande immediately south of the project site. Although no human remains are known to exist outside the cemetery, should human remains be found during construction, Health and Safety Code requires that the discovery be reported to the county coroner and all activities on the site must cease until the coroner allows activity to continue (Health and Safety Code §7050.5–7055). All construction activities on the site would be required to follow these regulations established by applicable law. Consequently, project impacts relative to disturbance of human remains would be less than significant.				
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 Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
Monterey Park is within the seismically active region of the Los Angeles Basin. According to the Safety and Community Services Element of the General Plan, no active faults have been identified at the ground surface within City limits, nor have any				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Alquist-Priolo Earthquake Fault zones been designated. However, the City overlies the Puente Hills thrust, the Elysian Park Earthquake faults thrust, and the East Los Angeles thrust. These thrusts are blind thrust faults that do not intercept the ground surface and therefore cannot be detected visually. A seismic event within the region could impact Monterey Park and the proposed project. To address these potential impacts, conditions of approval prepared for the project require the Developer/Owner to provide a geological and geotechnical for review and approval by the City before it issues grading permits. Project construction must then comply with the requirements of the approved geotechnical report and California Building Code. Compliance with these measures is expected to mitigate potential adverse impacts from an earthquake. Consequently, project impacts related to rupture of a known earthquake fault would be less than significant.				
ii) Strong seismic ground shaking?			X	
As discussed above, the project could be affected by a future seismic event. Compliance with the requirements of an approved geotechnical report and California Building Code is expected to mitigate potential adverse impacts from an earthquake. Consequently, project impacts related to strong seismic ground shaking would be less than significant.				
iii) Seismic-related ground failure, including liquefaction?				X
Liquefaction occurs when ground water is forced out of the pores of soil as it subsides. This excess water momentarily liquefies the soil, causing an almost complete loss of strength. If this layer is at the surface, its effect is much like that of quicksand for any structure located on it. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to the Safety and Community Services Element of the General Plan, hillsides in Monterey Park have experienced slope failure due to earthquakes. In particular, steep hill slopes along Abajo Drive failed as a result of the 1987 Whittier Earthquake. Abajo Drive is located approximately 4 miles northwest of the project site. However, liquefaction does not generally represent a hazard in Monterey Park because groundwater levels are low. According to Figure SCS-3, Landslides and Liquefaction Hazard Zones, of the General Plan, the project site is not identified as susceptible to liquefaction. Consequently, the project would not expose people or structures to substantial adverse risks associated with landslides.				
iv) Landslides				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Landslides often occur during or after strong earthquakes. According to General Plan Figure SCS-3, Landslides and Liquefaction Hazard Zones, landslide hazards occur predominantly in the northern portion of the City. The project site is not identified as susceptible to landslides. Because of these site conditions, the project would not expose people or structures to substantial adverse risks associated with landslides.				
b) Result in substantial soil erosion or the loss of topsoil?				X
The site generally slopes to the southwest. The concept grading plan prepared for the project proposes a series of retaining walls along northern perimeter to allow for proper drainage of the site and to maintain the grade of adjacent properties. The concept drainage plan for the project proposes that all site drainage flow along the surface of the internal Private Drives into proposed private drain lines and be collected into infiltration drywells spread throughout the site. Runoff flows that are not infiltrated will be collected in a series of proposed private catch basins on-site. Secondary overflow into Potrero Grande Drive will provide relief in a major storm and keep this drainage in the existing drainage basin. The drainage system will meet the requirements of a Water Quality Management Plan (WQMP) to be approved by the City. The WQMP must demonstrate that the project will implement Best Management Practices (BMPs) to retain and filter storm water on-site. Consequently, project impacts related to substantial soil erosion would not be significant.				
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
As discussed above, compliance with the requirements of an approved geotechnical report and California Building Code is expected to mitigate potential adverse impacts from geologic events related to seismic activities. The project site is not susceptible to landslides or liquefaction. Consequently, project impacts related to unstable soils would not be significant.				
d) Be located on expansive soil, as defined in Table			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				
Geologic formations underlying the City consist largely of ancient marine and river deposits characterized by sandy and clay-like soils. These soil types do not pose any significant development constraints except in the hillside areas of the City. The project site is not in a hillside area and is not susceptible to liquefaction or landslides. Potential sandy or clay soils that could occur on the project site would be mitigated through compliance with the requirements of an approved geotechnical report and California Building Code. Consequently, project impacts related to expansive soils would be less than significant.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
The project would replace an existing commercial nursery facility with a residential use, and would construct a private sewer system within the internal streets that would connect to an existing 8-inch public sewer main located in Potrero Grande Drive. The project would not use septic tanks or an alternative waste water disposal system.				
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	
To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has convened a GHG CEQA Significance Threshold Working Group. The SCAQMD is in the process of establishing a threshold for GHG emissions to determine a project's regional contribution toward global climate change impacts for California. On December 5, 2008, SCAQMD adopted a threshold of 3,000 metric tons (Mtons) of CO ₂ e per year for residential and commercial projects for which it is the lead agency under CEQA.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Construction

Construction activities would consume fuel and result in the generation of greenhouse gases. The Air Quality Analysis, Appendix A, calculated construction CO₂e emissions using the CalEEMod computer model.⁸ As shown in Table 3, Construction-Related Greenhouse Gas Emission By Year, all emissions are within the threshold value and the impact is less than significant.

Table 3 CONSTRUCTION-RELATED GREENHOUSE GAS EMISSION BY YEAR (Mtons/year) ⁹				
Year	CO ₂ ¹	CH ₄	N ₂ O	Total CO ₂ e
2014	433.43	0.09	0.00	435.38
2015	56.62	0.01	0.00	56.90
Threshold	---	---	---	3,000
Exceeds Threshold?	---	---	---	No
¹ Because different gases have different conversion factors, totals may not equal.				

Site Operations

The proposed project design includes a number of greenhouse gas emission reduction design features. The project is to be LEED certified and the Developer/Owner proposes to exceed California Code of Regulations Title 24 requirements by at least 15 percent.

In the case of site operations, the majority of greenhouse gas emissions, and specifically CO₂, is due to vehicle travel and energy consumption. As shown in Table 4, Yearly Operational Greenhouse Gas Emissions, CalEEMod projects that combined, mobile, area source, energy, waste, and water conveyance generates 1,440.26 Mtons of CO₂e on an annual basis. This value is under the suggested threshold of 3,000 Mtons per year and the impact is less than significant.

Table 4 YEARLY OPERATIONAL GREENHOUSE GAS EMISSIONS (Mtons/year)
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⁸ California Emissions Estimator Model (CalEEMod Version 2013.2.2) recommended by SCAQMD for CEQA related air quality analyses.

⁹ As defined in the Health & Safety Code §38505, greenhouse gases include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆). CO₂e stands for carbon dioxide equivalency, and is a quantity that describes, for a given mixture and amount of greenhouse gas, the amount of CO₂ that would have the same global warming potential (GWP) of all the GHG gases involved.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation		Less Than Significant Impact	No Impact
Source	CO2	CH4	N2O	Total CO2e ¹	
Mobile Sources	928.05	0.04	0.00	928.88	
Energy	373.26	0.01	0.00	374.38	
Area	30.10	0.03	0.00	30.95	
Water Use	68.76	0.20	0.00	74.42	
Waste Disposal	14.11	0.83	0.00	31.63	
Operational Total	1,414.28	1.11	0.01	1,440.26	
Threshold	--	---	---	3,000	
Exceeds Threshold?				No	
Notes: Includes 15% energy reduction for exceedance of California Code of Regulations Title 24 construction standards but does not include any reductions for LEED-certification or energy efficient design. ¹ Because different gases have different conversion factors, totals may not equal.					
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?				X	
In 2005, in recognition of California's vulnerability to the effects of climate change, Governor Schwarzenegger established Executive Order S-3-05, which sets forth a series of target dates by which statewide emission of greenhouse gas would be progressively reduced, as follows: • By 2010, reduce greenhouse gas emissions to 2000 levels; • By 2020, reduce greenhouse gas emissions to 1990 levels; and • By 2050, reduce greenhouse gas emissions to 80 percent below 1990 levels. In 2006, California passed the California Global Warming Solutions Act of 2006 (Health and Safety Code Division 25.5, §§ 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide greenhouse gas emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Like air quality impacts, projects that generate de minimus levels (i.e., less than 3,000 Mtons per year) and don't result in a significant impact or can be mitigated to less than					

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
significant would be deemed to be in compliance of the local policies with respect to GHG. <u>Construction:</u> As demonstrated above, the worst-case construction year is estimated to average about 435.38 Mtons of CO₂e. This value is below the 3,000-Mton threshold value and the cumulative impact to climate change is less than significant. Consequently, construction would not conflict with existing plans and policies. <u>Site Operations:</u> As discussed above, the project would be LEED-certified and exceed California Code of Regulations Title 24 requirements for insulation. As indicated above, based on the CalEEMod emissions model, even without the inclusion of any "greening" measures, the project represents an increase of 290.22 Mtons of CO₂e on an annual basis and is less than the 3,000-Mton per year threshold suggested by the SCAQMD. Consequently, the impact is less than significant.				
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		

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
The proposed residential uses would not involve the transport, use or disposal of hazardous materials. However, to assess potential on-site hazardous materials due to past or current materials or uses on the site, Gannett Fleming prepared a Phase I Environmental Site Assessment (ESA) and Phase II ESA, both dated February 21, 2013. These Phase I and II ESAs are available at the City Community Development Department offices, and are the basis for the hazardous materials analysis within this Initial Study. As required by American Society for Testing and Materials (ASTM) E 1527-05, the ESAs identified all obvious uses of the site from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Records back to 1927 indicate that the site was originally used for agriculture. The site was purchased by the current owner's family by 1958 and was developed into a nursery with several structures including a couple small houses, maintenance shed, and a storage shed for pesticides/fertilizer/equipment in the northern central portion of the site. In addition, greenhouses were constructed throughout the site to support the floral growing operations. The nursery and all of its structures were developed into its present day use by at least 1989 with the construction of the retail/office building at the northeastern portion of the site. Residential houses previously located next to the maintenance shed were demolished approximately five years. (Reference Figure 12, Existing Site Conditions.) To support the nursery's operations, the site previously had a 1,000-gallon gasoline underground storage tank (UST). The date of the UST installation is unknown. In January 1988, the UST and surrounding impacted soil was removed and UST closure was granted from the Los Angeles County Department of Public Works (LACDPW). Soil samples collected from two feet beneath the tank contained total petroleum hydrocarbons (TPH) at a concentration of 150 parts per million (ppm). Due to the elevated concentrations of TPH, excavation of TPH contaminated soil was performed to a depth of 17 feet below ground surface (bgs) where soil no longer exhibited visual or olfactory evidence of contamination. Additional soil sampling was performed from the bottom of the excavation and from each of the pit walls at a depth of 12 feet bgs. The samples contained TPH concentrations of 4 ppm or less, except for the sample collected from the southern wall which contained a TPH concentration of 250 ppm. Further excavation was halted due to the excavation's proximity to a subsurface natural gas pipeline and proximity to the adjacent road. The UST was replaced with a 4,000-gallon gasoline UST installed in March 1988 and later removed in January 2004. This UST was located north of a concrete slab in between the maintenance shed and greenhouses. Soil samples were collected from two feet beneath both ends of the UST and beneath the dispenser. Soil samples were analyzed for TPH-gasoline, TPH-diesel, ethanol/methanol, and volatile organic compounds (VOCs). Field observations and analytical results conducted at the time of the removal indicated that the soil was not impacted from gasoline or diesel and that no				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
unauthorized release or leak from the 4,000-gallon UST was observed. According to reconnaissance conducted as part of the Phase I ESA, LACDPW UST staff is in the process of preparing a "No Further Action" letter for the UST removal in 2004. The Phase II ESA conducted 18 soil borings of the site to evaluate potential pesticide and arsenic impacts in general accordance to the Department of Toxic Substances Control (DTSC) Interim Guidance for Sampling Agricultural Properties dated August 7, 2008 (DTSC, 2008). In addition, the former USTs and current oil storage area were also investigated consisting of 5 borings targeting the soil within the immediate vicinity of the former USTs and oil storage area. Based on the testing results of these soil samples, the Phase II investigation concludes the following: • The use of pesticides at the site has resulted in the presence of elevated concentrations of organochlorine pesticides¹⁰ in soil, at levels exceeding their respective screening levels. The organochlorine pesticide impacts are generally limited to the top 2 feet of soil, with the exception of soil near the maintenance shed where the pesticide was detected above the screening level at a depth of 2 feet bgs. • Although evidence of TPH impacts from the former 1,000 gallon UST were, the TPH concentrations were far below Maximum Screening Levels (MSLs) and no further action or investigation is necessary. • No VOCs or metals were detected above their respective screening levels or background concentrations in the soil samples tested. Therefore, there is no environmental concern regarding VOCs or metals at the site. To address the organochlorine pesticide impacts in shallow soil, the following measures are applied to the project as Mitigation Measure HAZ-1 and HAZ-2. With inclusion of these measures, potential project impacts regarding disposal of on-site hazardous materials would be reduced to less than significant levels. <u>Mitigation Measure:</u> HAZ-1: Before the City issues any grading permit, the DTSC must approve a remediation action plan submitted by the Developer/Owner to excavate the pesticide impacted soil and bury and encapsulate it at the property beneath a layer of clean fill, under regulatory oversight. The Developer/Owner must provide documentation to the City that the DTSC has approved the remediation action plan. HAZ-2: Before the City issues any building permit, the Developer/Owner must demonstrate to the City's satisfaction that the remediation action plan was completed and organochlorine pesticides mitigated to the satisfaction of DTSC.				
b) Create a significant hazard to the public or the environment through		X		

¹⁰ Organochlorine is a chlorinated hydrocarbon associated with adverse effects on human and animal health.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
The project would replace an existing commercial nursery facility with residential uses. Disposal of potential hazardous materials associated with the existing facility and past site uses is discussed above. With inclusion of Mitigation Measures HAZ-1 and HAZ-2, potential project impacts regarding disposal of on-site hazardous materials would be reduced to less than significant levels.				
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
Macy Intermediate School, located at 2101 Lupine Avenue, is 1.5 miles northwest of the project site and Meher Montessori School, located at 2009 South Garfield Avenue, is 1.7 miles northwest of the project site. These are the closest schools to the project site and are outside the one-quarter mile radius. Consequently, the project would not emit hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school.				
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		
The project would replace existing commercial nursery facilities with residential uses. Disposal of potential hazardous materials associated with the existing facility and past site uses is discussed above. With inclusion of Mitigation Measures HAZ-1 and HAZ-2, potential project impacts regarding disposal of on-site hazardous materials would be reduced to less than significant levels.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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
El Monte Airport is a general aviation airport located 6.9 miles northeast of the project site in the City of El Monte ¹¹ . Although the aircraft overflights occur from the El Monte and other regional airports, the Monterey Park General Plan does not identify an airport safety hazard area within the City. Consequently, the project would not result in a safety hazard related to proximity to an airport.				
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
The Southern California Edison Heliport is located 1.8 miles northeast of the project site in the City of Rosemead. The Monterey Park General Plan does not identify safety hazards associated with the SCE Heliport or other private airstrips. Consequently, the project would not result in a safety hazard related to proximity to an airstrip.				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		X		
The project is an infill development that would replace an existing commercial nursery facility with residential uses. Conditions of approval prepared for the project require project sites and the proposed gated access to be designed and maintained according				

¹¹ <http://www.airnav.com/airport/EMT>; accessed October 23, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
to Fire Department specifications. As discussed in Section #XVI Transportation/Traffic, below, Mitigation Measures TR-1 and TR-2 will ensure that project circulation, including corner sight distances and construction traffic, comply with City standards and that no significant adverse impacts occur. With these measures, potential project impacts regarding interference with emergency response or evacuation plans would be reduced to less than significant levels.				
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
The Project area is urbanized and is surrounded by urban land uses. The Monterey Park General Plan does not identify risk of wildland fires as a concern within the area of the Project site. Consequently, the project would not expose people or structures to risks from wildland fires.				
IX. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
The State Water Resources Control Board (SWRCB) and nine associated regional water quality control boards (RWQCBs) enforce California statutes regarding wastewater quality. Monterey Park is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LARWQCB). The LARWQCB has municipal and construction permits that control the amount of pollution in the drainage area of the Los Angeles River. During project construction, siltation and erosion may occur, potentially affecting water quality offsite. During project operation, pollution from vehicle traffic on the parking lot may be washed into the local drainage. Under the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," which the City of Monterey Park is a permittee, the Developer/Owner would be required to obtain a "General Construction Activity Storm Water" Permit. A condition of approval applied to the project would require the Developer/Owner to demonstrate NPDES compliance before the City issues prior to issuance of a grading permit. Upon approval of the NPDES document by the City, the Developer/Owner would be conditioned required to				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
submit an electronic copy of the approved NPDES file, including site drawings, before the City issues prior to the issuance of a Building or Grading Permit. With implementation of this condition of approval, the project will not cause significant impacts relative to violation of water quality and waste discharge standards levels.				
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 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)?				X
The project would replace an existing commercial nursery facility with a 92 unit residential development. The project would be conditioned to comply with NPDES provisions including the provision of a preliminary WQMP. The project will be constructed with water conservation plumbing fixtures as required by the California Building Code, efficient irrigation and low water use plant materials, and educational information to help project residents conserve water. The project water requirements are not expected to exceed the current City water supply or impact groundwater. The project would not tap into groundwater underneath or adjacent to the site. Consequently, the project would not substantially impact groundwater supplies or recharge.				
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				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
off-site?				
The majority of the site is utilized as growing grounds for the nursery business. Much of the topography of the site, with the exception of the northeasterly end of the property, is gently inclined to the south and southwest. Within the northeasterly end of the property, the topography rises steeply up to the flank of a small hill. Surface elevations within the site vary from approximately 430 feet above mean sea level (MSL) in the northeasterly end of the sit to approximately 375 feet above MSL in the southwesterly end of the site. There is an existing underground storm drain system along the property frontage within Potrero Grande Drive. All site drainage would flow along the surface of the internal streets into proposed private drain lines and be collected into infiltration drywells spread throughout the site. Runoff flows that are not infiltrated would be collected in a series of proposed private catch basins on-site. Secondary overflow into Potrero Grande Drive would provide relief in a major storm and keep this drainage in the existing drainage basin. The drainage system would meet the requirements of a Water Quality Management Plan (WQMP) to be approved by the City of Monterey Park. The storms drains would be maintained by the HOA. Conditions of approval prepared for the project require a site drainage plan to be prepared for review and approval by the City Engineer. The property drainage would be required to be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. The project will not substantially alter the existing drainage pattern of the site or area or cause substantial erosion.				
d) 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
The project proposes a series of onsite drainage facilities that would allow for storm drainage to be captured and filtered before entering the City storm drain system. Consequently, the project is not expected to create or contribute to runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.				
e) Otherwise substantially degrade water quality?				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Required compliance with the project WQMP would regulate project impacts relative to drainage and water quality. Consequently, the project would not degrade water quality.				
f) 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
Figure SCS-4 of the Monterey Park General Plan identifies flood inundation areas, which consist of the Garvey Reservoir and Laguna Basin, located north and west of the project site. The project site is not within the flood inundation area and the General Plan does not identify 100-year flood hazard areas within the City. Consequently, the project would not place housing within a 100-year flood hazard area or other delineated flood hazard area.				
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
The project site is not within the flood inundation area and the General Plan does not identify 100-year flood hazard areas within the City. Consequently, the project would not place structures within a 100-year flood hazard area.				
h) 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
The project site is not within the flood inundation area and the General Plan does not identify 100-year flood hazard areas within the City. Consequently, the project would not 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.				
i) Inundation by seiche,				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
tsunami, or mudflow?				
The City of Monterey Park is approximately 24 miles from the Pacific Ocean and the site is approximately 375 to 430 feet above MSL sea level. Additionally, the proposed project site is not in the vicinity of any surface waters or potential mudflow sources. Consequently, the proposed project would not be exposed to impacts from seiche, tsunami, or mudflow.				
X. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?				X
The project proposes a General Plan Land Use Map amendment from Commercial to Medium Density Residential, and a Zoning Map amendment from Commercial Service to Specific Plan. Surrounding land uses include: NORTH: Southern California Edison (SCE) easement with electric transmission poles and lines; then detached single-family residential houses. SOUTH: Potrero Grande Drive; then the Resurrection Catholic Cemetery and the Montebello SCE service center which are both within the incorporated boundaries of the City of Montebello. EAST: Rigoli Dry Ice Company, Public Storage warehouses, vacant light industrial warehouse, a commercial strip mall; then multifamily and single family detached residential. WEST: SCE easement with electric transmission poles and lines. Single family uses are located north of the project site and both single family and multifamily uses are located east of the site. Through the Specific Plan process, the project would create 80 single family houses, linked together through common circulation, landscape and design theme. By proposing residential development, the project would strengthen the residential character of the area. The project would not divide an established community.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including,				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				

General Plan Compliance: The project would support a number of the Goals and Policies of the City of Monterey Park General Plan, including the following Land Use Element provisions:

5.1 Land Use Element

Goal 8.0: Create a major regional-serving commercial center south of Potrero Grande Drive, north of the Pomona Freeway.

Policy 8.1: Work with the city of Montebello to ensure good access to the Edison area via Paramount Boulevard.

Policy 8.2: Encourage development of retail businesses within the Edison area which serve a regional market and maximize tax revenue potential.

Policy 8.3: Work closely with Southern California Edison to create a reuse plan for Edison properties that optimizes potential for retail commercial and complementary development.

The project would comply with this goal and policies by providing a new medium density residential development for existing and future residents of Monterey Park. These residents would help support the City's businesses. The development would provide additional support for the new 500,000 square foot Market Place at Monterey Park that will be located adjacent to the freeway. The development provides a transition between the residential areas to the north and northwest and Potrero Grande Drive. The Edison easement provides a transition between the development and the Saturn Park businesses.

Specific Plan Requirements: MPMC § Section 21.04.831 of the City of Monterey Park Municipal Code defines a "Specific Plan" as an adopted plan for a specified area or neighborhood within the corporate limits of the city in accordance with the State Planning and applicable law. Government Code §65450 permits a jurisdiction to prepare specific plans for the systematic implementation of the General Plan. According

Section 21.04.831 of the City of Monterey Park Municipal Code defines Specific Plan as an adopted plan for a specified area or neighborhood within the corporate limits of the city in accordance with the applicable law. Government Code §65450 of the state of

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
California Government Code permits a jurisdiction to prepare specific plans for the systematic implementation of the General Plan. The proposed project Specific Plan complies with applicable law. Pursuant to Section 21.42.0101 of the City of Monterey Park Municipal Code, the land use amendments must be approved by a majority of those voters of the City voting on the project. Should the change of land use be ratified, the project will require City Council adoption of a Specific Plan and Tentative Tract Map. <u>Land Use Amendment Process:</u> The Planning Commission must review the application and make a recommendation to the City Council regarding whether to approve the project. The project proposes the orderly development of the project site. As part of the development, current on site hazards from past nursery uses would be corrected. Upon City approval of the General Plan and Zoning amendments and associated Specific Plan, the project would not conflict with applicable land use plans and policies of the City of Monterey Park.				
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
The project would not conflict with a habitat or natural community conservation plan.				
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
The project does not propose any mining or removal of mineral resources. The project would not result in a loss of availability of a known mineral resource.				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
general plan, specific plan or other land use plan?				
The project would not result in a loss of availability of a locally important mineral resource.				
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		
A Noise Analysis for the Potrero Grande Residential Project, prepared November 5, 2013 and subsequently revised December 11, 2013, was prepared by Todd Brody, Principal of Synectecology. This Noise Analysis, contained in Appendix B, is the basis for the noise impact analysis within this Initial Study. The November 5th Noise Analysis was based on the previous version of the project that consisted of 92 dwelling units, of which 38 were single family detached houses and 54 were two-story townhome. The December 11th revised Noise Analysis updates salient information and mitigation to reflect the revised site plan with 80 single family houses. <u>Applicable Noise Policies:</u> The Monterey Park Noise Element is included in the Safety and Community Services Element of the Monterey Park General Plan and provides noise-related, land use compatibility guidelines. Monterey Park's primary goal with regard to community noise is to minimize the exposure of residential neighborhoods, schools, and hospitals to excessive or unhealthy noise levels, to the extent possible due to the City's built out condition. Toward this end, the Safety and Community Services Element establishes noise/land use compatibility guidelines that sets a "normally acceptable" range for single and multi-family dwellings of 50 – 60 dBA CNEL and a "conditionally acceptable" range of 60 – 65 dBA CNEL as "conditionally acceptable."¹² Levels of 65 – 75 dBA CNEL are generally to be discouraged. If new construction or development does proceed, a detailed analysis of noise reduction requirements must be made and needed noise insulation features included in the project design. Stationary				

¹² dBA stands for DeciBel A-weighted filter, which is commonly used for measuring sound levels, because it corresponds to people's natural hearing recognition and is less sensitive to very low and very high frequencies.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
noise sources are regulated through MPMC Chapter 9.53. The Code permits construction activities to proceed between the hours of 7:00 A.M. and 7:00 P.M. on weekdays (Monday through Friday), and 9:00 A.M. to 6:00 P.M. on Saturdays, Sundays, and legal holidays. With respect to projected increases, noise impacts can be broken down into three categories. The first is "audible" impacts, which refers to increases in noise level that are perceptible to humans. Audible increases in noise levels generally refer to a change of 3 dBA or more since this level has been found to be barely perceptible in exterior environments. The second category, "potentially audible," refers to a change in noise level between 1 and 3 dBA. This range of noise levels was found to be noticeable to sensitive people in laboratory environments. The last category includes changes in noise level of less than 1 dBA that are typically "inaudible" to the human ear except under quiet conditions in controlled environments. Only "audible" changes in noise levels at sensitive receptor locations are considered potentially significant. <u>Existing Noise:</u> To identify existing noise levels in the vicinity of the project site, the Noise Study conducted a field survey using a meter to monitor noise at the four locations shown on Figure 13.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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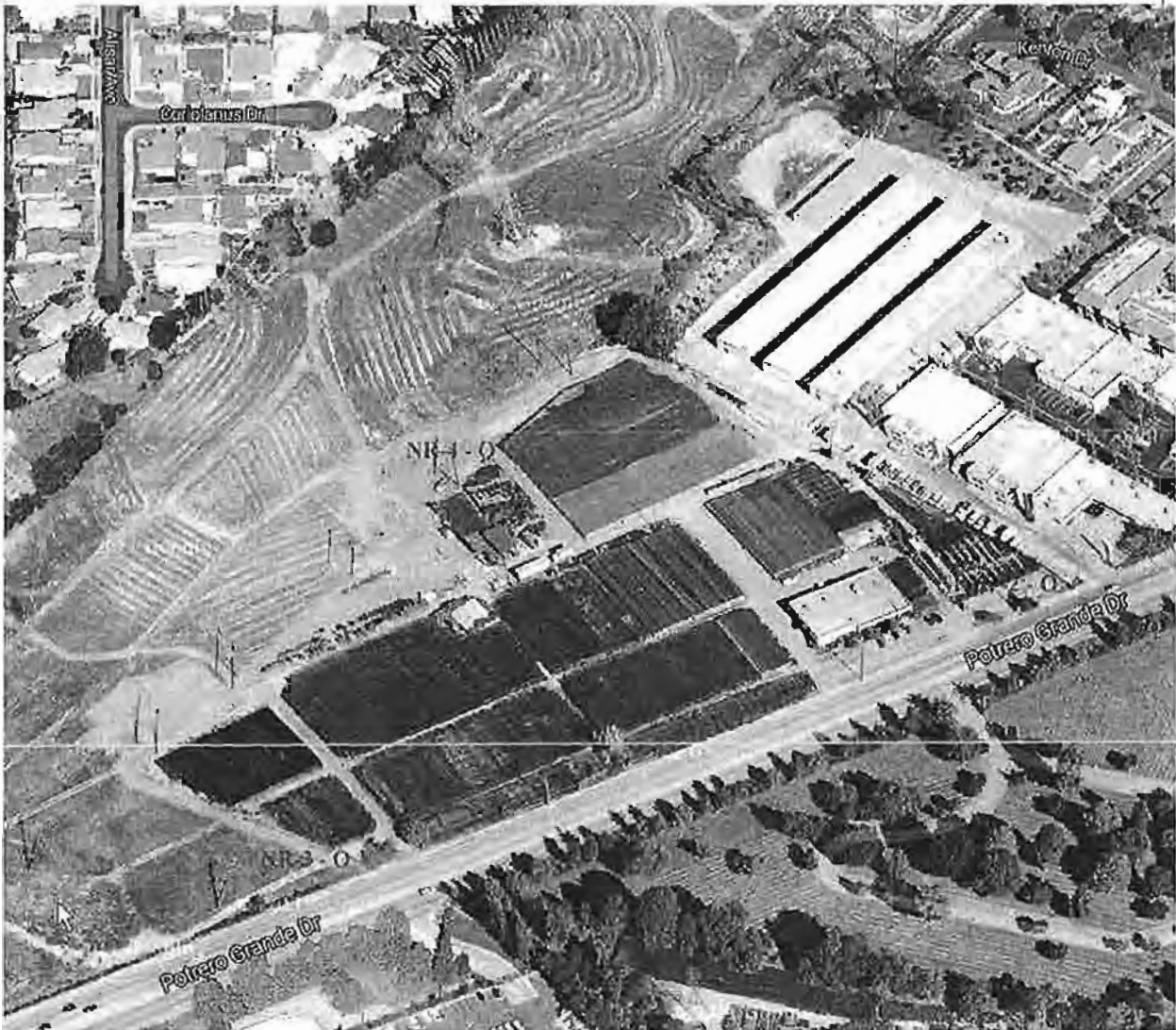


Figure 13. Noise Level Monitoring Locations

Table 5 summarizes the minimum and maximum noise readings at each of the four monitoring site locations. The maximum noise levels at each of the locations exceed the "conditionally acceptable" range of 60 – 65 dBA CNEL established by the Safety and Community Services. Major noise sources in the vicinity of the project site are traffic noise and a back-up alarm associated with equipment operations at the Edison facility across the street.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Table 5 Noise Levels at Monitoring Stations		
Monitoring Location	Lmin (dBA)	Lmax (dBA)
NR-1	44.3	76.4
NR-2	44.9	77.2
NR-3	40.9	76.1
NR-4	44.4	69.7

The project site fronts along Potrero Grande Drive. Traffic noise levels along Potrero Grande Drive are expected to increase in the future as both ambient and cumulative growth in the area cause increased traffic volumes. With the inclusion of the project, based on ambient growth, the project Traffic Study projects that with the 92 unit version of the project, Year 2016 and 2025 traffic volumes along Potrero Grande Drive would be 14,736 and 16,102 average daily trips (ADT), respectively. Cumulative growth through the project area would further increase these volumes to 21,121 and 22,487 ADT, respectively. Table 6 presents the future noise levels projected along Potrero Grande Drive and the distances to the 60, 65, and 70 dBA CNEL contours. Again, the modeling is based on hard site conditions based on the measurements obtained in the field study. Further distances would be better exemplified by soft site modeling and reduced noise levels.

Table 6 FUTURE WITH PROJECT AND CUMULATIVE NOISE LEVELS ALONG POTRERO GRANDE DRIVE					
Scenario	ADT Volume	CNEL (dBA @ 50 Feet)	Distance to 70 CNEL (Feet)	Distance to 65 CNEL (Feet)	Distance to 60 CNEL (Feet)
2016					
With Project	14,736	70.0	50	159	504
With Cumulative Projects	21,121	71.6	72	228	722
2025					
With Project	16,102	70.4	55	174	550
With Cumulative Projects	22,487	71.9	77	243	769
¹ As measured from the centerline of travel.					

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Within the proposed project, Buildings #2, #8, and #10 front along Potrero Grande Drive at a distance of 75 feet from the centerline, while Buildings #3, #4, #5, and #6 have southern end units at this distance. Based on this distance, Year 2016 cumulative noise at these units is projected at: 71.6 dBA, 71.6 dBA, 69.8 dBA CNEL, respectively. Similarly, in the Year 2025 this noise would be expected to increase: 71.9 dBA, 71.9 dBA, 70.1 dBA CNEL respectively. In all of these instances, the City of Monterey Park noise standards of 'normally acceptable' (50 – 60 dBA CNEL) and "conditionally acceptable" (60 – 65 dBA CNEL) would be exceeded. To reduce noise levels at these Buildings to 'normally acceptable' levels, Mitigation Measure N-1 is added to the project. With inclusion of this measure, project impacts associated with exceeding standards established in the local general plan or noise regulations would be reduced to less than significant levels. <u>Mitigation Measure:</u> N-1: The following measures must be completed by the Developer/Owner for all units that front/side along Potrero Grande Drive or as otherwise specified below: 1) The units must be equipped with forced air ventilation designed and installed in accordance with the California Uniform Building Code. 2) All exterior fittings that enter the structures (e.g., electrical conduits, HVAC ducts) must be sealed with caulk such that the fittings are rendered airtight. Any metal ductwork that is exposed to the exterior environment must be enclosed and insulated to avoid noise transference through the ducting. 3) For those units to be located to the west of the main drive, the Developer/Owner must specify a minimum Sound Transmission Class (STC) rating of 32 (or more if required under local requirements) for all south-facing window and/or exterior door assemblies. These assemblies must be equipped with weather stripping to seal any air leaks. 4) For those units to be located to the east of the main drive, the Developer/Owner must specify a minimum Sound Transmission Class (STC) rating of 33 (or more if required under local requirements) for all south-facing window and/or exterior door assemblies. These assemblies must be equipped with weather stripping to seal any air leaks.				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
Vibration is a trembling, quivering, or oscillating motion of the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects.				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Unlike noise, vibration is typically of a frequency that is felt rather than heard.

The City of Monterey Park does not set quantitative standards for vibration impact. With respect to construction, CalTrans notes that ground borne vibration is typically associated with blasting operations, the use of pile drivers, and large-scale demolition activities, none of which are anticipated for the construction or operation of the project. As such, no excessive ground borne vibrations would be created by the proposed project and any potential impacts of the project on off-site receptors are less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
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The project would replace the existing commercial nursery facility with residential uses. Noise associated with residential uses typically includes vehicular motors, outdoor voices, dog barking and mechanical devices such as air conditioners.

Because noise levels along Potrero Grande Drive are already high, long-term impacts could be significant if the project traffic substantially increases ambient noise levels on Potrero Grande. As discussed above, a substantial increase is defined as 3 dBA CNEL.

As determined by the project Traffic Study, the 92 unit version of the project would generate 676 ADT while removing 587 ADT for a net increase of 89 ADT with site occupancy in 2016. The Traffic Study estimates that 80 percent, or 541 ADT, would proceed to (or from) the west while 20 percent, or 135 ADT, would go to (or from) the east from the site access driveway.

Table 7 shows the increase in the existing noise level along Potrero Grande Drive due to project access. The increase is between 0.1 and 0.2, less than the 3 dBA CNEL threshold. Consequently, project generated increases in ambient noise would be less than significant.

Table 7
EXISTING VERSUS WITH PROJECT NOISE LEVELS ALONG POTRERO GRANDE DRIVE

Location	Existing ADT	Existing CNEL (dBA @ 50 Feet)	Existing With Project ADT	With Project CNEL (dBA @ 50 Feet)	Difference (dBA CNEL)
E/O Site	13,363	69.6	13,498	69.7	0.1

			Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Entrance W/O Entrance	Site	13,363	69.6	13,904	69.8	0.2
These noises would be consistent with noises from the existing and future residential uses surrounding the site. The project would not create a permanent increase in ambient noise.						
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?						
Construction of the project would not involve substantial grading, blasting operations, pile drivers or large-scale demolition. City noise standards limits construction hours. Compliance with these construction hours would limit surrounding exposure to construction noise to less than significant levels. The project would not cause a substantial temporary or periodic increase in ambient noise.						
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
El Monte Airport is a general aviation airport located 6.9 miles northeast of the project site. The Monterey Park General Plan does not identify airport noise impacts within the City. Consequently, the project would not result in a safety hazard related to proximity to an airport.						
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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
The Southern California Edison Heliport is located 1.8 miles northeast of the project site in the City of Rosemead. The Monterey Park General Plan does not identify noise impacts from the SCE Heliport or other private airstrips. Consequently, the project would not result in a noise impact related to proximity to an airstrip.				
XIII. POPULATION AND HOUSING – 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	
The project would convert a commercial nursery to a residential use, adding 80 additional housing units. Based on an average household size of 3.03 persons per unit, the project would increase the City population by 243 persons. With a current citywide population of 61,445, the additional 243 persons would increase the City population by 0.4 percent.¹³ A population increase of less than 1 percent would be less than significant. Should the project be approved, other surrounding properties could be encouraged to apply for a redesignation to a residential use. However, the area surrounding the site is already mixed with residential uses, and any subsequent proposal would be evaluated by the City based on its own merits and would require a subsequent vote before the public. Consequently, project impacts relative to substantial population growth would be less than significant.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
The project would replace an existing commercial nursery use with 92 new residential				

¹³ City population of 61,445 and average household size of 3.03, result in an expected project population of 279. Source: State Department of Finance, Table 2 E-5 City/County Population and Housing Estimates, 1/1/2013

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
units. Consequently, the project would not displace substantial numbers of existing housing.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
The project would replace an existing commercial nursery use with 92 new residential units. Consequently, the project would not displace substantial numbers of people and would not necessitate the construction of replacement housing elsewhere.				
XIV. 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?				X
The City of Monterey Park Fire Department provides emergency services and fire protection through three fire stations. The Monterey Park Station #62, located at 2001 S. Garfield Avenue and 1.7 miles west of the project site, is the station closest to the project site. The station houses an engine and rescue ambulance. Conditions of approval to be applied to the project require access pursuant to Fire Department standards and installation of fire hydrants. In addition, the proposed development would be required to pay fire services impact fees as required by the MPMC. These fees would be used to offset demands created by the proposed project on fire services in the City. Consequently, the project would neither result in the need for additional new nor altered fire protection services, and would not alter acceptable service ratios or response times.				
Police protection?				X
Police protection is provided by the Monterey Park Police Department, which operates from a central station at City Hall (320 West Newmark Street). The current staffing levels include 72 sworn officers, 46 civilian personnel. ¹⁴ The project would replace				

¹⁴ <http://www.ci.monterey-park.ca.us/index.aspx?page=637>; accessed October 17, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.05 percent. ¹⁵ This increase in population is considered less than significant. Conditions of approval to be applied to the project require security gating, lighting and participation in a neighborhood watch program. The project would neither result in the need for additional new nor altered police protection services, and would not alter acceptable service ratios or response times.				
Schools?				X
The project site is within the jurisdiction of the Montebello School District. The project would replace existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.05 percent. This increase in population would have a nominal impact on school services or facilities. As authorized under Education Code § 17620(a), local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development. Consequently, the project would not significantly impact the level of school service or increase the need for school facilities.				
Parks?				X
The project would replace existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.04 percent. This increase in population would have a nominal impact on park services or facilities. The project would be required to pay City park development impact fees, which are established to provide for residential development's fair share of park facilities. Consequently, the project would not significantly impact the level of park services or increase the need for park facilities.				
Other public facilities?				X
The project would replace existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.05 percent. This increase in population would have a nominal impact on other public facilities. The area surrounding the site is already mixed with residential uses, and any subsequent proposal to convert commercial nursery land to residential would be evaluated by the City based on its own merits. Consequently, the project would not significantly impact the level of other public services or increase the need for other public facilities.				

¹⁵ City population of 61,445 and average household size of 3.03, result in an expected project population of 279. Source: State Department of Finance, Table 2: E-5 City/County Population and Housing Estimates, 1/1/2013

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i>(Reference: The General Plan – 2012, The Monterey Park Community / Chapters 10, 11, 12, 14)</i>				
XV. RECREATION				
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 or be accelerated?				X
The project would replace existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.04 percent. This increase in population would have a nominal impact on recreation services or facilities. The project would be required to pay City park development impact fees, which are established to provide for residential development's fair share of park facilities. Consequently, the project would not result in the substantial physical deterioration of a recreational facility.				
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
The project would replace existing commercial nursery use with residential uses, resulting in a citywide population increase of 0.04 percent. This increase in population would have a nominal impact on recreation services or facilities. The project does not include recreational facilities nor is it expected to increase the demand for recreational facilities. Consequently, the project would not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.				
XVI. TRANSPORTATION/TRAFFIC – Would the project:				
a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
designated in a general plan policy, ordinance, etc.) taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				

A Traffic Impact Study for the Potrero Grande Residential Project, dated October 2013, (Traffic Study) was prepared by Craig S. Neustaedter, California Registered Traffic Engineer, Principal of TEP. This Traffic Study, contained in Appendix C, was reviewed and accepted by the City Traffic Engineer and is the basis for the traffic impact analysis within this Initial Study. The Traffic Study was based on a previous version of the project that consisted of 92 dwelling units, of which 38 were single family detached houses and 54 were two-story townhome. Similar to the Air Quality Analysis, the Traffic Study is considered a conservative assessment of the potential project impacts, and may overstate certain impacts by as much as 13.3%.

The project site is located on the north side of Potrero Grande Drive approximately 600 feet east of Saturn Street. Potrero Grande Drive is a designated Principal Arterial in the City Circulation Plan. It is 64 feet wide at the project location. There are currently 2 eastbound and 2 westbound lanes separated by a two-way left turn lane. Potrero Grande Drive is also a designated Truck Route with a posted speed limit of 45 mph. The latest traffic volume count show Potrero Grande Drive near the project site location is 13,663 vehicles per day.

To calculate the number of vehicle trips that the project would generate on Potrero Grande Drive and other area streets, the Traffic Study utilized trip generation rate data from the ITE Trip Generation Manual, 9th Edition. Based on this calculation, the project would generate a total of 676 daily weekday trips, with 52 AM peak hour trips and 66 peak hour trips. By comparison, the existing nursery is calculated to generate a total of 587 daily weekday trips, with 14 AM peak hour trips and 39 peak hour trips. Because CEQA focuses on the change a project would cause on the environment, the change in vehicular trips that would result from the project (project trips – nursery trips) are 89 total daily weekday trips, with 38 AM peak hour trips and 27 peak hour trips. (Reference Table 8, Project Traffic Generation and Comparison to Existing Site Uses.)

Table 8 PROJECT TRAFFIC GENERATION AND COMPARISON TO EXISTING SITE USES			
Land Use			Total Generated Trips

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	
	Units	Number			
			Daily	AM Hour	PM Hour
Proposed Single Family Homes	DU	38.0	362	29	38
Proposed Condo/Townhouse	DU	54.0	314	24	28
		Total	676	52	66
Existing Nursery (Garden Center)	Acres	4.6	497	13	37
Existing Nursery (Wholesale)	Acres	4.6	90	1	2
		Total	587	14	39
		Change	89	38	27

Applying these traffic generation rates, the Traffic Study followed the "Traffic Impact Study Guidelines", dated February 2006, provided by the City of Monterey Park Engineering Department staff. The study methodology and area of impact analysis was reviewed with City public works engineering staff and is consistent with their guidance. The following two intersections were identified by the City staff as potentially being affected by the project and are analyzed in the Traffic Study:

- Potrero Grande Drive at Saturn Street/Greenwood Avenue
- Potrero Grande Drive at the project site access.

The first intersection is signalized and has been analyzed using the Intersection Capacity Utilization (ICU) procedures as specified in the City Traffic Impact Study Guidelines. The project site access intersection will be un-signalized. It has been analyzed using the Highway Capacity Manual (HCM) procedures for un-signalized intersections. For signalized intersections, Level of Service (LOS) is described in terms of Intersection Capacity Utilization (ICU). The City ICU LOS definitions are shown in Table 9.

Table 9 SIGNALIZED INTERSECTION LOS DEFINITIONS		
LEVEL OF SERVICE	OPERATING CONDITION	ICU VALUE
A	Free flowing, virtually no delay. Minimal traffic	<0.60
B	Free flow and choice of lanes. Delays are minimal. All access along intersection easily	0.60-0.69
C	State flow. Queue at signal starting to get relatively long. Delays starting to become a factor but still	0.70-0.79

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
D	Approaching unstable flow. Queues at intersection are quite long but most cars clear intersection on their green signal. Occasionally, several vehicles		0.80-0.89	
E	Severe congestion and delay. Most of the available capacity is used. Many cars must wait through a		0.90-0.99	
F	Excessive delay and congestion. Most cars must wait through more than one on one signal cycle.		>1.00	

According to the City guidelines, the following increases in ICU value shall be deemed as "significant" and require mitigation:

<u>Existing ICU</u>	<u>Project Related Increase in ICU</u>
0.00 – 0.69	0.06
0.70 – 0.79	0.04
0.80 – 0.89	0.02
0.90+	0.01

The HCM procedures for un-signalized intersections define LOS based on average vehicle delay as measured in seconds per vehicle. For un-signalized intersections with uncontrolled and stop sign controlled approaches, the measurement of delay and LOS is only applicable to the approaches that are controlled. The HCM delay criteria for LOS are summarized in Table 10.

Table 10 UN-SIGNALIZED INTERSECTION LOS DEFINITIONS	
LEVEL OF SERVICE	Average Total Delay (seconds per vehicle)
A	0 to 10.00
B	Greater than 10.00 to 15.00
C	Greater than 15.00 to 25.00
D	Greater than 25.00 to 35.00
E	Greater than 35.00 to 50.00
F	Greater than 50.00 and greater

For each intersection, the Traffic Study analyzed the following scenarios:

- Existing conditions

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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- Project Completion Year
 - Without project
 - With project
- General Plan Target Year
 - Without project
 - With project.

Table 11 summarizes the intersection level of service for Potrero Grande Drive at Saturn Street/Greenwood Avenue and based on number of vehicles to roadway capacity (V/C ratio) for AM and PM peak for each of the 5 scenarios. Table 12 summarizes the average vehicle delay on Potrero Grande Drive at the project access for AM and PM peak for the 5 scenarios. These data show that project traffic will have not exceed the City of Monterey Park LOS significance criteria. Consequently, the additional traffic generated by the project will not have a significant traffic impact on the streets and intersections providing access to the project site.

Table 11 INTERSECTION LEVEL OF SERVICE - ALL SCENARIOS		
Potrero Grande at Saturn/Greenwood		
	V/C Ratio	LOS
A.M. Peak Hour		
Existing	.569	A
2016 w/o Project	.618	B
2016 w Project	.631	B
GP w/o Project	.669	B
GP w Project	.682	B
P.M. Peak Hour		
Existing	.295	A
2016 w/o Project	.451	A
2016 w Project	.455	A
GP w/o Project	.451	A
GP w Project	.480	A

Table 12 INTERSECTION LEVEL OF SERVICE - ALL SCENARIOS		
Potrero Grande at Project Access		
	Av. Delay (sec/veh)	LOS sb approach

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	A.M. Peak Hour			
	Existing	-	-	
	2016 w/o Project	-	-	
	2016 w Project	0.5	C	
	GP w/o Project	-	-	
	GP w Project	0.5	C	
	P.M. Peak Hour			
	Existing	-	-	
	2016 w/o Project	-	-	
	2016 w Project	0.4	B	
	GP w/o Project	-	-	
	GP w Project	0.4	B	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
The Congestion Management Plan (CMP) for Los Angeles County is intended to address vehicular congestion relief by linking land use, transportation, and air quality decisions. The CMP also seeks to develop a partnership among transportation decision-makers to devise appropriate transportation solutions that include all modes of travel, and to propose transportation projects that are eligible to compete for state gas tax funds. Within Los Angeles County, Metro is the designated congestion management agency responsible for coordinating the CMP. The CMP guidelines require that arterial monitoring intersection locations must be examined if the project would add 50 or more trips during either the AM or PM weekday peak hours (of adjacent street traffic) at CMP monitoring intersections. As shown in Table 8, the project would add 38 morning (AM) peak and 27 evening (PM) peak trips. The Potrero Grande residential project does not generate a sufficient quantity of trips to meet the threshold requiring analysis of CMP facilities. Consequently, the project would not conflict with the CMP or adversely impact regional traffic.				
c) Result in a change in air traffic patterns, including either an increase in traffic				X

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact						
levels or a change in location that results in substantial safety risks?										
The project site is located 6.9 miles from the El Monte Airport and 1.8 miles from the SCE airstrip in Rosemead. Implementation of the project would not directly increase air traffic and would not cause an alteration of air traffic patterns. Consequently, the project would not change air traffic patterns or result in substantial safety risks regarding air traffic.										
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		X								
The Traffic Study for the project also assessed potential impacts associated with project parking on-site circulation, gated access, corner sight distance, truck traffic and construction traffic.										
<u>Parking:</u> Table 21.22(A) in the MPMC identifies single family residential parking requirements as follows:										
<table><tr><td>Single Family Dwelling</td><td></td></tr><tr><td>3,000 sq. ft. or greater</td><td>3 enclosed garage spaces</td></tr><tr><td>Less than 3,000 sq. ft.</td><td>2 enclosed garage spaces</td></tr></table>					Single Family Dwelling		3,000 sq. ft. or greater	3 enclosed garage spaces	Less than 3,000 sq. ft.	2 enclosed garage spaces
Single Family Dwelling										
3,000 sq. ft. or greater	3 enclosed garage spaces									
Less than 3,000 sq. ft.	2 enclosed garage spaces									
Because the each proposed single family house would be less than 3,000 square feet, the required parking for the project would be 2 enclosed garage spaces per unit for a total of 160 spaces.										
As illustrated in Figure 3, Concept Site Plan, the project proposes to provide 247 parking spaces, arranged as follows:										
• Garage: 160 spaces • Driveway: 50 spaces (1 space/drive) • On street: 37 spaces.										
<u>On-Site Circulation:</u> The Traffic Study reviewed the proposed project on-site circulation										

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
relative to compliance with these following key design requirements specified by the City of Monterey Park, and found that the project satisfies these requirements: • One way traffic must have a minimum of 12 feet in width; two-way traffic must have a minimum of 26 feet in width per MPMC Table 21.22 (D). • Dead end fire apparatus access roads exceeding 150 feet in length must be provided with an approved fire department turnaround per California Fire Code §503.2.5. • Fire Department vehicular access roads must be provided with a 32 foot center line turning radius per CFC §503.2 .4. <u>Gated Access:</u> Access to the project site from Potrero Grande Drive will be provided via a security gate. The layout of the gated access is shown on Figure 13. The Traffic Study assessed dimensions and queuing capacity of the proposed project entrance and found that the gated entrance is designed to comply with the requirements of MPMC §.22.100. <u>Corner Sight Distance:</u> Corner sight distance standards are recommended by Topic 405.1 of the CalTrans Highway Design Manual. Potrero Grande Dr. has a posted speed limit of 45 mph. According to CalTrans standards 495 feet is required to provide an adequate corner sight distance. Figure 13 illustrates the corner sight distance requirement for the project driveway. As shown in the Figure, trees planted up to the street at the project entrance could disrupt the required corner sight distance. Mitigation Measure TR-1 is added to the project to ensure that the proposed trees at the project entrance are moved out of the corner line of sight. With inclusion of this measure, potential project impacts regarding line of site clearance would be reduced to less than significant levels. <u>Mitigation Measure:</u> TR-1: Before the City issues a building permit, the Developer/Owner must demonstrate to the satisfaction of the Community Development Director that all project landscaping, including trees at the project entrance are located outside the corner line of sight limits consistent with Topic 405.1 of the CalTrans Highway Design Manual. <u>Truck Service Impacts:</u> As a residential development, the project would not have any significant impacts related to truck generated traffic. <u>Construction Period Impacts:</u> Project site work is anticipated to begin in December 2014 and completed in late 2016, over a period of approximately 24 months. During construction, vehicular traffic would be generated by construction workers and by trucks needed for site excavation and concrete pours. All parking needed for construction related traffic would be accommodated on-site. During construction, the north side of Potrero Grande Drive fronting the project site will be improved. This will entail a temporary closure to do grind and overlay work. In				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
general, the city of Monterey Park requires that all lanes on arterial roads shall be open to traffic during periods from 6 a.m. to 9 a.m. and from 4 p.m. to 7 p.m. To ensure this construction does not interference with vehicular travel on Potrero Grande Drive, Mitigation Measure TR-2 will be added to the project to require that the Developer/Owner submit traffic control plans for City review and approval prior to commencing any work within the public travel ways. With inclusion of this measure and TR-1, potential project impacts related to construction traffic and other project circulation issues would be reduced to less than significant levels. <u>Mitigation Measure:</u> TR-1: Before the City issues a building permit, the Developer/Owner must submit for City Engineer approval a traffic control plan to ensure that project construction will not adversely interfere with vehicular travel on Potrero Grande Drive or on other City streets.				
e) Result in inadequate emergency access?		X		
Mitigation Measure TR-1 will ensure that project circulation, including corner sight distances and construction traffic, comply with City standards and that no significant adverse impacts occur. With these measures, project impacts to emergency access would be reduced to less than significant levels.				
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Public transportation services in Monterey Park include the Spirit Bus (a local fixed-route circulator), Los Angeles County Metro Bus and Montebello Bus Lines. Also available to the community are Metrolink commuter trains, local Dial-A-Ride service for seniors and disabled persons, and regional paratransit service for disabled persons that is provided by Access Services, Inc. Route 5 of the Spirit Bus loops around Saturn Street and Potrero Grande Drive, just south of the project site¹⁶. As noted in the City Bicycle Route Plan, there are MTA and City bike routes throughout the City. The closest bike route to the project site is a City bike route located along Orange Avenue and Taylor Drive, approximately 0.6 miles northwest of the site. Future project residents are expected to be able to store their bikes within their properties and				

¹⁶ City of Monterey Park website; accessed October 30, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
to access the City bike route from the project loop road to Potrero Grande Drive. The project would not conflict with alternative transportation policies.				

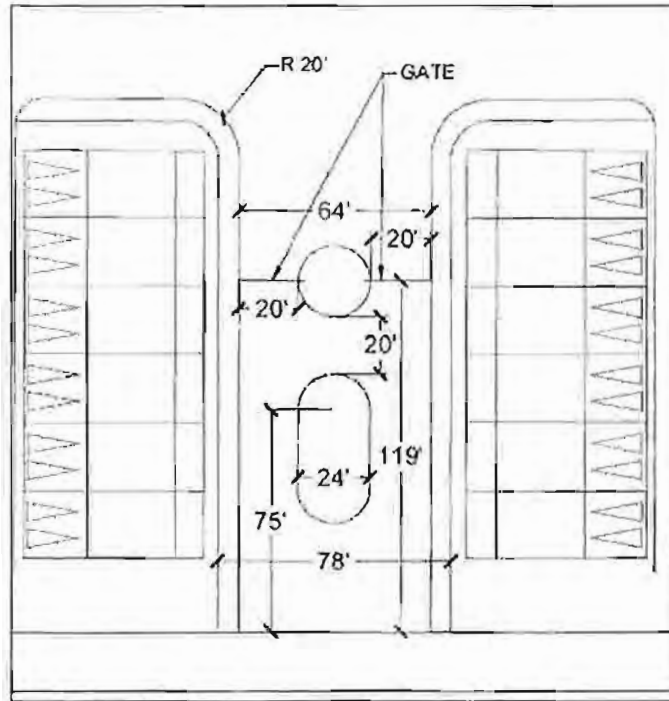


Figure 13. Conceptual Gate Plan

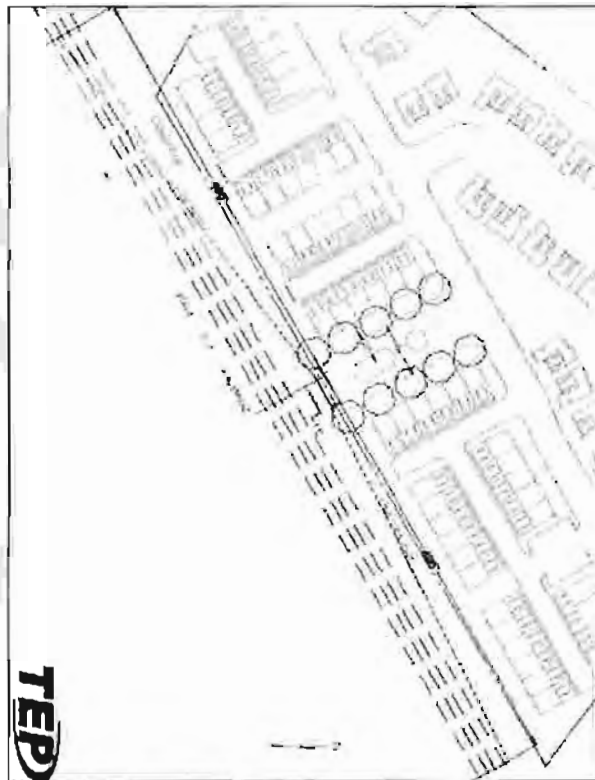


Figure 14. Corner Site Distance

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
Monterey Park is within the jurisdiction of the Los Angeles Regional Water Quality Control Board (LACWQCB). The LARWQCB is responsible for monitoring the amount of pollution in the drainage area of the Los Angeles River. The project proposes to install a private sewer system along the internal loop road, and connect to an existing 8-inch public sewer main located in Potrero Grande Drive. The gravity system eventually flows into the Los Angeles County Sanitation District No. 15 sewer lines that take the sewage to the Joint Water Pollution Control Plant at 24501 South Figueroa Street in the City of Carson. The plant provides both primary and secondary treatment for approximately 280 million gallons of wastewater per day (mgd), and has a total permitted capacity of 400 mgd.¹⁷ The proposed project would replace a commercial nursery and generate wastewater typical of residential uses, reducing commercial use and increasing the City population by 0.4%. Project impacts relative to exceedences of wastewater treatment requirements of the RWQCB would not be significant.				
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	
Water for this site will be supplied by the San Gabriel Valley Water Company. An extension of the existing water system in Potrero Grande Drive will be provided to connect with water lines in the internal streets. As discussed above, the project proposes to install a private sewer system along the internal loop road, and connect to an existing 8-inch public sewer main located in Potrero Grande Drive. Conditions of approval to be applied to the project require the developer/owner to be responsible for ascertaining and paying all City development fees such as, but not limited to, sewer deficiency fees, water meter fees and metered water service impact fees. Before the City issues a grading permit, the developer/owner would be conditioned to provide a water plan for review and approval of the San Gabriel Valley Water Company and the City of Monterey Park Water Division. The developer/owner would also be conditioned				

¹⁷ <http://www.lacsd.org/wastewater/www/facilities/jwpcp/>; accessed October 23, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
to provide a sewer study for existing sewer contributory flow and sewer connection. The project would convert an existing commercial nursery facility to a residential use. This conversion would increase the City's population by 0.04 percent, while decreasing commercial nursery use. The resulting change in water use and sewer generation would be less than significant, and the project would not result in the requirement to construct new water or wastewater treatment facilities or expansion of existing facilities.				
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
There is an existing underground storm drain system along the property frontage within Potrero Grande Drive. All site drainage will flow along the surface of the internal streets into proposed private drain lines and be collected into infiltration drywells spread throughout the site. Runoff flows that are not infiltrated will be collected in a series of proposed private catch basins on-site. Secondary overflow into Potrero Grande Drive will provide relief in a major storm and keep this drainage in the existing drainage basin. The drainage system will meet the requirements of a WQMP to be approved by the City of Monterey Park. The storm drains will be maintained by the HOA. Proposed The proposed project would not alter the basic site drainage pattern but would collect drainage in a new storm drain system that would capture and filter stormwater. The project storm drainage facilities would not could cause significant adverse environmental effects.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
The Water Utility Division is responsible for the production and distribution of the City's water supply and the maintenance of all water system facilities. Over 95 % of the water to the City comes from the City's water system supplies, with private water companies providing the rest. Primary source of water in the City is from 12 deep wells located near the Rio Hondo River and pumped from the Main Groundwater Basin, which underlies the majority of the San Gabriel Valley. There is no limit to the amount of water that may be pumped from the basin but the City is allowed 3.39 percent of the				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
Operating Safe Yield, or 6,704.08 acre-feet. Additional water must be purchased from the San Gabriel Valley Municipal Water District. The project is an infill development that would convert an existing commercial nursery facility to a residential use. This conversion would increase the City's population by 0.04 percent, while decreasing commercial nursery use. The resulting change in water use is not expected to be significant. The City Engineering Department would review the project's proposed water system to ensure compliance with the UWMP and water supply standards. Consequently, project impacts relative to sufficient water supplies would not be significant.				
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
The project would connect to an existing 8-inch public sewer main located in Potrero Grande Drive. The gravity system eventually flows into the Los Angeles County Sanitation District No. 15 sewer lines that take the sewage to the Joint Water Pollution Control Plant at 24501 South Figueroa Street in the City of Carson. The plant provides both primary and secondary treatment for approximately 280 million gallons of wastewater per day (mgd), and has a total permitted capacity of 400 mgd.¹⁸ The proposed project would replace a commercial nursery and generate wastewater typical of residential uses, reducing commercial use and increasing the City population by 0.4%. Because the project is an infill development that would replace an existing commercial nursery use with residential use, project wastewater requirements are not expected to significantly exceed current City wastewater requirements. Project wastewater treatment requirements are not expected to exceed current City and regional treatment facility capacities. Consequently, project impacts relative to sufficient wastewater treatment capacity would not be significant.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

¹⁸ <http://www.lacsd.org/wastewater/vw/facilities/jwpcp/>; accessed October 23, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
The City's solid waste facilities, currently Athens Services, will collect solid waste from the project site and take it to their sorting center or Materials Recovery Facility (MRF) for the removal of recyclables. Residual waste is then delivered to the Puente Hills Landfill, the Commerce Refuse-to-Energy facility, or other available landfills. The Puente Hills Landfill is scheduled to be closed in October 2013.¹⁹ The Sanitation Districts is implementing a waste-by-rail project to address local disposal capacity shortfalls. It would provide long-term disposal capacity to replace local landfills as they reach capacity and close. Because the project is an infill development that would replace existing commercial nursery use with residential use, project solid waste disposal requirements are not expected to significantly exceed landfill capacity. Further, the project will be subject to Municipal Code Section 6.08.100 regarding solid waste and recycling fees. Consequently, project impacts to landfill capacity would not be significant.				
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
In order to comply with the State of California Waste Management Act, the City of Monterey Park implemented a recycling program. This program processes solid waste at a Material Recovery Facility (MRF) to ensure that recyclable items are removed from solid waste flows, which are sent to the landfill system. Because the project is an infill development that would replace an existing commercial nursery use with residential use, project solid waste generation is not expected to exceed current capacity. The project would be required to comply with the City recycling program. Consequently, project impacts relative to compliance with solid waste regulations would not be significant.				
XVII. 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				X

¹⁹ State of California Department of Resources Recycling and Recovery, Solid Waste Facility Listing/Details Page, Facility/Site Summary Details: Puente Hills Landfill (19-AA-0053), website: <http://www.calrecycle.ca.gov/SWFacilities/Directory/19-AA-0053/Detail/>; accessed August 8, 2013.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?				
The proposed project would not have substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the proposed project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities. The proposed project would not have substantial impacts to archaeological resources. Consequently, the project would not have a Mandatory Finding of Significance relative to degrading the quality of the environment.				
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
The project contribution to cumulative air quality, hydrology, public services, utilities, and traffic would be insignificant. Because these project level impacts would not be significant, the project's contribution to cumulative impacts would not be considerable. Therefore, the proposed project would not have a Mandatory Finding of Significance due to cumulative impacts.				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
The project would not create significant new air emissions, noise or traffic in the project area. The existing building on the project site may contain asbestos materials or lead based paint. These potential hazards are mitigated through Mitigation Measures HAZ-1 and HAZ-2. Therefore the project would have a less than significant impact relative to adverse effects on humans either directly or indirectly.				

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except 'No Impact' answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A 'No Impact' answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A 'No Impact' answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. 'Potentially Significant Impact' is appropriate if there is substantial evidence that an effect may be significant. If there are one or more 'Potentially Significant Impact' entries when the determination is made, an EIR is required.
- 4) 'Negative Declaration: Less Than Significant With Mitigation Incorporated' applies where the incorporation of mitigation measures has reduced an effect from 'Potentially Significant Impact' to a 'Less Than Significant Impact.' The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, 'Earlier Analyses,' may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are 'Less than Significant with Mitigation Measures Incorporated,' describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances).

Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) The significance criteria or threshold, if any, used to evaluate each question; and
- b) The mitigation measure identified, if any, to reduce the impact to less than significance.

Appendices

- A. Air Quality Analysis for the Potrero Grande Residential Project to be located in Monterey Park, dated November 4, 2013, prepared by Todd Brody, Principal of Synectecology.
- B. Potrero Grande Residential Project Focused Noise Analysis, dated November 5, 2013 and revised December 11, 2013, prepared by Todd Brody, Principal of Synectecology.
- C. Potrero Grande Residential Project Traffic Impact Study, dated October 2013, prepared by Craig S. Neustaedter, California Registered Traffic Engineer, Principal of TEP.

Mitigation Monitoring Program

Project: 2015 Potrero Grande Residential

Case #: GPA-13-02; ZC-13-01

Mitigation Measure	Method of Verification	Timing of Verification	Responsible Party	Status
Complete description of mitigation measure.	How or what will be required to verify mitigation measure has been satisfied.	When the mitigation measure must be completed.	Who will be responsible for making sure the mitigation measure is completed.	Current status of mitigation measure. (Upon completion, City Project Manager shall indicate date of completion.)
Environmental Category (Shall be consistent with Initial Study Checklist)				
Hazards and Hazardous Materials				
HAZ-1: Before the City issues any grading permit, the DTSC must approve a remediation action plan submitted by the Developer/Owner to excavate the pesticide impacted soil and bury and encapsulate it at the property beneath a layer of clean fill, under regulatory oversight. The Developer/Owner must provide documentation to the City that the DTSC has approved the remediation action plan.	Developer/Owner must submit documentation acceptable to the City that the DTSC has approved a remediation plan.	Before issuance of any grading permit.	Community Development Director.	To be satisfied.
HAZ-2: Before the City issues any building permit, the Developer/Owner must demonstrate to the City's satisfaction that the remediation action plan was completed and organochlorine pesticides mitigated to the satisfaction of DTSC.	Developer/Owner must demonstrate to the City's satisfaction that the remediation action plan was completed and organochlorine pesticides mitigated to the satisfaction of DTSC.	Before issuance of any building permit.	Community Development Director.	To be satisfied
Noise				
N-1: The following measures must be completed by the Developer/Owner for all units that front/side along Potrero Grande Drive or as otherwise specified below: 1) The units must be equipped with forced air ventilation designed and installed in accordance with the California Uniform Building Code, 2) All exterior fittings that	Developer/Owner must demonstrate to the City's satisfaction that noise attenuation measures have been completed.	Before issuance of any certificate of occupancy for units that front/side along Potrero Grande Drive	Community Development Director.	To be satisfied.

Mitigation Monitoring Program

Project: 2015 Potrero Grande Residential

Case #: GPA-13-02; ZC-13-01

Mitigation Measure Complete description of mitigation measure.	Method of Verification How or what will be required to verify mitigation measure has been satisfied.	Timing of Verification When the mitigation measure must be completed	Responsible Party Who will be responsible for making sure the mitigation measure is completed	Status Current status of mitigation measure. (Upon completion, City Project Manager shall indicate date of completion.)
enter the structures (e.g., electrical conduits, HVAC ducts) must be sealed with caulk such that the fillings are rendered airtight. Any metal ductwork that is exposed to the exterior environment must be enclosed and insulated to avoid noise transference through the ducting. 3) For those units to be located to the west of the main drive, the Developer/Owner must specify a minimum Sound Transmission Class (STC) rating of 32 (or more if required under local requirements) for all south-facing window and/or exterior door assemblies. These assemblies must be equipped with weather stripping to seal any air leaks. 4) For those units to be located to the east of the main drive, the Developer/Owner must specify a minimum Sound Transmission Class (STC) rating of 33 (or more if required under local requirements) for all south-facing window and/or exterior door assemblies. These assemblies must be equipped with weather stripping to seal any air leaks.				

Mitigation Monitoring Program

Project: 2015 Potrero Grande Residential

Case #: GPA-13-02; ZC-13-01

Mitigation Measure	Method of Verification	Timing of Verification	Responsible Party	Status
Complete description of mitigation measure	How or what will be required to verify mitigation measure has been satisfied.	When the mitigation measure must be completed.	Who will be responsible for making sure the mitigation measure is completed	Current status of mitigation measure. (Upon completion, City Project Manager shall indicate date of completion.)
Traffic				
TR-1: Before the City issues a building permit, the Developer/Owner must demonstrate to the satisfaction of the Community Development Director that all project landscaping, including trees at the project entrance are located outside the corner line of sight limits consistent with Topic 405.1 of the CalTrans Highway Design Manual.	Developer/Owner must demonstrate to the City's satisfaction that all project landscaping at the project entrance is located outside the corner line of sight limits.	Before issuance of any building permit	Community Development Director	To be satisfied.
TR-1: Before the City issues a building permit, the Developer/Owner must submit for City Engineer approval a traffic control plan to ensure that project construction will not adversely interfere with vehicular travel on Potrero Grande Drive or on other City streets.	Developer/Owner must submit traffic control plan acceptable to City.	Before issuance of any building permit	City Engineer	To be satisfied.

EXHIBIT F

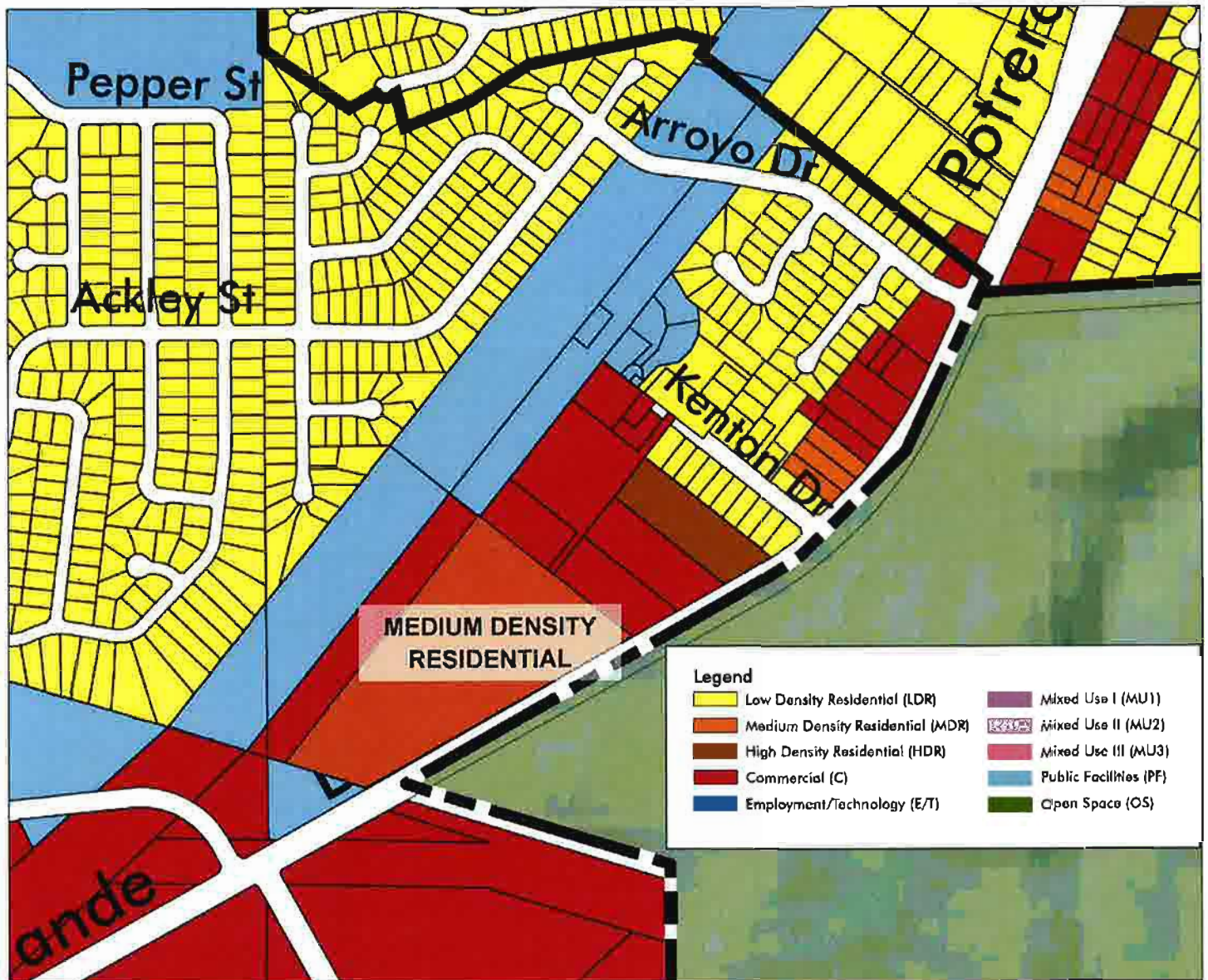
Existing Businesses Table

EXISTING BUSINESSES

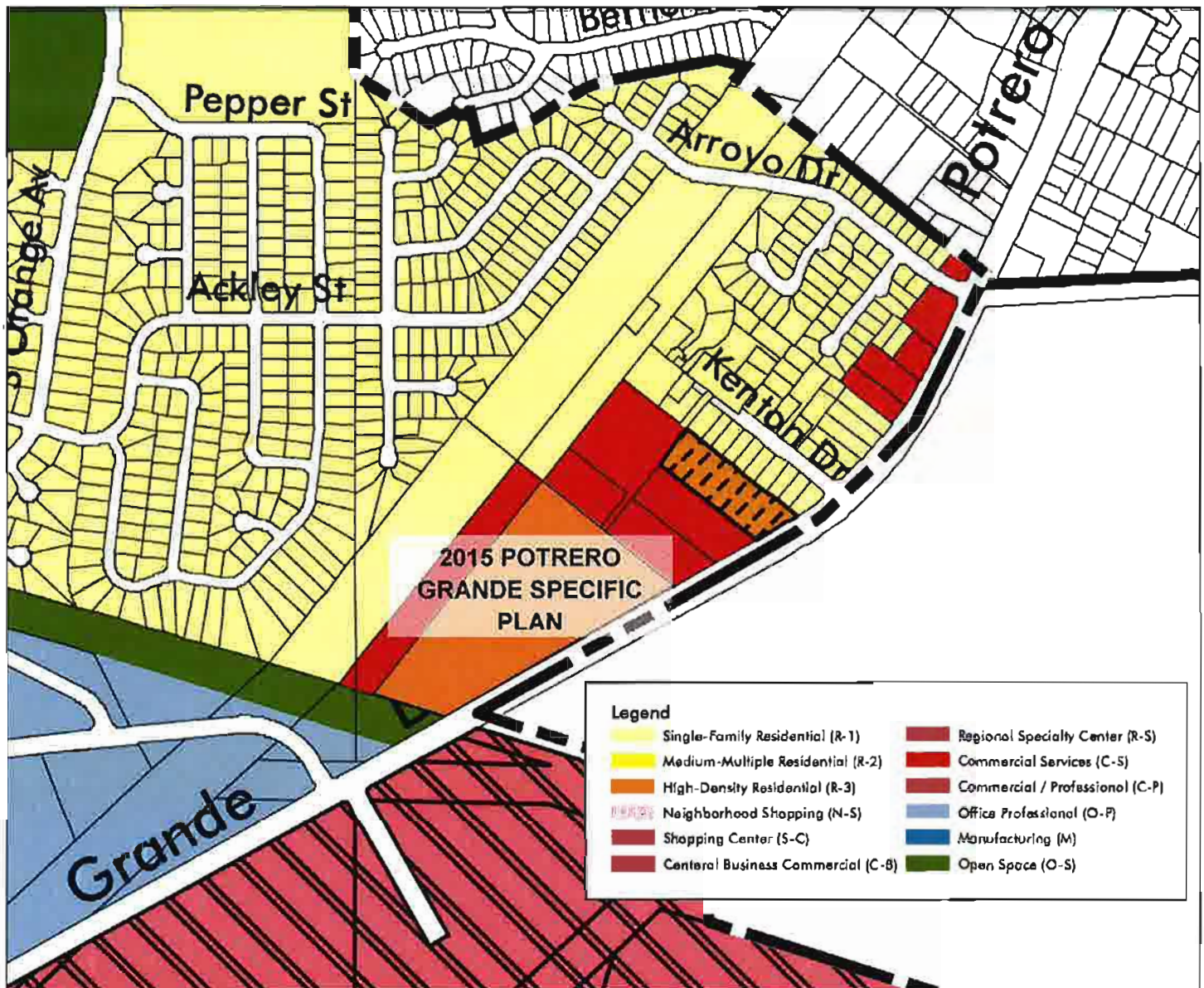
	ADDRESS	USE	YEAR APPLIED
1)	1829 Potrero Grande Drive	Animal Hospital	2013
2)	1849 Potrero Grande Drive #A	Flower Shop	2012
	1965 Potrero Grande Drive #A	Restaurant (Marquez's)	2010
		Restaurant (Marquez's)	2008
		Restaurant (Marquez's)	2007
		Restaurant (Marquez's)	1994
		Restaurant (Marquez's)	1993
	1965 Potrero Grande Drive #C	Vacant	
3)		Service Business (Computer Services)	2001
		Service Business (Computer Services)	1999
		Florist	1996
		Real Estate Office	1992
4)	1965 Potrero Grande Drive # E	Vacant	
		Service Business (Martial Arts)	2008
		Mortgage and Real Estate	2004
		Mortgage and Real Estate	1994
		Tax Consulting Office	1992
5)	1965 Potrero Grande Drive #G	Service Business (Nursing Services)	2009
		Service Business (Nursing Services)	2004
		Wholesaling and Storage	2002
		Drafting Services	2000
6)	1965 Potrero Grande Drive #H and #I	Bakery Retail/Wholesale	2002
		Bakery Retail	1998
7)	1965 Potrero Grande Drive #J	Vacant	
		Wholesaling and Storage	1992
8)	1965 Potrero Grande Drive #K	Retail and Storage (Satellite Systems)	2005
		Wholesaling and Storage (Housing Supplies)	2000
9)	1965 Potrero Grande Drive #L	Wholesale and Storage	2011
		Wholesale and Storage	2007
		Wholesale and Storage	2005
		Service Business (Fire Equipment)	1992
10)	1965 Potrero Grande Drive #M	Vacant	
		Wholesaling and Storage	1996
		Wholesaling (Tile/Marble)	1992
11)	1965 Potrero Grande Drive #N	Wholesale and Storage (Supplements)	2012
		Wholesale and Storage	2004
		Wholesale and Storage	2001
		Administrative Office (Export)	1999
12)	1975 Potrero Grande Drive	Public Storage	2011
		A-American Storage	2001

EXHIBIT G

Land Use Map



Amendment of the Land Use Map from Commercial to Medium Density Residential



Amendment of the Zoning Map from Commercial Services (C-S) to 2015 Potrero Grande Specific Plan



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **New Business**
Agenda Item 12

TO: Paul L. Talbot, City Manager

FROM: Annie Yaung, Controller

SUBJECT: Midyear Review Report with Proposed Adjustments to the Adopted Budget 2013-2014

RECOMMENDATION It is recommended that the City Council:

- (1) Approve as budget adjustments for additional expenditures as presented in the Midyear Review Report; and
- (2) Receive and File the report; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 15, 2014 Finance completed the 2013-14 Midyear Review Report and has published it on the City's website. The purpose of this report is to provide citizens accountability in areas such as revenue projections updates, projected annual expenditures, proposed budget adjustments, and projected budget development for the upcoming year. The Midyear Review incorporates the policy direction of the City Council for services and programs to address the needs of the community as identified during the first half of this fiscal year. Through this midyear review document, City Council and staff are to arrive at a shared understanding to address community issues and to achieve financial balance.

BACKGROUND:

General Fund Revenues

The City receives revenues from taxation, State or federal intergovernmental transfers, and user charges. The net General Fund revenues and transfers are \$35.8 million for 2013-14. The projected revenues for 2014-15 are \$33.5 million. The following table depicts the General Fund revenue projections.

General Fund Revenues

(Amounts in 000s)	2013-14 Approved	2013-14 Estimated	2014-15 Projected
Property Tax	\$14,135	\$14,287	\$14,487
Sales Tax	4,820	4,965	5,065
Utility Tax	3,100	3,050	3,100
Other Taxes	1,948	2,098	2,099
Licenses & Permits	2,022	1,857	2,008
Service Charges	4,280	4,211	4,584
Other Revenue	1,940	2,131	2,192
Transfers-Capital			
Reserve	3,157	3,157	
Total	<u>\$35,402</u>	<u>\$35,756</u>	<u>\$33,535</u>

The City's two largest revenue sources, Property and Sales taxes, account for 58% of our General Fund revenues. Property tax is calculated based on the assessed value. The City's total assessed value for the fiscal year 2013-14 is \$6.1 billion, up 5% from last year. Again, the reasons are due to increased assessed valuation in the Atlantic Times Square development project and a better housing market.

After the dissolution of redevelopment agencies, many agencies expect to receive a portion of property taxes, which previously were increment allocated solely to redevelopment agencies. Projected residual property tax distributions for both 2013-14 and 2014-15 are approximately \$1.4 million for each year.

The City continuously receives additional sales taxes from the Atlantic Times Square development project. However, retail sales over the Internet continue to drain significant sales tax revenues from local coffers. For our 2014-15 projection, the City assumes a 2 percent sales tax increase as the economy continues to recovery.

Other revenue items are required a conservative approach in developing revenue estimates and are estimated to remain relatively flat.

General Fund Projected Operating Results and Proposed Changes for 2013-14

The original adopted budget for General Fund is \$35.4 million and the estimated expenditures after adjustments are \$35.8 million for 2013-14. In November 2013, the City Council approved personnel budget amendments for furlough reductions (December 2013 through March 2014) and furlough eliminations effective April 1, 2014. Beginning April 1, 2014, City Hall will re-open for 8 hours every Friday and full-time employees shall work a 9/80 work schedule. Table below presents approved supplemental and proposed budget adjustment to the 2013-14 General Fund adopted budget.

**General Fund
2013-14 Projected Operating Results**

Net Revenues	\$ 32,598,512
Authorized Transfer from GF Capital Reserve	<u>3,157,000</u>
Total Revenues and Transfers	<u>35,755,512</u>
 Original Adopted Budget	 \$ 35,369,512
 Budget Adjustments	
• Furlough reductions to 5% (12/2013-3/2014)	203,000
• Furlough eliminations (4/2014-6/2014)	153,000
• Vacant positions and unemployment cost savings	(370,000)
• General Fund supplement for pension costs	<u>400,000</u>
 Total Budget After Adjustments	 <u>35,755,512</u>
 Projected General Fund Surplus / <Deficit>	 <u>\$ 0</u>

Proposed Changes for Developing the 2014-15 Budget

Projections at the midyear indicate that the City will have a balanced budget for 2014-15. The estimated revenues are \$33.5 million and projected expenditures are \$33.5 million for 2014-15. Please refer to Page 22 in the Midyear Review Report for the projected changes for the 2014-15 budget.

The City has adopted a conservative financial management practice. The 2014-15 balanced budget reflects key assumptions: furlough eliminations for miscellaneous employees, no projected salary or benefit increases for all units, all internal service fund charges remain neutral to last year, and continuous General Fund supplement to pension costs. The projected General Fund surplus for 2014-15 would be approximately \$10,000. Staff will present the final amount in June when the 2014-15 proposed budget is ready for the City Council.

Other City Funds Analysis

While we are reviewing our General Fund fiscal condition at the mid-year, it is equally important to review all other relevant funds of the City. The following funds are projected to have a negative fund balance in the current or a few years. The City Council needs to weigh the options to curtail expenditures or to demand General Fund contributions.

- Park Facilities Fund and Public Safety Impact Fees Fund

A deficit is projected for 2013-14. These two funds rely on developer fees which vary from year to year. The City expects that any deficit will be resolved when the Market Place and hotel projects are moving forward to generate more developer fees.

- Library Tax Fund

The fund is used to account for annual parcel tax which was approved by citizens in 1998. In four years, the library tax levy will end in April 2018. 70% of the annual budget is for the debt service costs of its \$3.9 million library expansion construction financing. The revenue is stagnant since the tax charge is a fix amount for each parcel. Library operation costs are projected to increase due to a 7-day opening in 2014-15 and General Fund supplements will be required to fill the library funding gap.

- Retirement Fund

The issue of public pensions includes a complex web of policy, fiscal and legal concerns. The City has taken various actions to reduce its pension costs. The City continues to face significant deficits in the Retirement Fund. The City's contribution rates for 2014-15 will be 22.516% for Miscellaneous Plan and 28.476% for Safety Plan. The City has been working diligently to mitigate the pension gap. Under the labor contracts, current employees are required to contribute the full percentage of the member contribution.

It is important to understand that the taxpayers do not fund almost the entire cost of pension benefits. At least 50 percent to 75 percent of the funding comes from investment returns. In June, 2011, the City's Former Redevelopment Agency made a transfer of \$7.8 million which represented pension override catch-up amounts from 1983-84 to 2007-08 to the City's Retirement Fund. This \$7.8 million has been preliminarily denied by the State Contollers' auditors. No matter what the outcome would be, the City still entitled for its share of this \$7.8 million (\$1.17 million) when the amount is re-distributed among all taxing entities in two years. The City includes this projected receipt to pay for the 2014-15 and 2015-16 pension costs.

- Maintenance Benefit Assessment District Fund

For the past 18 years, the City used the General Fund to assist the funding deficits for the citywide maintenance of lighting and landscaping of public streets. The City cannot increase the assessment without the majority property owners' approval.

- Internal Service Funds

For the past several years, as part of the budget balancing plan, the City reduced internal service fund charges to the minimum. For 2014-15, overall internal service fund rates are held neutral relative to last year. The City's Workers' Compensation Fund and General Liability Fund have a deficit net position. Substantial increases or transfers in the future are unavoidable to bring the funds to a positive net position.

- Enterprise Funds

The City currently has four Enterprise Funds: Water Operation, Water Treatment, Refuse, and Sewer. Each fund must ensure that its fee structure is maintained at a level sufficient to cover operating costs and future capital improvements.

The City has not adjusted its water, sewer, and refuse rates for five years. Based on a recent survey, Monterey Park's water rates are below average neighboring cities' rates by 99.7% for residential and 100.2% for commercial. It is vital to ensure an appropriate rate structure in order to maintain safe and high standards of water, sewer, and trash services for this community. Based on our analysis, if the rates are not updated according to the service level, the City would face diminished reserves and deteriorated infrastructure in two years.

FISCAL IMPACT:

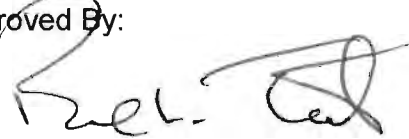
Overall, the City finances for 2013-14 are stable and will continue to remain positive for 2014-15 due to the City's focus on a conservative and long-term financial approach.

Respectfully submitted and prepared by:



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

MID YEAR REVIEW REPORT

City of Monterey Park

Fiscal Year 2013 - 2014



**Mid Year Review Report
For the 2013-14 Fiscal Year**

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City of Monterey Park Midyear Budget Report 2013-2014

January 15, 2014

The Nation and State Fiscal Development

The U.S. economy has continued to grow, albeit modestly. Home and car sales have resurged. Inflation remains extraordinarily low and the 2013 has been a fantastic year for stocks. The Federal Reserve decided to start curtailing its unprecedented monetary stimulus, based on the strength of recent signals from the economy. The projected unemployment for 2014 will be in a range between 6.3 and 6.6 percent. Americans stayed upbeat about economic prospects amid gains in household wealth, which reflect higher home values and record stock prices, and an improving labor market.

As the largest economy in the nation, for the first time in nearly a decade, California is collecting more revenue than it is spending and the State Officials have predicted a \$2.2-billion surplus when the current fiscal year ends in June. It is thanks to the passage of Proposition 30 last year and the improving economy. State lawmakers are set to tackle water issues, prison overcrowding, and a budget balance debate in mid-January.

Local Economy

For the past several years, the City took extraordinary measures, such as furloughs and salary caps, layoffs and hiring freezes, consolidation of unnecessary units, outsourcing and elimination of certain functions, to meet the extraordinary economic recession challenges and the City made great efforts to explain those measures to earn the City Council and the public's support and confidence. Specifically, after the elimination of our redevelopment agency by the State, the City has to rely on its General Fund to pursue its economic development tasks.

The City's financial prospects, similar to the nation's, are brightening. Recently, it has shown positive signs of economic recovery based on interest in development within the City. In November 2013, the Council approved a 127,000 square foot self storage project, which will generate building permit and license revenues for the City. The City is currently working with the developer of the Monterey Park Market Place project to help facilitate the purchase of the property so that the community can finally see development of this regional power center.

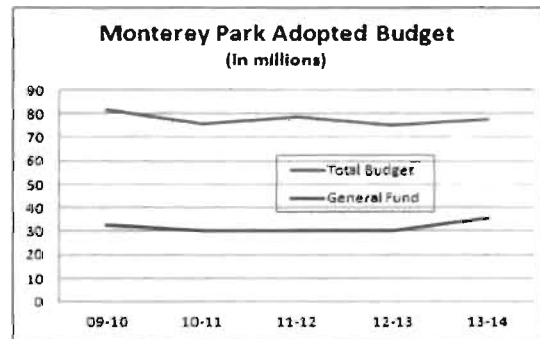
In addition, there has also been interest by the Hotel Industry to possibly establish three new hotels. Lastly, there are two main stream home builders seeking to develop new residential communities in the City. Although these projects will take a number of years to come to fruition, these activities are a bright sign for the City's financial future.

Monterey Park's Budget Review

The total 2013-14 adopted budget is \$77.7 million, a challenging and prudent spending plan, which reflects the miscellaneous employees' concession for an 8.75 percent furlough and a one-time major capital improvement budget of \$3.2 million for the park improvement master plan projects. In November 2013, the Council approved furlough eliminations, thus full-time miscellaneous

employees will return to a 40 hour per week schedule as of April 1, 2014. Increased personnel costs will be offset by vacant positions, unemployment cost savings, and the use of one-time funds. Table 1 below displays a five-year adopted budget history. Please note that the Redevelopment Agency was dissolved on February 1, 2012.

This Midyear Review incorporates the policy direction of the City Council for services and programs to address the needs of the community as identified during the first half of this fiscal year. In preparing for the 2014-15 budget, the City continues striving to reduce expenses and manage revenues. The City will be realistic with the cost to provide basic services, evaluate economic development opportunities and costs, and maintain our legal commitments. All revenue projections are based on a very conservative approach.



General Fund Midyear Overview

The General Fund's total budget is \$35.8 million from which the City pays for services commonly associated with local government, specifically police and fire, library, parks, and public works services. It is important to note that all of the strategies implemented over the last three years have begun to take root and helped the City sustain economic downturns as well as achieve a balanced General Fund budget.

General Fund Revenues

The estimated net General Fund revenues, \$32.6 million, plus a Council authorized transfer from the General Fund Capital Improvement Reserve of \$3.2 million, total \$35.8 million for 2013-14. As for 2014-15, the projected revenues are \$33.5 million. Table 2 below is a summary of General Fund revenues. The City's two largest revenue sources, Property and Sales taxes, account for an average of 58% of the net General Fund revenues. Because of the dissolution of redevelopment agencies, the property tax revenue category for 2013-14 and 2014-15 continues receipts of the ABx1 26 residual property tax distributions from the County.

General Fund Revenues
(Table 2)

(Amounts in 000s)	2013-14 Approved	2013-14 Estimated	2014-15 Projected
Property Tax	\$14,135	\$14,287	\$14,487
Sales Tax	4,820	4,965	5,065
Utility Tax	3,100	3,050	3,100
Other Taxes	1,948	2,098	2,099
Licenses & Permits	2,022	1,857	2,008
Service Charges	4,280	4,211	4,584
Other Revenue	1,940	2,131	2,192
Transfers-Capital Reserve	3,157	3,157	
Total	\$35,402	\$35,756	\$33,535

Property Tax The property tax is imposed on real and personal property. Proposition 13 limited property taxes to 1% of a property's value and restricted the annual increases on assessed values. The property tax amount shown includes the property tax as well as the vehicle license fee (VLF) backfill. The VLF backfill is a result of the state's action to permanently reduce the VLF from 2% to 0.67% and makeup the VLF revenue loss with property tax.

Property tax is calculated based on the assessed value. The City's total assessed value for 2013-14 is \$6.1 billion, up 5% from last year. Since the State eliminated redevelopment agencies (RDA) statewide, many agencies expect to receive a portion of property taxes, which previously were increment allocated solely to RDAs. Projected property residual distributions for 2013-14 are approximately \$1.4 million.

We project a 2.5% growth for the City's property tax for 2014-15, with the majority of the increase coming from the Proposition 13 adjustments and additional property tax revenues being generated from the continuous sale of the developed North Atlantic Times Square condominiums. This amount also includes residual and pass through distributions, an approximately \$1.4 million. We will have a better number in March when we are ready for the budget preparation.

Sales Tax The California Economic Recovery Bond Act allows the state to issue bonds to reduce its budget deficit. Under the "triple flip" program, the city tax rate is decreased by 0.25% from a 1.00% rate to 0.75% and the state then reimburses cities for the rate reduction on a dollar-for-dollar basis.

Sales tax is the second major source of revenue for the City. Again, in 2013-14, the City has received additional sales taxes from the Atlantic Times Square development project. However, retail sales over the Internet continue to drain significant sales tax revenues from local coffers. As for 2014-15, the City assumes a conservative 2 percent sales tax increase as the economy continues to recovery.

Utility Tax The City's utility tax rates are 3% for residential and 5.5% for commercial users. The tax is applied to the consumption of gas, telephone, and electric services. The utility tax revenue from telephone services continues to decrease. We project the UUT revenue will remain flat for 2014-15.

Other Taxes This category consists of property transfer tax, franchise tax, and transient occupancy tax. The property transfer tax is the real estate transfer tax at a rate of \$1.10 per \$1,000 of value transferred. Cities and county share the tax equally. Franchise tax is imposed by the City on gas, electric, refuse companies, and cable television for the privilege of using City streets. Transient occupancy tax is imposed on the rent of hotels and motels in the City. The current tax rate is 12%. Overall, revenues in Other Taxes are projected to remain the same for 2014-15.

Licenses and Permits Business licenses are expected to remain at the current level.

Charge for Services This category includes charges for fee-supported City services. Examples include police and fire services, library services, plan checking, engineering services, zoning review, and recreational classes. The projected revenue for 2013-14 is about \$4.2 million, reflecting elimination of commercial and residential property inspection requirements. Total combined revenue for fees and charges is expected to be approximately \$4.6 million for fiscal year 2014-15. The projected increases are mainly in plan check and administrative charges.

The City's Cost Allocation Plan and Master Schedule of Fees and Charges serve as the basis for its service charges. In addition to the cost of providing the service, other factors such as the allowable percentage of recovery, inflationary factor, comparison to other agencies, and historical trends are analyzed for all fees and charges. The City's comprehensive fee study is to ensure the City's fee structures for the reasonableness in financing city services. This updated master fees and charges report will shortly be presented to the City Council.

Other Revenues This category includes investment earnings, rents, fines, and various miscellaneous revenue accounts. In August 2013, the City Council approved an investment account establishment in the Los Angeles County Treasury Pool. The Los Angeles County Treasury Pool earns higher interest rates than LAIF, the City expects the overall investment return to be increased in 2014-15.

General Fund Expenditures

The original adopted budget for General Fund is \$35.4 million and the estimated net expenditures and transfers after adjustments are \$35.8 million, up 1.1%, for 2013-14. Throughout the fiscal year, the City Council may approve budget amendments that could not have been anticipated at the time the budget was adopted. In November 2013, the City Council approved personnel budget amendments for furlough reductions (December 2013 through March 2014) and furlough eliminations effective April 1, 2014. Beginning April 1, 2014, City Hall will re-open for 8 hours every Friday and full-time employees shall work a 9/80 work schedule. Table 3 presents approved supplemental and proposed budget adjustment to the 2013-14 General Fund adopted budget.

General Fund 2013-14 Projected Operating Results (Table 3)

Net Revenues	\$ 32,598,512
Authorized Transfer from GF Capital Reserve	<u>3,157,000</u>
Total Revenues and Transfers	<u>35,755,512</u>
Original Adopted Budget	\$ 35,369,512
Budget Adjustments:	
○ <i>Furlough reductions to 5% (12/2013-3/2014)</i>	203,000
○ <i>Furlough eliminations (4/2014-6/2014)</i>	153,000
○ <i>Vacant positions and unemployment cost savings</i>	(370,000)
○ <i>General Fund supplement for pension costs</i>	<u>400,000</u>
Total Budget After Adjustments	<u>35,755,512</u>
Projected General Fund Surplus / <Deficit>	<u>\$ 0</u>

Proposed Changes for Developing the 2014-15 Budget

The projected expenditures and transfers for 2014-15 are \$33.5 million. Table 4 below displays the projected changes for the 2014-15 budget.

General Fund 2014-2015 Projected Expenditure Changes and Transfers (Table 4)

<i>Cost:</i>	<i>(\$100,000), City Clerk</i>
<i>Explanation:</i>	<i>No Municipal election for 2014-15</i>
<i>Cost:</i>	<i>(\$3,157,000), Capital Improvements</i>
<i>Explanation:</i>	<i>Completed 2013-14 park master plan projects</i>
<i>Cost:</i>	<i>(\$120,000), Post-Employment</i>
<i>Explanation:</i>	<i>Unemployment and retiree medical cost adjustments per usage</i>
<i>Cost:</i>	<i>\$612,000, Salaries</i>
<i>Explanation:</i>	<i>Furlough eliminations</i>
<i>Cost:</i>	<i>\$135,000, Salaries</i>
<i>Explanation:</i>	<i>Merit and medical benefits - citywide</i>
<i>Cost:</i>	<i>\$50,000, Supplies and Maintenance</i>
<i>Explanation:</i>	<i>2% increase in operating supplies and repairs & maintenance services</i>
<i>Cost:</i>	<i>\$50,000, Utilities</i>
<i>Explanation:</i>	<i>3% increase in electricity, natural gas, and telephone services</i>
<i>Cost:</i>	<i>\$110,000, Contract and Professional Services</i>
<i>Explanation:</i>	<i>3% increase for service contracts per annual CPI adjustment provisions,</i> <i>including additional half-day Friday IT network/server services.</i>
<i>Cost:</i>	<i>\$85,000, Internal Service Funding</i>
<i>Explanation:</i>	<i>To fund operations and reserve to meet outstanding liabilities for the Workers' Compensation (+3%) and Technology (+5%) Funds. Overall, Internal Service Fund rates are held neutral relative to last year.</i>
<i>Cost:</i>	<i>\$500,000, General Fund Pension Cost Contribution</i>
<i>Explanation:</i>	<i>To supplement Retirement Fund for pension costs.</i>

The City has adopted a conservative financial management practice, thus achieving a balanced 2014-15 budget (Table 5).

General Fund
2014-2015 Proposed Budget
 (Table 5)

<i>Revenue</i>	<i>\$ 33,534,512</i>
<i>Expenditures</i>	<i>(33,534,512)</i>
 <i>General Fund Projected Surplus</i>	 <u><u>\$ 0</u></u>

General Fund Balance

The City follows the Governmental Accounting Standards Board (GASB) Statement No. 54 in reporting fund balances. The total fund balance of the General Fund was up by \$4.8 million in 2012-13. The increase was filled by higher receipts of residual property tax distribution of \$3.2 million from RDA eliminations, one-time Proposition 1A State property tax loan repayment of \$1.1 million, and County administrative cost refunds of \$507,000. The unassigned fund balance (\$3.5 million) represents General Fund funds that are available for any purpose. The General Fund reserves are projected as follows.

(Amounts in 000s)	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>
	<i>Actual</i>	<i>Projected</i>	<i>Projected</i>
Unassigned for Operations	\$ 3,554	\$ 3,555	\$ 3,555
Assigned for Capital Improv/POs	9,654	5,026	5,026
Committed for Economic Dev.	1,834	1,834	1,834
Committed for Catastrophic Events	2,000	2,000	2,000
Committed for Working Capital	3,000	3,000	3,000
Committed for Unemployment	340	340	340
 Total	 <u><u>\$ 20,382</u></u>	 <u><u>\$ 15,755</u></u>	 <u><u>\$ 15,755</u></u>

Other City Funding Sources

While we are reviewing our General Fund fiscal condition at the mid-year, it is equally important to note various special funds, internal service funds, and enterprise funds due to fiscal impacts. Honest communications help increase trust in government, making it easier to gather support from the public and employees if difficult financial choices must be made.

Park Facilities Fund and Public Safety Impact Fees Fund

For several years, the funds displayed a deficit financial position. These two funds rely on developer fees which vary from year to year. The City expects that any deficit will be resolved when the hotel and Market Place projects are moving forward to generate more developer fees and subsidies from the General Fund will be eliminated.

Library Tax Fund

It is also called "Measure C Fund." The fund is used to account for annual parcel tax which was approved by the electorate in April of 1998. In four years, the library tax levy will end in April

2018. The fund is to be exclusively used for library improvements and its operation costs. 70% of the annual budget is for the debt service costs of its \$3.9 million library expansion construction financing. The revenue is stagnant since the tax charge is a flat amount for each parcel. Library operation costs are projected to increase due to a 7-day opening in 2014-15 and General Fund supplements may be required to fill the library funding gap.

Retirement Fund

The issue of public pensions includes a complex web of policy, fiscal and legal concerns. The City has taken various actions to reduce its pension costs. The City's contribution rates for 2014-15 will be 22.516% for Miscellaneous Plan and 28.476% for Safety Plan. The City has been working diligently to mitigate the pension gap. Under the labor contracts, current employees are required to contribute the full percentage of the member contribution.

Pension obligations are a long-term liability, and pension funding decisions should be viewed in the same light. It is important to understand that the taxpayers do not fund almost the entire cost of pension benefits. At least 50 percent to 75 percent of the funding comes from investment returns. In June, 2011, the City's Former Redevelopment Agency made a transfer of \$7.8 million which represented pension override catch-up amounts from 1983-84 to 2007-08 to the City's Retirement Fund. This \$7.8 million is possibly to be denied by the State Controllers' auditors. However, no matter what the outcome would be, the City still entitled to its share of this \$7.8 million (approximately \$1.17 million) when the amount is re-distributed among all taxing entities in two years. The City continues to face significant deficits in the Retirement Fund for the foreseeable future and the General Fund retirement contribution is needed to pay for retirement obligations as it depicts in Table 6 below.

Retirement Fund
(Table 6)

<i>(Amounts in 000s)</i>	<u>2013-14</u>	<u>2014-15</u>	<u>2015-16</u>	<u>2016-17</u>	<u>2017-18</u>
<i>Beginning Fund Balance</i>	1,308	418	85	45	3
<i>Retirement Fund Revenue</i>	5,188	5,343	5,449	5,558	5,669
<i>General Fund Contribution</i>	650	750	1,550	1,860	1,900
<i>Residual Distributions</i>		762	408		
<i>Total Sources</i>	5,838	6,855	7,407	7,418	7,569
<i>Expenditures ⁽¹⁾</i>	6,728	7,272	7,362	7,460	7,560
<i>Ending Fund Balance</i>	418	85	45	3	12
	=====	=====	=====	=====	=====

⁽¹⁾ Expenditures include PERS, Mass Mutual, and pension obligation bonds pension payments.

Maintenance Benefit Assessment District Fund

In 1992-93, the state implemented the Education and Revenue Augmentation Fund transfer, which shifts property tax revenues from local governments to schools. The impact to Monterey Park is over a \$1.4 million revenue loss each year.

The City formed a citywide assessment district in 1993 and each year the District generates approximately \$1 million in assessment revenue to finance the maintenance of lighting and landscaping of public streets. The assessment is determined based on the direct benefit received by each parcel. For a single-family parcel the assessment is \$40.97 a year. Due to a combination of stagnant revenues and escalating costs, the Maintenance Benefit Assessment District Fund had an operating deficit since 1995. For the past eighteen (18) years, the City used the General Fund to assist the funding deficits. The City cannot increase the assessment without the approval by the majority of the property owners in Monterey Park.

Internal Service Funds

The City maintains six internal service funds to finance the operating costs and outstanding liabilities for workers' compensation, auto shop, technology, separation benefits, general liability, and post-employment medical benefits. Internal service funds are maintained through charges to departments.

For the past several years, as part of the budget balancing plan and the elimination of Redevelopment Agency, the City reduced internal service fund charges to the minimum. For 2014-15, overall internal service fund rates are held neutral relative to the 2013-14 level. Cash flows for each of the internal service funds were examined to identify areas where fund balances could be used to help offset rate increases. Any significant deficit in the internal service funds is an indication of those funds is not being charged their proportionate share of costs. This is the case of the City's Workers' Compensation Fund and General Liability Fund which have a deficit net position. Substantial increases or transfers in the future are unavoidable to bring the funds to a positive net position.

The City has been funding the retiree medical insurance on a pay-as-you go basis; that is, making annual appropriation to pay the actual costs instead of actuarially determined costs. However, the GASB Statement 45 requires employers to recognize OPEB costs in the same period as the service being compensated. FY 2014-15 will be the fourth year that the City sets aside annually \$500,000 in the Post-Employment Medical Benefits Fund to systematically accumulate resources to fund the unfunded accrued liabilities. It is the City's goal to increase the annual contribution to fully fund the liability.

Enterprise Funds

The City currently has four Enterprise Funds: Water Operation, Water Treatment, Refuse, and Sewer. Each fund must ensure that its fee structure is maintained at a level sufficient to cover operating costs and future capital improvements. In addition, the City is required to be in compliance with federal, state, and local regulations.

The City has not adjusted its water, sewer, and refuse rates for five years. In December 2013, the City conducted a water rate survey. Based on this recent survey, Monterey Park's water rates are well below average neighboring cities' rates by 99.7% for residential and 100.2% for commercial. It is vital to ensure an appropriate rate structure in order to maintain safe and high standards of water, sewer, and trash services for the community. Based on our analysis, if the rates are not updated according to the service level, the City would face diminished reserves and deteriorated infrastructure in two years.

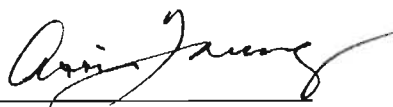
In Closing

Over the past several years, the City's strategic direction and priorities shaped and guided the City to endure the difficult times. The days of passive financial management have passed. Instead, the City is now aggressive and proactive in order to develop and implement plans that will keep us fiscally responsive and as financially healthy as possible. The new role for the City Council and all City employees is to jointly maintain discipline and focus on what is best for this community over the long term.

This midyear review sets the stage for our continuing efforts to prepare for the 2014-15 Budget. Projections at the midyear indicate that the City will have a balanced budget for 2014-15. In the next few months we will have more information regarding the state and federal budgets and will work closely with the City Council to resolve our City's budget matters. In June, we will schedule budget hearings for the City Council to review and consider the proposed budget.

Respectfully,

By:  and
Paul Talbot
City Manager


Annie Young, CPFO
Controller

City of Monterey Park
Estimated Fund Operating Summary
Fiscal Year 2013-14

	Government Fund Types			Enterprise Funds				Overall Total (Excluding Internal Service Funds)
	General	Retirement	Other Special Funds	Refuse	Sewer	Water Operation	Water Treatment	
Revenues								
Property Taxes	14,287,000	5,187,500						19,474,500
Sales Tax	4,964,820							4,964,820
Other Taxes	5,147,587		5,296,879					10,444,466
Licenses & Permits	1,857,000							1,857,000
Charges for Services	4,211,150		1,322,000					5,533,150
Financing								-
Fines & Forfeitures	698,000		181,000					879,000
Utilities Charges				5,830,000	273,000	7,855,000	2,750,000	16,708,000
Other	1,432,955		133,112			30,050	680,000	2,276,117
Grants			2,754,002					2,754,002
Transfers In	3,157,000	650,000						3,807,000
Total Revenues	35,755,512	5,837,500	9,686,993	5,830,000	273,000	7,885,050	3,430,000	68,698,055
Expenditures or Expenses								
Salaries & Benefits	25,285,427	5,314,620	3,243,860	779,562	99,441			34,722,910
Maintenance & Operation	4,969,483		2,923,928	334,397	20,600			8,248,408
Contracted Services	1,131,612	18,600		5,156,088	65,000			6,371,300
Debt Services		1,394,315				398,220	370,000	2,162,535
Capital Projects	315,290		1,264,398	46,760	162,200	1,616,541	1,922,526	5,327,715
Economic Development Programs	246,700							246,700
Grants			2,754,002					2,754,002
NPDES				104,000				104,000
OPEB Set Aside				200,000		300,000		500,000
Transfers Out - Capital Projects	3,157,000							3,157,000
- Pension Costs	650,000							650,000
Water Operating Expenses						7,274,554	2,679,302	9,953,856
Total Expenditures or Expenses	35,755,512	6,727,535	10,186,188	6,620,807	347,241	9,589,315	4,971,828	74,198,426
Excess of Revenues and Other Sources Over (Under) Expenditures/ Expenses and Other Users	-	(890,035)	(499,195)	(790,807)	(74,241)	(1,704,265)	(1,541,828)	(5,500,371)
Fund Equity - June 30, 2013	15,754,877	1,307,653	8,868,372	2,203,919	2,114,337	23,264,331	12,488,896	63,328,224
Fund Equity - June 30, 2014	15,754,877	417,618	8,369,177	1,413,112	2,040,096	21,560,066	10,947,068	57,827,853

City of Monterey Park
Estimated Fund Operating Summary
Fiscal Year 2014-15

	Government Fund Types			Enterprise Funds				Overall Total (Excluding Internal Service Funds)
	General	Retirement	Other Special Funds	Refuse	Sewer	Water Operation	Water Treatment	
Revenues								
Property Taxes	14,487,000	5,342,500						19,829,500
Sales Tax	5,065,000							5,065,000
Other Taxes	5,198,500		5,387,879					10,586,379
Licenses & Permits	2,008,000							2,008,000
Charges for Services	4,584,106		1,392,000					5,976,106
Capital Projects - Financing						4,000,000		4,000,000
Fines & Forfeitures	720,000		161,000					881,000
Utilities Charges				5,830,000	274,000	7,875,000	2,750,000	16,729,000
Other	1,471,906		133,850			30,000	680,000	2,315,756
Grants			1,609,878					1,609,878
GF Supplement to Other Funds			16,548					16,548
Residual Distribution (\$7.8M)		762,000						762,000
Transfers In		750,000						750,000
Total Revenues	33,534,512	6,854,500	8,701,155	5,830,000	274,000	11,905,000	3,430,000	70,529,167
Expenditures or Expenses								
Salaries & Benefits	26,031,427	5,888,406	3,463,196	840,000	220,000			36,443,029
Maintenance & Operation	5,105,273		3,078,420	343,800	171,200			8,698,693
Contracted Services	1,241,612	25,000		5,260,700	67,000			6,594,312
Debt Services		1,358,627	50,000			830,159	370,000	2,608,786
Capital Projects	159,500		2,270,202	10,000	629,500	2,650,000	400,000	6,119,202
Capital Projects - Financing						4,000,000		4,000,000
Economic Development Programs	246,700							246,700
Grants			1,609,878					1,609,878
NPDES				107,000				107,000
OPEB Set Aside				200,000		300,000		500,000
Transfers Out - Capital Projects								-
- Pension Costs	750,000							750,000
Water Operating Expenses						7,680,000	2,861,500	10,541,500
Total Expenditures or Expenses	33,534,512	7,272,033	10,471,696	6,761,500	1,087,700	15,460,159	3,631,500	78,219,100
Excess of Revenues and Other Sources Over (Under) Expenditures/ Expenses and Other Users	-	(417,533)	(1,770,541)	(931,500)	(813,700)	(3,555,159)	(201,500)	(7,689,933)
Fund Equity - June 30, 2014	15,754,877	417,618	8,369,177	1,413,112	2,040,096	21,560,066	10,947,068	57,827,853
Fund Equity - June 30, 2015	15,754,877	85	6,598,636	481,612	1,226,396	18,004,907	10,745,568	50,137,920

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
<u>General Fund</u>					
Property Taxes:					
Current Secured	0010- 01010	6,948,207	6,970,000	6,970,000	7,100,000
Residual Property Tax Dist.	01015	3,226,511	1,400,000	1,400,000	1,400,000
Prop 1A Loan Repayment	01016	1,042,925			
VLF Compensation	01010	5,340,886	5,340,000	5,340,000	5,400,000
Current Unsecured	01020	260,148	220,000	260,000	260,000
Homeowner Exemption	01030	59,715	60,000	60,000	60,000
Prior Year Secured	01110	181,004	80,000	200,000	210,000
Prior Year Unsecured	01120	(10)	15,000	7,000	7,000
Interest & Penalties	01200	52,690	50,000	50,000	50,000
Admin Cost Refunds (one-time)	01210	506,830			
Total Property Taxes		17,618,904	14,135,000	14,287,000	14,487,000
Other Taxes:					
Admission Tax	01400	3,259	7,500	4,000	7,500
Sales Tax	01500	3,587,355	3,570,000	3,700,000	3,800,000
Sales Tax Compensation	01500	1,232,284	1,250,000	1,264,820	1,265,000
Transient Tax	01550	957,024	880,000	950,000	950,000
Franchise Tax	01600	942,736	950,000	950,000	950,000
Transfer Tax	01800	165,456	110,000	166,000	166,000
Utility Users Tax	01900	3,041,163	3,100,000	3,050,000	3,100,000
Vehicle In-lieu Tax	04410	33,334		27,587	25,000
Total Other Taxes		9,962,612	9,867,500	10,112,407	10,263,500
Licenses & Permits:					
Licenses:					
Business Licenses	02010	941,005	946,000	943,000	944,000
Business Lic Processing Fees	02020	3,220	1,000	1,000	1,000
Tobacco Retailer Lic Fees	02025	2,080	1,000	1,000	1,000
Dog Licenses Regular	02410/02430	14,461	12,000	12,000	12,000
Dog Licenses Altered	02420/02450/02460	3,934	4,000	4,000	4,000
Total Licenses		964,699	964,000	961,000	962,000
Construction Permits:					
Building Permits	02500	619,136	700,000	600,000	700,000
Electrical Permits	02600	144,013	170,000	130,000	170,000

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Plumbing Permits	02700	88,342	95,000	85,000	95,000
Mechanical Permits	02900	70,435	75,000	60,000	60,000
Total Construction Permits		921,927	1,040,000	875,000	1,025,000
Other Permits:					
Firework Permits	03540	5,200	5,200	5,200	5,200
Yard Sale Permits	03550	1,884	2,100	2,100	2,100
Misc Permits	03590	12,736	7,000	10,000	10,000
Parking Permits	03650	1,902	2,000	2,000	2,000
Newsrack / Banner Permits	06290/06710	320	1,700	1,700	1,700
Total Other Permits		22,042	18,000	21,000	21,000
Total Licenses & Permits		1,908,668	2,022,000	1,857,000	2,008,000
Fines:					
Traffic Fines	03580	199,777	200,000	200,000	200,000
Court Fines	03600	18,868	30,000	18,000	20,000
Parking Fines	03630	531,375	550,000	480,000	500,000
Court Restitutions	06405	451			
Total Court and Traffic Fines		750,470	780,000	698,000	720,000
Use of Money & Property:					
Interest Income	03700	230,509	130,000	180,000	220,000
Golf Course Rental	03800	50,168	40,000	110,000	110,000
MetroPCS (3500 Ramona)	03870	37,073	37,971	37,971	
T-Mobile Rental (Fire Station 3)	03880	29,146	29,872	29,872	30,000
AT&T Rental (Fire Station 3)	03890	29,146	30,020	30,020	30,020
T-Mobile Rental (Sierra Vista)	03930	39,997	37,911	37,911	38,660
Nextel Rental (Ramona Blvd.)	03940	40,511	38,478	38,478	39,120
Acosta Grower (Delta & Fox Sites)	03960	12,307	12,328	12,328	12,328
Martinez Nursery (La Loma Site)	03961	2,958			
Specialty Restaurants	03970	145,948	150,000	150,000	150,000
Sublease Rent - SMSA (Pac Bell)	03980	10,185	10,465	10,465	10,465
Sublease Rent - Cox Communication	03990	7,350	7,713	7,160	7,563
Total Use of Money & Property		635,298	524,758	644,205	648,156
Charges for Services:					
Police Services:					
Witness Fees	03610	4,422	3,000	3,000	3,000
Prisoner Housing	03640	88,917	70,000	88,000	88,000

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Vehicle Release	03670	63,559	66,000	60,000	66,000
DUI Recovery	03680	65,408	58,000	55,000	58,000
Fingerprint	06390/03710	13,357	11,000	11,000	15,000
Correction Notices	03720	3,604	4,000	4,000	4,000
Prisoner Booking Fees	03730/03760	820	400	400	400
Police Report	05990	2,546	3,000	3,000	3,000
Burglar Alarm	06400	33,511	40,000	24,000	35,000
Total Police Services		276,144	255,400	248,400	272,400
Fire Services:					
Fire Report Copy	06050	651	300	300	300
Fire Inspection	06320	91,071	95,000	93,000	95,000
Fire Plan Checks & Permits	06330/06340	122,380	99,750	99,750	99,750
Fire Response/Admin Citation	06350/06240	9,575	11,500	11,500	11,500
Business Fire Safety Inspection	06370	25,750	25,000	25,000	25,000
Ind Waste Permit/Inspection	06850	109,465	95,000	105,000	105,000
Ambulance Subscription	07950	96,967	101,000	98,000	98,000
Ambulance Transport	07960	1,058,007	980,000	1,000,000	1,000,000
Total Fire Services		1,513,867	1,407,550	1,432,550	1,434,550
Community Development:					
Plan Check	06100	356,445	500,000	492,000	700,000
Comm Prop Insp	06120	61,997	65,000	29,455	
Res Prop Insp	06150	89,244	80,000	22,656	
Home Occup Insp	06160	14,106	15,540	15,000	15,000
Zoning	06200	36,621	41,000	40,000	38,000
Admin Citation - Code Compliance	06220/06130	27,513	50,000	40,000	50,000
Design Review	06250	7,038	8,000	15,000	8,000
Special Inspection	06450	4,070	8,500	4,889	7,000
Total Community Development Fees		597,034	768,040	659,000	818,000
Public Works Fees:					
Comm. Franchise in lieu fee	01610	135,370	122,000	135,000	135,000
Street Excavation	02910	4,352	8,000	8,000	8,000
Sewer Permits	02920	108	200	200	200
Driveway/Sidewalk	02930	2,984	2,500	2,500	2,500
Housemoving Permits	03520	1,072	1,056		1,056
Sale of Maps/Plans	06000/06010	2,014	2,250	2,500	2,500
Address Change	06140	3,828	3,100	3,100	3,100
Admin Citation - Public Works	06230	100	100	100	100
Engr Inspection	06210/06300	44,185	20,000	50,000	50,000
Rest. Interceptor Inspection	06900	4,596			
Engr Plan Check	06700	47,164	40,000	48,000	48,000

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Soil Review	06910	10,194	14,000	10,000	10,000
Total Public Works Fees		255,967	213,206	259,400	260,456
Library Fees:					
Calif Library Serv	05300		100		
Library Fines	07410	17,132	19,000	19,000	19,000
Audio Visual	07420	4,328	5,000	5,000	5,000
Lost Books	07430	1,668	2,000	2,000	2,000
Misc Library Revenue	07460	23	100	100	100
Card Replacement	07480	1,695	2,000	2,000	2,000
Damaged Items	07490	444	600	400	600
Total Library Fees		25,289	28,800	28,500	28,700
Recreation / Community Services Fees:					
Rec. Facilities / Service Clubhouse	04020	71,447	62,000	67,000	67,000
Rec Registration	06090	20,245	20,000	20,000	20,000
Picnic Reservation	07050	17,086	21,000	10,000	20,000
Aquatics	07090	22,642	26,000	19,000	24,000
Child Care	07150	166,788	150,000	160,000	160,000
Barnes Pool Admission	07610	13,636	14,000	8,000	13,000
Elder Pool Admission	07620	1,469	5,000	3,500	4,000
Swim Lessons	07630	66,988	52,000	62,000	62,000
Barnes & Elder Pool Rental	07640	43,366	44,000	44,000	44,000
Adopt-A-Park	08020	845		1,000	1,000
Langley Activity	08025	24,443	12,000	24,500	24,500
Other Rec. Revenue	07900/08030	5			
Rec Registration	0159- 06090	37,610	35,000	35,000	35,000
Summer Programs	0159- 07010	59,767	65,000	52,000	60,000
Fall Programs	0159- 07020	61,275	72,000	60,000	62,000
Winter Programs	0159- 07030	61,132	61,000	61,000	61,000
Spring Programs	0159- 07040	42,327	55,000	50,000	55,000
Adult Leagues	0159- 07100	2,473	9,000	2,000	3,000
Total Recreation / Community Services Fees		713,544	703,000	679,000	715,500
Administrative Charges:					
From City Funds	06020	900,000	900,000	900,000	1,050,000
Total Administrative Charges		900,000	900,000	900,000	1,050,000
Other Services:					
City Clerk Research	06040	443	300	300	500
Returned Check Fee	08150	2,820	4,000	4,000	4,000

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Total Other Services		3,263	4,300	4,300	4,500
Total Charges for Services		4,285,108	4,280,296	4,211,150	4,584,106
Other Revenue:					
Surplus Property Sale	04000	6,021	8,000	8,000	8,000
Refunds/Rebates	08100	63,514	130,000	290,000	155,000
Misc Revenue	07530/09203/ 09210/07500	6,824	17,000	10,000	10,000
Utility Billing Round Up	08200	766	650	750	750
Street Maintenance - Water	08155	420,000	480,000	480,000	650,000
Total Other Revenue		497,124	635,650	788,750	823,750
Total General Fund		35,658,185	32,245,204	32,598,512	33,534,512

Special Revenue Funds

Retirement Fund - 0012

Property Taxes:

Current Secured	01010	4,177,492	4,500,000	4,500,000	4,600,000
Residual Property Tax Dist.	01015	749,776	900,000	450,000	500,000
Current Unsecured	01020	78,403	120,000	80,000	85,000
Homeowner Exemption	01030	56,674	59,000	59,000	59,000
Prior Year Secured	01110	101,177	70,000	80,000	80,000
Prior Year Unsecured	01120	(143)	1,000	500	500
Interest & Penalties	01200/03750	33,865	18,000	18,000	18,000
ROPS Pension Override (one time)	07530	980,000			
General Fund Supplement for Pension	01300	885,382	650,000	650,000	750,000
Residual Distributions from \$7.8 Million	01015				762,000

Total Retirement Fund

7,062,626	6,318,000	5,837,500	6,854,500
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State Gas Tax Funds - 0022

Gas Tax:

Section 2103 (Prop 42 Replacement)	0022-	04530	565,522	770,000	530,000	540,000
Section 2105	0022-	04540	285,905	315,000	290,000	315,000
Section 2106	0022-	04500	203,283	217,000	217,000	217,000
Section 2107	0022-	04510	453,436	452,000	453,000	453,000
Section 2107.5	0022-	04520	7,500	7,500	7,500	7,500

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Interest Income	0022- 03700	4,386	1,200	3,000	3,000
SB 821 Bikeway	0023- 05400	41,819	49,795	49,795	49,795
Total Gas Tax Fund		1,561,851	1,812,495	1,550,295	1,585,295
Park Facility Fund - 0070					
Park Facilities Fees	09000	91,164	100,000	100,000	100,000
Proposition A Fund - 0109					
Proposition A Sales of Assets	04000				
Proposition A Local Return	05400	1,004,827	965,000	965,000	970,000
Proposition A Incentive Program	05430	119,015	95,000	109,852	109,800
Fares	07680	75,597	116,759	115,000	115,000
Interest Income	03700	6,299	4,500	6,500	6,800
Total Proposition A Fund		1,205,737	1,181,259	1,196,352	1,201,600
Measure R Fund - 0110					
Measure R	05400	624,359	645,000	635,000	645,000
Interest Income	03700	4,313	2,100	4,400	4,600
Total Measure R		628,671	647,100	639,400	649,600
Proposition C Fund - 0166					
Interest Income	03700	2,704	2,200	3,000	3,200
Total Proposition C		837,538	863,200	838,000	838,200
Asset Forfeiture Fund - 0160					
Asset Forfeiture-Justice	03690	43,991	80,000	45,000	45,000
Interest Income	03700	2,517	2,500	2,500	2,500
Asset Forfeiture-Treasury	03770	21,822	120,000	120,000	100,000
Asset Forfeiture-State	03780	6,946	5,000	16,000	16,000
Sales of Surplus Property	04000	7,883			
Total Asset Forfeiture Fund		83,158	207,500	183,500	163,500

Business Improvement Fund - 0077

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Business Improvement Fees	02110	57,721	59,700	58,584	58,584
Interest Income	03700	864	360	860	900
Total Business Improvement		58,584	60,060	59,444	59,484
Air Quality Improvement Fund - 0165					
Air Quality Allocation	05400	73,770	74,000	74,000	75,000
Interest Income	03700	572	300	600	650
Air Quality Improvement Fund	04000	505			
Total Air Quality Improvement		74,847	74,300	74,600	75,650
Maint. District -1972 Act - 0176					
Special Assessment	01060	982,925	981,695	983,000	983,000
Library Tax Fund - 0131					
Library Tax	01060	497,160	502,000	502,000	502,000
Interest Income	03700	673	300	300	300
Total Library Tax Fund		497,833	502,300	502,300	502,300
Public Safety Augmentation Fund - 0182					
Sales Tax Public Safety Augmentation	01510	617,604	580,000	580,000	620,000
Public Safety Impact Fund - 0071					
Public Safety Impact Fee	03570/08100	392,676	110,000	80,000	110,000
Interest Income	03700	410			
Total Public Safety Impact Fee		393,086	110,000	80,000	110,000
CERCLA Liability Fund - 0203					
CERCLA Fees	06950	124,776	124,000	124,000	124,000
Interest Income	03700	2,754	2,100	2,100	2,100
Total CERCLA Liability		127,531	126,100	126,100	126,100
Housing Program Fund - 0880					

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
SERAF Payment					
Interest Income	03700	911			
Grant Revenues	05400	2,432			
Rental Income-325 E. Pomona	05451	10,869			
Rental Income-371 E. Pomona	05452	1,446			
Rental Income-341 E. Pomona	05453				
Rental Income-321 E. Pomona	05454	2,080			
Rental Income-534 N. Chandler	05455	33,790			
Other Revenue	07530	338			
Refunds and Rebates	08100	2,868			
Total Housing Program Fund - 0880		54,733	0	0	0
Grants Fund					
Library Grants:					
Literacy and Civics Ed. Grant	0142-05400	47,817	85,279	85,279	85,279
Cal Literacy Grant	0163-05400	28,411	25,436	25,436	25,436
LACMTA	0356-05400	721			
Target Grant	0423-05400		2,000	2,000	
Total Library Grants		76,949	112,715	112,715	110,715
Recreation Grants:					
Park Discretionary (Maint.)	0178-05400	60,000	75,000	75,000	60,000
Pepsi Franchise Grant	0343-05400	125,000			
LA County Open Space Grant	0501-05400		480,000	480,000	
Total Parks & Rec Grants		185,000	555,000	555,000	60,000
Police Grants:					
STC Grant	0132-05400	6,050	6,050	6,050	6,050
POST Grant	0136-04500	40,055	35,000	35,000	35,000
Interest Income	0192-03700	384			
State - COPS	0192-05400	100,000	100,000	100,000	100,000
Justice Assistance Grant (JAG)	0217-05400	15,641			
Bullet Proof Vest Grant	0229-05400	244	3,000	3,000	3,000
Homeland Security Grant - 2009	0254-05400	13,287			
Sr. Pedestrians & Bicycle Safety	0330-05400		90,000	90,000	
FED COPS Technology Grant	0400-05400	250,000			
Urban Area Security Initiative	0460-05400		69,050	69,050	
Total Police Grants		425,661	303,100	303,100	144,050

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Engineering/Parks Grants:					
Prop 1B Street Improvement Fund	0028- 03700/05400	520			
Used Oil Recycling Grant	0184- 03700/05400	17,448	17,540	17,540	17,540
Beverage Container Recycling	0214- 05400		16,162	16,162	16,162
DOE EEC Block Grant	0420- 05400	36,786			
SGVCOG Energy Audit Grant	0446- 05400	25,705			
Tree Planting County Grant	0448- 05400		86,554	86,554	
Total Engineering Grants		80,458	120,256	120,256	33,702
Transportation Grants:					
Air Quality Investment Program	0233- 05400/07680	4,024			
Safetea-Lu	0342- 05400	348,408			
MTA Grant (ELAC)	0346- 05400	61,275			
MTA - TEA21	0347- 05400	155,999			
MTA Call (Signage)	0353- 05400	51,000			
MTA CNG Bus Replacement Grant	0354- 05400	780,000			309,000
MTA S. Garfield Transit Village Plan	0447- 05400		250,000	250,000	
Total Transportation Grants		1,400,706	250,000	250,000	309,000
Fire Grants:					
State FEMA (2005)	0154- 05400	2,037			
Urban Area Security Initiative-2008	0256- 05400	4,704			
Homeland Security 2011 SHSGP	0255- 05400	13,000			
Urban Area Security Initiative-2009	0257- 05400	11,492			
Urban Area Security Initiative-2010	0258- 05400	65,331			
Urban Area Security Initiative-2011	0259- 05400	12,686			
Urban Area Security Initiative-2012	0460- 05400	1,900			
ELAC Instructional Serv Program	0349- 05400	67,780			
Assistance to Firefighters - 2010	0431- 05400	56,563			
Dual Band Radio County Grant	0433- 05400	180,000			
Emergency Operations Center	0435- 05400	375,000			
Ground Emergency Medical Transpor	0465- 05400		300,000	300,000	
Total Fire Grants		790,492	300,000	300,000	0
Community Development Grants:					
Sustainable Communities Planning	0440- 05400	132,399			
Total Community Development Grants		132,399	0	0	0
HUD Grants:					
CDBG	0169- 05400	676,369	696,984	696,984	518,464
CDBG - R	0395- 05400	15,925			
HOME Fund	0152- 05400/	873,013	273,486	273,486	273,486

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
03700/05451/52/53/54/55					
ED1 Grant/Interest Income	0211- 03700	1,971	1,300	2,000	2,000
Total HUD Grants		1,567,279	971,770	972,470	793,950
Other Special Grants (Trust Funds):					
Maintenance Grant (0075)	0344- 05400	103,634	82,000	82,000	100,000
Gen Plan Review Trust	0352- 05400		10,600	10,600	10,600
Passport Trust Grant (0075)	0415- 05400	21,305	21,305	21,305	21,305
Records Management Fee Trust (0075)	0442- 05400	25,874	37,556	26,556	26,556
Total Other Special Grants		150,813	151,461	140,461	158,461
Total Grant Funds		4,809,758	2,764,302	2,754,002	1,609,878
Total Special Revenue Funds		19,087,647	16,328,311	15,504,493	15,479,107
<u>Enterprise Funds</u>					
Sewer Fund - 0042					
Sewer Reconstruction Fee	01000	108			
Sewer Revenue	05200	273,447	273,000	273,500	274,000
Total Sewer Fund		273,555	273,000	273,500	274,000
Refuse Fund - 0043					
Refuse Charges	05300/05350	5,498,820	5,750,000	5,500,000	5,500,000
Waste Mgmt Surcharge	05360	334,022	311,000	330,000	330,000
Total Refuse Fund		5,832,841	6,061,000	5,830,000	5,830,000
Water Fund					
Water Operation Fund:					
Sales of Surplus Property	0092- 04000	4,043			
Water Sales	0092- 07510	7,625,675	7,485,000	7,625,000	7,625,000
Connection Fee	0092- 07550	41,834	120,000	80,000	100,000
Meter Installation	0092- 07520	91,894	150,000	150,000	150,000
Other Revenue	0092- 07540	(20)	50	50	

SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Water Rights/Incentives	0092- 07530	2,868,291		30,000	30,000
Total Water Operation Fund		10,631,716	7,755,050	7,885,050	7,905,000
Water Treatment Fund:					
Water Treatment Surcharge	0093- 07590	2,704,265	2,750,000	2,750,000	2,750,000
WQA EPA Settlement	0093- 07575	3,230,138	1,500,000	650,000	650,000
Other - Insurance Reimb.	0093- 07530	12,708	30,000	30,000	30,000
Total Water Treatment Fund		5,947,112	4,280,000	3,430,000	3,430,000
Total Enterprise Funds		22,685,224	18,369,050	17,418,550	17,439,000

Internal Services Funds

Auto Shop Fund - 0060

Refunds & Rebates	08100/04000	20,513			
Vehicle Charges	08700	1,704,480	1,704,478	1,704,478	1,750,170
Total Shop Fund		1,724,993	1,704,478	1,704,478	1,750,170

Separation Benefits Fund - 0061

Separation Charges	07900	1,239,697	1,269,697	1,269,697	1,269,697
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General Liability Fund - 0062

Insurance Charges	06020	790,000	1,175,000	1,175,000	1,130,000
Refunds & Rebates	08100	113,550			
		903,550	1,175,000	1,175,000	1,130,000

Technology Fund - 0063

Technology Charges	06020	132,040	138,642	138,642	151,658
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OPEB Internal Service Fund - 0064

OPEB set-aside	06020	500,000	500,000	500,000	500,000
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CITY OF MONTEREY PARK	Fiscal Year 2013-14 MidYear
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SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

Description	Acct	Actual 2012-2013	Estimated 2013-2014	Estimated Actual 2013-2014	Estimated 2014-2015
Workers' Compensation Fund - 0080					
Insurance Charges	07900	1,267,446	1,397,000	1,397,000	1,463,721
<i>Total Internal Services Funds</i>		<u>5,767,725</u>	<u>6,184,817</u>	<u>6,184,817</u>	<u>6,265,246</u>
<u><i>Successor Agency (SA) Funds</i></u>					
Atlantic/Garvey	0860-	2,562,717	1,841,191	1,830,123	1,830,123
Merged	0870-	<u>1,468,291</u>	<u>901,291</u>	<u>889,741</u>	<u>889,741</u>
Total Successor Agency (SA) Fund		<u>4,031,009</u>	<u>2,742,482</u>	<u>2,719,864</u>	<u>2,719,864</u>
Total City and SA - All Funds		<u>87,229,790</u>	<u>75,869,864</u>	<u>74,426,236</u>	<u>75,437,729</u>

**CITY OF MONTEREY PARK
GENERAL FUND MIDYEAR EXPENDITURE & TRANSFER ANALYSIS**

FISCAL YEAR 2013-2014				FISCAL YEAR 2014-2015				
DEPARTMENT		Adopted Budget	Amended	Estimated Expenditures 2013-2014	Amended Budget 2013-2014	Changes	Estimated Budget 2014-2015	DESCRIPTION OF FY 2014-2015 CHANGE
Expenditure :								
1100	General Govt.	121,123		121,123	121,123		121,123	Non-Election Year
1201	City Manager	138,578		138,578	138,578		138,578	
1301	City Clerk	364,593		364,593	364,593	(100,000)	264,593	
1400	Management Services	750,644		750,644	750,644		750,644	
1501	City Treasurer	18,943		18,943	18,943		18,943	
1601	City Attorney	240,000		240,000	240,000		240,000	
1700	Community & Economic Develop	1,219,088		1,219,088	1,219,088		1,219,088	
1800	Human Resources/Risk Mgmt	433,429		433,429	433,429		433,429	Park Master Plan Improvements - 13/14 Unemployment/Post Medical Cost Adjustments
3100	Police	12,765,850		12,765,850	12,765,850		12,765,850	
3200	Fire	8,703,182		8,703,182	8,703,182		8,703,182	
4200	Public Works	1,455,034		1,455,034	1,455,034		1,455,034	
5001/02	Capital / Equipment	3,401,890		3,401,890	3,401,890	(3,157,000)	244,890	
5101/02	Liability / Post-Employment	1,158,000		1,158,000	1,158,000	(120,000) ⁽³⁾	1,038,000	
6000	Library	1,577,273		1,577,273	1,577,273		1,577,273	
6500	Recreation & Community Serv	3,021,885		3,021,885	3,021,885		3,021,885	
<u>Personnel Budget Adjustment:</u>					356,000	256,000 ⁽¹⁾	612,000	Furlough Eliminations
. Increased personnel costs due to furlough reductions to 5% (12/2013 - 3/31/2014)			203,000	203,000		135,000 ⁽²⁾	135,000	Merit Increase - Citywide
						50,000	50,000	Supplies and Maintenance, 2%
						50,000	50,000	Utilities, + 3%
						110,000 ⁽⁴⁾	110,000	Contracted Services, + 3%
. Furlough eliminations for 3 months (4/1/2014-6/30/2014)			153,000	153,000		5,000	5,000	Technology/Communications, + 5%
						80,000	80,000	Workers' Compensation, + 3%
Vacant positions/unemployment				(370,000)		500,000	500,000	GF Supplement for Pension Costs
GF Supplement for Pension Costs				400,000				
Total Expenditures		35,369,512	356,000	35,755,512	35,725,512	(2,191,000)	33,534,512	
Transfer - Capital Improv Reserve				(3,157,000)				
Total Net Expenditures		35,369,512	356,000	32,598,512	35,725,512	(2,191,000)	33,534,512	Increased over 2013-14 Est. Net Exp: +2.9%

Note:

⁽¹⁾ A complete furlough program ended for 2014-2015

⁽²⁾ Merit Increases per MOUs

⁽³⁾ Unemployment cost savings per usage trends

⁽⁴⁾ Increases include additional half-day Friday IT network/server services due to ending furloughs.

Five-Year Financial Forecast

The Five-Year Financial Forecast provides transparent financial analysis of each fund for information such as:

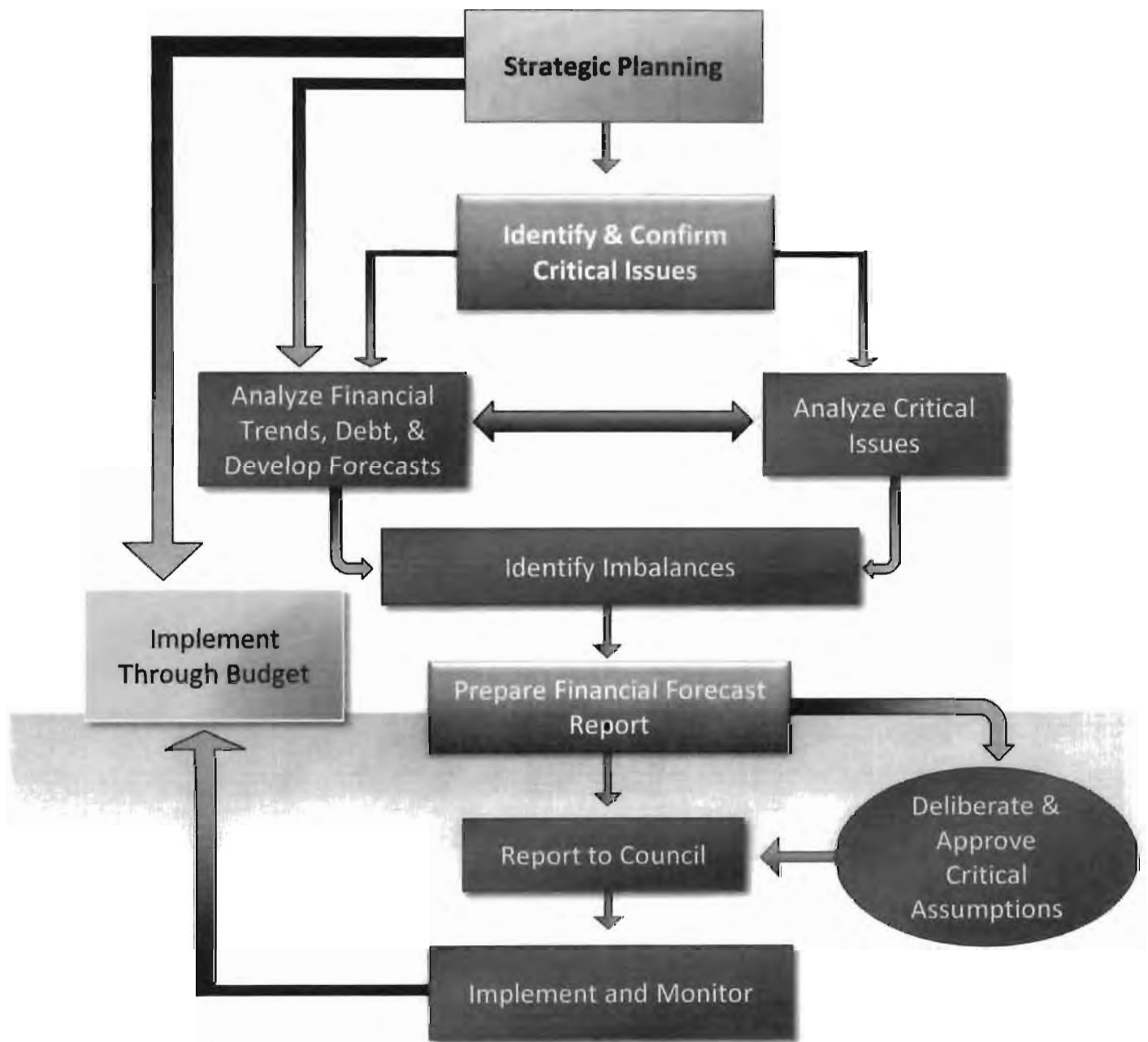
- the trend and prudent level of fund balances;
- a need to reduce service levels or increase revenues due to revenue shortfalls;
- a need to set aside moneys for making improvements and replacing capital facilities;
- the objectives relating to cost-recovery for enterprise funds (water, sewer, and refuse).

The City's Five-Year Financial Forecast helps the City consider the factors affecting the City's fiscal health. The Forecast also helps City Council, staff, and the community understand the long-term fiscal challenges and opportunities each fund faces, as well as possible advance warning of uncertainties which the community might encounter, thus guiding the City to -

- create a vision for the future,
- establish and update long-range goals and priorities,
- set the appropriate price of government services,
- hold staff accountable for this community.

City of Monterey Park

Long-Term Financial Forecast Process



**City of Monterey Park
Five Year Financial Projection
General Fund**

	Estimated Actual 2013-14	Long-Term Projection					
		2014-15	2015-16	2016-17	2017-18	2018-19	Notes
Beginning Fund Balance							
Unassigned	\$3,554,423	\$3,554,423	\$3,554,423	\$3,024,426	\$2,336,008	\$1,262,885	
Others	12,200,454	12,200,454	12,200,454	12,200,454	12,200,454	12,200,454	(17)
Revenues:							
Property Taxes	14,287,000	14,487,000	14,922,000	15,370,000	15,831,000	16,306,000	(1)
Sales Tax	4,964,820	5,065,000	5,192,000	5,322,000	5,455,000	5,591,000	(2)
Utility Tax	3,050,000	3,100,000	3,193,000	3,289,000	3,388,000	3,490,000	(3)
Vehicle In-lieu Tax	27,587	25,000					(4)
Other Taxes	2,070,000	2,073,500	2,115,000	2,157,000	2,200,000	2,244,000	(5)
Licenses & Permits	1,857,000	2,008,000	2,248,160	2,493,123	2,242,986	2,287,845	(6)
Charges for Services	4,211,150	4,584,106	5,000,000	5,100,000	5,100,000	5,100,000	(7)
Fines	698,000	720,000	734,000	749,000	764,000	779,000	(5)
Interest and Rental	644,205	648,156	700,000	714,000	728,000	743,000	(8)
Other Revenue	788,750	823,750	850,000	850,000	850,000	850,000	(9)
Capital Reserve - Parks Master Plan	3,157,000						(19)
Total Revenues	35,755,512	33,534,512	34,954,160	36,044,123	36,558,986	37,390,845	
Expenditures:							
Salaries & Benefits	25,285,427	26,031,427	26,682,213	27,349,268	28,033,000	28,733,825	(10)
Maintenance & Operation	2,952,919	3,035,182	3,096,000	3,158,000	3,221,000	3,285,000	(11)
Contracted Services	1,131,612	1,241,612	1,266,444	1,291,773	1,317,609	1,343,961	(12)
Utilities	854,710	904,710	932,000	960,000	989,000	1,019,000	(13)
Vehicle Operating	1,000,104	1,000,381	1,050,000	1,103,000	1,158,000	1,216,000	(14)
Insurance	161,750	165,000	168,000	171,000	174,000	177,000	(15)
Small Capitals	144,841	159,500	159,500	159,500	159,500	159,500	
Capital Projects	170,449		180,000	180,000	180,000	200,000	
Retirement Fund - GF Supplements	650,000	750,000	1,550,000	1,860,000	1,900,000	1,870,000	(16)
Economic Development Programs	246,700	246,700	400,000	500,000	500,000	500,000	(18)
Parks Improvement Master Plan	3,157,000						(19)
Total Expenditures	35,755,512	33,534,512	35,484,157	36,732,541	37,632,108	38,504,285	
Ending Fund Balance	\$15,754,877	\$15,754,877	\$15,224,880	\$14,536,462	\$13,463,339	\$12,349,899	
Future Capital Projects:			\$131,800				(20)

**City of Monterey Park
Five Year Financial Projection
General Fund
Notes**

- (1) 3% growth (2% from reassessment and 1% from ownership transfer/new construction). Amounts include VLF backfill.
- (2) Future year sales tax assumes a 2.5% annual inflationary growth. Additional sales tax reflects revenues from Atlantic Times Square.
- (3) 3% growth.
- (4) The VLF revenue was diverted by the State to fund the law enforcement COPS grant.
- (5) 2% growth.
- (6) Estimated Construction permits \$100,000 per year adjusted by major developments.
- (7) Projected future plan check fees are included conservatively: FY 2014-15 for hotel projects, FY 2015-16 for Market Place.
- (8) 2% growth. Interest income Increases based on projected market outlook.
- (9) Include the SB90 reimbursements from the State and various refunds.
- (10) Amounts reflect salaries restoration for SEIU, Mid-Management, and Confidential units, effective 4/2014.
- (11) 2% increase in maintenance, supplies, equipment, and other operating costs starting 2014-15.
- (12) Street sweeping costs are shared by Gas Tax and General Funds.
- (13) 3% increase in utilities, starting 2014-15.
- (14) 5% increase in vehicle operating and replacement starting 2015-16.
- (15) 2% Increase in insurance costs, startup 2014-15.
- (16) General Fund retirement contributions for pension costs.
- (17) Fund balance is classified per GASB Statement 54 per 6/30/2013 CAFR. Others include Committed: Unemployment Claim \$340,000; Catastrophic Event \$2,000,000; Stabilization funds \$3,000,000; and Economic Development \$1,833,519. Assigned: City Capital Improvement \$8,183,935. However, the City Council authorized using \$3,157,000 for the Parks Improvement Master Plan Projects, thus the current capital assigned total correspondingly reduced by that amount to arrive a final Capital Improvement reserve of \$5,026,935.
- (18) Economic development budget is required since the RDA was dissolved.
- (19) Council approved a one-time drawdown of \$3,157,000 from the General Fund Capital Improvement Reserve for the Parks master plan improvements.
- (20) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Retirement Fund**

	Estimated Actual	Long-Term Projection					
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Notes
Beginning Fund Balance	\$1,307,653	\$417,618	\$85	\$45,204	\$3,201	\$12,020	(9)
Revenues:							
Property Taxes	5,187,500	5,342,500	5,449,000	5,558,000	5,669,000	5,782,000	(1)
GF Supplement	650,000	750,000	1,550,000	1,860,000	1,900,000	1,870,000	(2)
Residual Distributions		762,000	408,000				(9)
Total Revenues	5,837,500	6,854,500	7,407,000	7,418,000	7,569,000	7,652,000	
Expenditures:							
PERS	4,414,620	4,938,406	5,061,866	5,188,413	5,318,123	5,451,076	(3)
Mass. Mutual	900,000	950,000	950,000	950,000	950,000	950,000	(4)
Actuarial Services	18,600	25,000	27,000	29,000	31,000	33,000	(5)
Pension Obligation Bonds	1,394,315	1,358,627	1,323,015	1,292,590	1,261,058	1,229,820	(6)
Total Expenditures	6,727,535	7,272,033	7,361,881	7,460,003	7,560,181	7,663,896	
Ending Fund Balance	\$417,618	\$85	\$45,204	3,201	12,020	124	
PERS RATES:							
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Misc Retirement Plan							
Employee Rate (EE Pays 8%)	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	(7)
Employer Rate	21.676%	22.516%	23.900%	25.400%	26.800%	28.200%	(8)
Safety Retirement Plan							
Employee Rate (EE Pays 9%)	9.000%	9.000%	9.000%	9.000%	9.000%	9.000%	(7)
Employer Rate	25.887%	28.476%	31.000%	33.500%	36.000%	38.500%	(8)

**City of Monterey Park
Five Year Financial Projection
Retirement Fund
Notes**

- (1) 2% growth is for the projection. The retirement tax rate is \$0.091175 per \$100 of assessed valuation. This is the maximum rate per AB13.
- (2) Operating transfers.
- (3) PERS costs base on PERS plans for Miscellaneous 2.7% @ 55 and Safety 3% @ 55. The costs are adjusted based on anticipated salary increases or decreases.
- (4) Contributions to the Mass Mutual Retirement Plan per the actuarial valuation report as of 7/1/2013. Mass Mutual Plan is the City's retirement plan prior to the participation to the PERS system.
- (5) Contracted actuarial services.
- (6) Annual debt service payment for Pension Obligation Bonds.
- (7) Rates per PERS Actuarial Annual Report. Miscellaneous employees contribute an entire 8% and Safety employees pay 9%.
- (8) Projected pension employer and employee contribution rates per 6/30/2013 CalPERS Annual Valuation Report.
- (9) Beginning fund balance for 2013-14 excluded the pension override transfer of \$7,842,427 (Catch-up portion for fiscal years 2007-08 through 2009-10). If the outcome is negative, the City will share the residual distributions with other taxing entities. The City projects its share at 15%, \$1.17 million.

**City of Monterey Park
Five Year Financial Projection
Gas Tax Fund**

	Estimated Actual 2013-14	Long-Term Projection					
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Notes
Beginning Fund Balance	\$1,367,109	\$1,345,826	\$884,021	\$479,321	\$309,221	\$149,521	
Revenues:							
State Gas Tax	1,497,500	1,532,500	1,578,000	1,625,000	1,674,000	1,724,000	(1)
Bikeway (SB821)	49,795	49,795	51,000	53,000	55,000	57,000	(1)
Interest Income	3,000	3,000	2,000	2,500	2,000	2,000	
Total Revenues	1,550,295	1,585,295	1,631,000	1,680,500	1,731,000	1,783,000	
Expenditures:							
Salaries & Benefits	860,334	800,000	820,000	841,000	862,000	884,000	(2)
Maintenance & Operation	26,044	50,000	51,000	52,000	53,000	54,100	(3)
Street Cleaning (Gas Tax portion)	257,500	285,000	294,000	303,000	312,000	321,000	(4)
Utilities	12,000	12,400	12,800	13,200	13,600	14,000	(5)
Vehicle Operating	266,700	274,700	282,900	291,400	300,100	309,100	(6)
Small Capital	30,000	100,000	50,000	50,000	50,000	50,000	(7)
Capital Projects	100,000	525,000	525,000	300,000	300,000	300,000	(7)
Capital Projects - Carryover	19,000						
Total Expenditures	1,571,578	2,047,100	2,035,700	1,850,600	1,890,700	1,932,200	
Ending Fund Balance	\$1,345,826	\$884,021	\$479,321	\$309,221	\$149,521	\$321	
Future Capital Projects:				\$225,000	\$225,000	\$225,000	(7)

**City of Monterey Park
Five Year Financial Projection
Gas Tax Fund
Notes**

- (1) 3% growth in state gas tax funds.
- (2) 2.5% increase in salaries & benefits, starting 2015-16.
- (3) 2% increase in maintenance, supplies and other operating costs.
- (4) 3% increase in street sweeping services which are funded by Gas Tax Fund and General Fund.
- (5) 3% increase in utilities.
- (6) 3% increase in vehicle operating and replacement costs.
- (7) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Park Facilities Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	(\$21,233)	\$50,202	\$0	\$0	(\$27,500)	\$72,500	(2)
Revenues:							
Park Facilities Fees	100,000	100,000	400,000	300,000	300,000	300,000	(1)
Total Revenues	100,000	100,000	400,000	300,000	300,000	300,000	
Expenditures:							
Repay General Fund Loan				327,500			
Capital Projects		150,202	400,000		200,000		
Capital Projects - Carryover	28,565						
Total Expenditures	28,565	150,202	400,000	327,500	200,000	0	
Ending Fund Balance	\$50,202	\$0	\$0	(\$27,500)	\$72,500	\$372,500	
Future Capital Projects:		\$310,498	\$35,000	\$260,000	\$85,000		(3)

**City of Monterey Park
Five Year Financial Projection
Park Facilities Fund
Notes**

- (1) Park Facilities Fee is established at \$700 per single family dwelling for residential development, \$1 per square foot for commercial development, and \$150 per residential remodeling. Annual Park Facilities fees without major development are approximately \$50,000 to \$62,000.
- (2) General Fund loaned \$805,000 to Park Facilities Fund.
- (3) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Proposition A Transit Fund**

	Estimated Actual	Long-Term Projection					Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$1,608,932	\$1,786,137	\$1,480,937	\$1,158,337	\$824,937	\$779,537	
Revenues:							
Proposition A	965,000	970,000	989,000	1,009,000	1,029,000	1,050,000	(1)
Proposition A Incentive	109,852	109,800	104,000	104,000	104,000	104,000	(2)
Fares	115,000	115,000	115,000	115,000	115,000	115,000	
Interest Income	6,500	6,800	7,000	7,000	6,800	6,500	
Sale of Surplus Property							
Total Revenues	1,196,352	1,201,600	1,215,000	1,235,000	1,254,800	1,275,500	
Expenditures:							
Salaries & Benefits	483,312	522,000	535,000	548,000	562,000	576,000	(3)
Maintenance & Operation	18,000	18,400	18,800	19,200	19,600	20,000	(4)
Bus Shelter Maintenance	15,000	15,000	15,000	15,000	15,000	15,000	(5)
Utilities	12,975	13,400	13,800	14,200	14,600	15,000	(6)
Allocated Costs / Insurance	183,000	188,000	194,000	200,000	206,000	212,000	(7)
MTA Bus Pass Subsidy	42,000	42,000	42,000	42,000	42,000	42,000	
Motor Pools Charges	105,000	108,000	111,000	114,000	117,000	121,000	(8)
Transit Bus Contract (Prop A portion)	159,860	300,000	308,000	316,000	324,000	332,000	(9)
Bus Replacement		300,000	300,000	300,000		600,000	(10)
Capital Projects							
Capital Projects - Carryover							
Total Expenditures	1,019,147	1,506,800	1,537,600	1,568,400	1,300,200	1,933,000	
Ending Fund Balance	\$1,786,137	\$1,480,937	\$1,158,337	\$824,937	\$779,537	\$122,037	

Future Capital Projects:

**City of Monterey Park
Five Year Financial Projection
Proposition A Transit Fund
Notes**

- (1) 2% increase in Proposition A sales tax allocations.
- (2) Incentive grants from MTA for ridership information reporting.
- (3) 2.5% increase in salaries & benefits.
- (4) 2% increase in maintenance, supplies and other operating costs.
- (5) 3% increase for bus shelter maintenance.
- (6) 3% increase in utilities.
- (7) 3% increase in the administrative support and liability insurance provided by the City.
- (8) Replacement of a dial-a-ride van.
- (9) 3% increase in contracted services for Spirit Buses. Bus contract is funded by a combination of Prop A, Prop C, and Measure R funds. Starting 2014-15, contract will be paid by Prop C and Measure R funds.
- (10) Bus replacement will be purchased 2 in 2014-15 through a combined funding of the MTA CNG Bus. Replacement grant of \$309,000 and the City Proposition A funds of \$300,000.

**City of Monterey Park
Five Year Financial Projection
Measure R Fund**

	Estimated Actual	Long-Term Projection					Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$745,603	\$714,432	\$418,032	\$338,032	\$272,632	\$222,032	
Revenues:							
Measure R	635,000	645,000	664,000	684,000	705,000	726,000	(1)
Interest Income	4,400	4,600	2,000	1,600	400	200	
Total Revenues	639,400	649,600	666,000	685,600	705,400	726,200	
Expenditures:							
Salaries & Benefits	77,571	92,000	94,000	96,000	98,000	100,000	(2)
Road Repair Supplies	133,000	170,000	190,000	190,000	190,000	190,000	
Slurry Seal of Various Streets	150,000	100,000	100,000	100,000	100,000	100,000	(3)
Transit Bus Contract		84,000	87,000	90,000	93,000	96,000	(4)
Sidewalk Reconstruction	100,000	100,000					
Capital Carryover - Fire Parking Lot	50,000						
Capital Projects	160,000	400,000	275,000	275,000	275,000	275,000	
Total Expenditures	670,571	946,000	746,000	751,000	756,000	761,000	
Ending Fund Balance	<u>\$714,432</u>	<u>\$418,032</u>	<u>\$338,032</u>	<u>\$272,632</u>	<u>\$222,032</u>	<u>\$187,232</u>	
Future Capital Projects:							(5)

**City of Monterey Park
Five Year Financial Projection
Measure R Fund
Notes**

- (1) 3% Increase in Measure R funding.
- (2) 2.5% Increase in salaries & benefits.
- (3) Slurry seal of various streets. Measure R funds can be used to supplement Prop A and C projects for all Street-related costs, including personnel costs.
- (4) 3% increase in contracted services for Spirit Buses.
- (5) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Proposition C Transit Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$550,513	\$383,200	\$401,400	\$495,800	\$517,300	\$608,800	
Revenues:							
Proposition C	835,000	835,000	852,000	869,000	886,000	904,000	(1)
Interest Income	3,000	3,200	2,400	2,500	2,500	2,500	
Total Revenues	838,000	838,200	854,400	871,500	888,500	906,500	
Expenditures:							
Maintenance & Operation	63,734	65,000	66,000	67,000	68,000	69,000	(2)
Transit Bus Contract (Prop C portion)	758,050	650,000	663,000	676,000	696,000	710,000	(3)
Metrolink Station JPA	29,000	30,000	31,000	32,000	33,000	34,000	
Capital Projects - Carryover	154,528						(4)
Capital Projects		75,000		75,000			
Total Expenditures	1,005,312	820,000	760,000	850,000	797,000	813,000	
Ending Fund Balance	\$383,200	\$401,400	\$495,800	\$517,300	\$608,800	\$702,300	

Future Capital Projects:

**City of Monterey Park
Five Year Financial Projection
Proposition C Transit Fund
Notes**

- (1) 2% increase in Proposition C sales tax allocations.
- (2) 2% increase in maintenance, supplies and other operating costs.
- (3) 2% increase for Spirit Buses services. Starting 2014-15, move some of the transit bus Prop C portion expenditures to Measure R.
- (4) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Asset Forfeiture Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	433,259	313,921	82,421	55,221	54,821	101,021	
Revenues:							
Asset Forfeiture Revenue	181,000	161,000	270,000	300,000	350,000	350,000	(1)
Interest Income	2,500	2,500	800	600	1,200	1,000	
Total Revenues	183,500	163,500	270,800	300,600	351,200	351,000	
Expenditures:							
Salaries & Benefits	21,048	23,000	24,000	25,000	26,000	27,000	(2)
Maintenance & Operation	119,431	122,000	124,000	126,000	129,000	132,000	(3)
Police Vehicle Replacement	95,000	100,000	100,000	100,000	100,000	100,000	
Debt Service		50,000	50,000	50,000	50,000	50,000	(4)
Capital Projects	25,150	100,000					(5)
Capital Projects - Carryover	42,209						
Total Expenditures	302,838	395,000	298,000	301,000	305,000	309,000	
Ending Fund Balance	<u>\$313,921</u>	<u>\$82,421</u>	<u>\$55,221</u>	<u>\$54,821</u>	<u>\$101,021</u>	<u>\$143,021</u>	
Future Capital Projects:		\$175,000	\$200,000	\$200,000	\$800,000	\$200,000	(5)

**City of Monterey Park
Five Year Financial Projection
Asset Forfeiture Fund
Notes**

- (1) **Asset forfeiture funds are distributed from the US Department of Justice and the Department of Treasury. This may take several years to complete.**
- (2) **2.5% increase in salaries & benefits.**
- (3) **2% increase in maintenance, supplies and other operating costs.**
- (4) **Annual debt service costs for the Police CAD/RMS/FMIS system - \$2 million, 15 years @ 5% interest rate. The lease period is from 6/2006 to 6/2021. Debt service payments are paid through Public Safety Impact Fee Fund, Asset Forfeiture Fund and the State COPS Grant funds.**
- (5) **Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park
Five Year Financial Projection
Business Improvement Area #1 Fund**

	Estimated Actual 2013-14	Long-Term Projection					
		2014-15	2015-16	2016-17	2017-18	2018-19	Notes
Beginning Fund Balance	\$236,412	\$170,364	\$119,848	\$89,248	\$59,648	\$31,048	
Revenues:							
Business Improvement Fees	58,584	58,584	59,000	60,000	61,000	62,000	(1)
Interest Income	860	900	400	400	400	400	
Total Revenues	59,444	59,484	59,400	60,400	61,400	62,400	
Expenditures:							
Professional Services	125,492	110,000	90,000	90,000	90,000	90,000	(2)
Total Expenditures	125,492	110,000	90,000	90,000	90,000	90,000	
Ending Fund Balance	\$170,364	\$119,848	\$89,248	\$59,648	\$31,048	\$3,448	

**City of Monterey Park
Five Year Financial Projection
Business Improvement Area #1 Fund
Notes**

- (1) Revenues derived from assessment on businesses located within Business Improvement Area #1.
- (2) Contracted services reflect downtown improvements.

**City of Monterey Park
Five Year Financial Projection
Air Quality Improvement Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$181,416	\$227,516	\$262,566	\$189,216	\$235,766	\$159,216	
Revenues:							
Air Quality Allocation	74,000	75,000	75,000	75,000	75,000	75,000	
Interest Income	600	650	350	350	350	350	
Total Revenues	74,600	75,650	75,350	75,350	75,350	75,350	
Expenditures:							
Ridesharing Programs	25,000	25,000	25,000	25,000	28,000	28,000	
Maintenance & Operation	3,500	3,600	3,700	3,800	3,900	4,000	(1)
Motor Vehicles-Passenger			120,000		120,000	120,000	
Capital Projects		12,000					
Total Expenditures	28,500	40,600	148,700	28,800	151,900	152,000	
Ending Fund Balance	\$227,516	\$262,566	\$189,216	\$235,766	\$159,216	\$82,566	

Future Capital Projects:

**City of Monterey Park
Five Year Financial Projection
Air Quality Improvement Fund
Notes**

- (1) 2% increase in maintenance and operations (printing/duplicating; dues/memberships; rideshare awards).
- (2) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Maintenance Benefit Assessment District Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$186,298	\$153,129	\$22,909	\$0	\$0	\$0	
Revenues:							
Special Assessment	983,000	983,000	993,000	1,000,000	1,000,000	1,010,000	(1)
GF Supplement			106,491	154,800	189,400	214,200	
Total Revenues	983,000	983,000	1,099,491	1,154,800	1,189,400	1,224,200	
Expenditures:							
Salaries & Benefits	278,563	300,000	307,500	315,200	323,100	331,200	(2)
Maintenance & Operation	13,220	33,220	33,900	34,600	35,300	36,000	(3)
Contracted Services	75,000	80,000	82,000	84,000	87,000	90,000	(4)
Vehicle Operating	56,700	60,000	63,000	66,000	69,000	72,000	(5)
Utilities	550,233	590,000	608,000	626,000	645,000	664,000	(6)
Capital Projects	26,000	50,000	28,000	29,000	30,000	31,000	(7)
Capital Carryover - Atlas Median Light	16,453						
Total Expenditures	1,016,169	1,113,220	1,122,400	1,154,800	1,189,400	1,224,200	
Ending Fund Balance	\$153,129	\$22,909	\$0	\$0	\$0	\$0	
Future Capital Projects:							(7)

**City of Monterey Park
Five Year Financial Projection
Maintenance Benefit Assessment District Fund
Notes**

- (1) Increase in assessment charges due to parcel changes and new developments.
- (2) 2.5% increase in salaries & benefits. Reductions reflect non-sufficient assessment revenues.
- (3) 2% increase in maintenance, supplies and other operating costs, effective 2015-16.
- (4) 3% increase in contracted services.
- (5) 5% increase in vehicle operating costs.
- (6) 3% increase in utilities.
- (7) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Special Library Tax Fund**

	Estimated Actual 2013-14	Long-Term Projection				Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
Beginning Fund Balance	\$161,048	\$65,348	\$0	\$0	\$0	
Revenues:						
Library Parcel Tax	502,000	502,000	504,400	504,600	504,600	(1)
Interest Income	300	300	450			
GF Supplement		16,548	79,796	84,597	89,254	
Total Revenues	502,300	518,848	584,646	589,197	593,854	
Expenditures:						
Salaries & Benefits	86,975	102,000	104,550	107,164	109,843	(2)
Maintenance & Operation	87,108	95,000	96,900	98,838	100,815	(3)
Debt Service	383,197	383,196	383,196	383,196	383,196	(4)
Capital Purchases	7,000	4,000				(5)
Capital Projects - Carryover	33,720					
Total Expenditures	598,000	584,196	584,646	589,198	593,854	
Ending Fund Balance	\$65,348	\$0	\$0	\$0	\$0	
Future Capital Projects:						(5)

**City of Monterey Park
Five Year Financial Projection
Special Library Tax Fund
Notes**

- (1) Library tax rate, as approved by two-thirds voter approval of Measure C in the April 1998 election, is \$25 for each single-family parcel, \$50 for parcels having two residential units, \$75 for parcels having three or more residential units, and \$75 for parcels having a non-residential building. The final date for Library Tax levy is 4/2018.
- (2) 2.5% increase in salaries & benefits. Increases for 2014-15 display the projected 7-day opening for the Library.
- (3) 2% increase in maintenance, supplies and other operating costs. Increases for 2014-15 display the projected 7-day opening for the library.
- (4) Annual debt service costs for the repayment of \$3.9 million library expansion construction financing, 13 years (2017-18) at 3.81%.
- (5) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Public Safety Augmentation Fund**

	Estimated Actual	Long-Term Projection					
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	Notes
Beginning Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	
Revenues:							
Safety Augmentation	580,000	620,000	632,000	645,000	658,000	671,000	(1)
Total Revenues	580,000	620,000	632,000	645,000	658,000	671,000	
Expenditures:							
Salaries & Benefits	580,000	620,000	632,000	645,000	658,000	671,000	(2)
Total Expenditures	580,000	620,000	632,000	645,000	658,000	671,000	
Ending Fund Balance	\$0	\$0	\$0	\$0	\$0	\$0	

**City of Monterey Park
Five Year Financial Projection
Public Safety Augmentation Fund
Notes**

- (1) 2% growth assumed for future year sales tax. Voter-approved Proposition 172 tax measure. An additional 1/2% of sales tax is allocated to local governments and the tax proceeds are restricted for public safety expenditures, 1/2 for Police and 1/2 for Fire.
- (2) Personnel costs for Police and Fire Departments.

**City of Monterey Park
Five Year Financial Projection
Public Safety Impact Fee Fund**

	Estimated Actual 2013-14	Long-Term Projection					
	2014-15	2015-16	2016-17	2017-18	2018-19	Notes	
Beginning Fund Balance	(\$61,549)	(\$67,562)	\$838	\$24,138	\$394,238	\$361,138	
Revenues:							
Public Safety Impact Fees	100,000	170,000	400,000	800,000	400,000	150,000	(1)
Sales of Property							
Interest Income							
Total Revenues	100,000	170,000	400,000	800,000	400,000	150,000	
Expenditures:							
Salaries & Benefits	0	0	103,300	105,900	108,500	111,200	(2)
Maintenance & Operation	0	0	10,400	10,600	10,800	11,000	(3)
Contracted Services	12,241	12,600	13,000	13,400	13,800	14,200	(4)
Training							
Capital Purchases		89,000	250,000	300,000	300,000	300,000	(5)
Capital Projects - Carryover	93,772						
Total Expenditures	106,013	101,600	376,700	429,900	433,100	436,400	
Ending Fund Balance	(\$67,562)	\$838	\$24,138	\$394,238	\$361,138	\$74,738	
Future Capital Projects:		\$516,000	\$215,000				(5)

**City of Monterey Park
Five Year Financial Projection
Public Safety Impact Fee Fund
Notes**

- (1) Public Safety Impact Fee is established at \$1.50 per square foot for new residential and commercial construction. Annual Public Safety Impact Fee revenue without major development is approximately \$100,000. Fees for 2015-16 include projected hotel projects and 2016-17 through 2017-18 projected Market Place.
- (2) 2.5% Increase in salaries & benefits. No spending budgets for 2013-14 and 2014-15 due to insufficient funds.
- (3) 2% increase in maintenance, supplies and other operating costs.
- (4) 3% increase in contracted services.
- (5) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
CERCLA Liability Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$806,402	\$812,502	\$688,602	\$570,402	\$451,702	\$286,002	
Revenues:							
Environmental Liability Fees	124,000	124,000	130,000	130,000	133,000	133,000	(1)
Interest Income	2,100	2,100	1,800	1,300	1,300	1,300	
Total Revenues	126,100	126,100	131,800	131,300	134,300	134,300	
Expenditures:							
Contribution to General Liability Fund	120,000	250,000	250,000	250,000	300,000	300,000	(2)
Total Expenditures	120,000	250,000	250,000	250,000	300,000	300,000	
Ending Fund Balance	<u>\$812,502</u>	<u>\$688,602</u>	<u>\$570,402</u>	<u>\$451,702</u>	<u>\$286,002</u>	<u>\$120,302</u>	(3)

**City of Monterey Park
Five Year Financial Projection
CERCLA Liability Fund
Notes**

- (1) Charges to refuse haulers based on the tonnage of waste disposed.**
- (2) Interfund charges to General Liability Fund. Changes for 2014-15 reflect increased claims in the General Liability Fund.**
- (3) Fund balance is reserved for potential environmental liability claims against the city.**

**City of Monterey Park
Five Year Financial Projection
Housing Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Fund Balance	\$2,674,160	\$2,414,160	\$2,148,060	\$1,875,860	\$2,097,360	\$2,312,360	
Revenues:							
SERAF Repayment	0	0	0	500,000	500,000	500,000	(1)
Total Revenues	0	0	0	500,000	500,000	500,000	
Expenditures:							
Maintenance & Operation	178,000	181,600	185,200	188,900	192,700	196,600	(2)
Contract Services	82,000	84,500	87,000	89,600	92,300	95,100	(3)
Total Expenditures	260,000	266,100	272,200	278,500	285,000	291,700	
Ending Fund Balance	\$2,414,160	\$2,148,060	\$1,875,860	\$2,097,360	\$2,312,360	\$2,520,660	(4)

**City of Monterey Park
Five Year Financial Projection
Housing Fund
Notes**

- (1) SERAF loan repayment made by the Successor Agency per ROPS, starting 2016-17.
- (2) 23% increase for operation & maintenance expenditures for housing activities.
- (3) 3% increase for Contract Services, such as housing contractions and legal costs.
- (4) Fund balances reserved for the City housing programs.

**City of Monterey Park
Summary Financial Projection
Governmental Fund Types**

Special Revenue Funds ⁽¹⁾

	Estimated Actual 2013-14	Long-Term Projection				
		2014-15	2015-16	2016-17	2017-18	2018-19
Beginning Fund Balance	\$10,176,025	\$8,786,794	\$6,509,721	\$5,320,781	\$5,193,328	\$5,095,197
Revenues: (5)						
Taxes	10,484,379	10,730,379	11,253,400	11,382,600	11,616,600	11,351,000
Charges for Services	1,322,000	1,392,000	1,638,000	2,045,000	1,648,000	1,408,000
Fines and Forfeitures	181,000	161,000	270,000	300,000	350,000	350,000
Grants	2,754,002	1,609,878	1,609,883	1,609,883	1,609,883	1,609,883
Other	133,112	133,850	121,200	120,250	118,950	118,250
Sales Of Property	0	0	0	0	0	0
SERAF Repayment	0	0	0	500,000	500,000	500,000
GF Supplement to Pension	650,000	750,000	1,550,000	1,860,000	1,900,000	1,870,000
GF Supplement to Other Funds	0	16,548	186,287	239,397	278,654	214,200
Residual Distributions		762,000	408,000			
Total Revenues	15,524,493	15,555,655	17,036,770	18,057,130	18,022,087	17,421,333
Expenditures: (5)						
Salaries & Benefits	8,558,480	9,351,602	9,653,412	9,859,873	10,073,762	9,794,476
Maintenance & Operations	2,942,528	3,103,420	3,164,400	3,235,738	3,367,515	3,341,100
Debt Services	1,394,315	1,408,627	1,373,015	1,342,590	1,311,058	1,279,820
Capital Outlay	443,150	1,816,202	1,798,000	1,129,000	1,075,000	1,476,000
Measure R Projects	383,000	454,000	377,000	380,000	383,000	386,000
Grants	2,754,002	1,609,878	1,609,878	1,609,883	1,609,883	1,609,883
Repay General Fund Loan	0	0	0	327,500	0	0
Capital Project - Carryover	438,248	0	0	0	0	0
Total Expenditures	16,913,723	17,743,729	17,975,705	17,884,584	17,820,218	17,887,279
Ending Fund Balance	8,786,794	6,598,721	5,570,781	5,493,329	5,395,198	4,629,251

Notes:

- (1) Special Revenue Funds include: retirement, pension liability, gas tax, park facilities, proposition A and C, asset forfeiture, business improvement area #1, AQMD, maintenance benefit assessment district, library tax, public safety augmentation, public safety impact fee, CERCLA liability, housing program, and grant funds. All Special Revenue Funds are Non-major Funds, with the exception of the grants, housing funds, and retirement fund which are Major Funds.
- (2) Special Grants include library grants, HUD CDBG and Home grants, Parks and Recreation grants, Police grants, Engineering grants, Transportation grants, Fire grants, and other special grants.
- (3) Amounts reflect MOU labor obligations and changes.
- (4) Amounts include debt service payments for Pension Obligation Bonds.
- (5) Revenues are projected based on several factors, such as trend analysis, state budget implications, and Consumer Price Index. Expenditures for future years are projected based on trend analysis and availability of funds.

**City of Monterey Park
Five Year Financial Projection
Water Operation Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted	\$23,264,331	\$21,560,066	\$18,004,907	\$15,003,848	\$11,541,489	\$8,673,530	
Revenues:							
Sales of Surplus Property							
Water Sales	7,625,000	7,625,000	7,930,000	8,247,000	8,577,000	8,920,000	(1)
Connection Fees	80,000	100,000	103,000	106,000	109,000	112,000	
Meter Installation	150,000	150,000	155,000	160,000	165,000	170,000	
Financing		4,000,000	2,000,000				(2)
Other Revenue	50		100	100	100	100	
Water Rights	30,000	30,000					
Total Revenues	7,885,050	11,905,000	10,188,100	8,513,100	8,851,100	9,202,100	
Expenditures:							
Water Administration	4,147,110	4,300,000	4,429,000	4,562,000	4,699,000	4,840,000	(3)
Water Commercial	600,566	680,000	699,000	719,000	740,000	761,000	(4)
Water Production	1,323,205	1,400,000	1,442,000	1,485,300	1,529,900	1,575,800	(5)
Water Distribution	1,203,673	1,300,000	1,339,000	1,379,000	1,420,000	1,463,000	(6)
Debt Service - Principal Payment	300,872	330,159	330,159	330,159	330,159	330,159	(7)
Additional Debt Service		500,000	500,000	500,000	500,000	500,000	(7)
Capital Projects - Water Main		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	(8)
Capital Projects - Financing		4,000,000	2,000,000				
Capital Projects - Other	402,000	1,000,000	500,000	1,000,000	500,000	1,000,000	
OPEB Set Aside	300,000	300,000	300,000	300,000	300,000	300,000	
Capital Projects - Carryover	734,541						
Transfer to GF for Street Repairs	480,000	650,000	650,000	700,000	700,000	750,000	(8)
Interest Expense	97,348						(7)
Total Expenditures	9,589,315	15,460,159	13,189,159	11,975,459	11,719,059	12,519,959	
Ending Unrestricted	\$21,560,066	\$18,004,907	\$15,003,848	\$11,541,489	\$8,673,530	\$5,355,671	
Future Capital Projects:		\$16,367,000	\$9,810,000	\$8,860,000	\$9,190,000	\$1,380,000	(9)

**City of Monterey Park
Five Year Financial Projection
Water Operation Fund
Notes**

- (1) 3% increase per consumer price index, plus 1% for capital improvements, per Resoltuion. However, since 2010, the City has not increased its water rates over 4 years. The recent survey was done in December 2013, indicating Monterey Park water rates were 99% below average for residential and 100% below average for commerical. It is imperative that the City increases its water rates for capital and operational cost recoveries.
- (2) **Water financing for reservoir replacements.**
- (3) 3% increase in **Water Administration** operation costs.
- (4) 3% increase in **Water Commercial** operation costs.
- (5) 3% increase in **Water Production** operation costs.
- (6) 3% Increase in **Water Distribution** operation costs.
- (7) Debt Service payments include loans from the I-Bank water main and La Loma/Highland Reservoirs. Additional other debt service payments are based on 5%, 20 years loans.
- (8) Increases in 2014-15 reflect true cost charges to repair streets due to water main projects.
- (9) Source : Preliminary Five-year Capital Improvement program per the City's **Water Master Plan**. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Water Treatment Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	\$12,488,896	\$10,947,068	\$10,745,568	\$10,169,568	\$9,768,968	\$9,341,768	(1)
Revenues:							
Treatment Surcharge	2,750,000	2,750,000	2,974,000	3,093,000	3,216,000	3,345,000	(2)
SGWQA Grant							
Potential Responsible Parties Reimb.	650,000	650,000					
Other Revenue - Insurance Reimb.	30,000	30,000	30,000	30,000	30,000	30,000	
Total Revenues	3,430,000	3,430,000	3,004,000	3,123,000	3,246,000	3,375,000	
Expenditures:							
Well #5 VOC	505,635	531,000	558,000	586,000	615,000	646,000	(3)
Well #12 VOC	791,058	831,000	873,000	917,000	963,000	1,011,000	(4)
Delta Perchlorate	386,946	406,000	426,000	447,000	469,000	492,000	(5)
Wells #1,3,10 VOC	466,425	490,000	515,000	541,000	568,000	596,000	(6)
Well #12 Dual Barrier	277,764	292,000	307,000	322,000	338,000	355,000	(7)
Well #15	162,911	171,000	180,000	189,000	198,000	208,000	(8)
Well #5 Perchlorate	78,563	130,000	140,000	140,000	140,000	140,000	
Post Employment	10,000	10,500	11,000	11,600	12,200	12,800	
Debt Service	370,000	370,000	370,000	370,000	370,000	370,000	(9)
Capital Projects		400,000	200,000				
Capital Carryover - Well 5/6 Air Stripper	1,740,396						
- Perchlorate Contingency	182,130						
Total Expenditures	4,971,828	3,631,500	3,580,000	3,523,600	3,673,200	3,830,800	
Ending Unrestricted Net Assets	\$10,947,068	\$10,745,568	\$10,169,568	\$9,768,968	\$9,341,768	\$8,885,968	

**City of Monterey Park
Five Year Financial Projection
Water Treatment Fund
Notes**

- (1) Fund balances represent a cash based available funds.
- (2) Water treatment surcharge on total water service fees.
- (3) 5% increase in Well #5 VOC operation costs.
- (4) 5% increase in Well #12 VOC operation costs.
- (5) 5% increase in Delta Perchlorate operation costs.
- (6) 5% increase in Wells #1, 3, 10 VOC operation costs.
- (7) 5% increase in Well #12 Dual Barrier operation costs.
- (8) 5% increase in Well #15 operation costs.
- (9) Debt service payment.

**City of Monterey Park
Five Year Financial Projection
Sewer Fund**

	Estimated Actual 2013-14	Long-Term Projection					
	2014-15	2015-16	2016-17	2017-18	2018-19	Notes	
Beginning Unrestricted Net Assets	\$2,114,337	\$2,040,096	\$1,226,396	\$863,296	\$444,196	\$52,496	
Revenues:							
Sewer Fees	273,000	274,000	282,000	290,000	299,000	308,000	(1)
Sewer Reconstruction Fee							
Total Revenues	273,000	274,000	282,000	290,000	299,000	308,000	
Expenditures:							
Salaries & Benefits	99,441	220,000	226,000	232,000	238,000	244,000	(2)
Maintenance & Operation	20,600	171,200	174,600	178,100	181,700	185,300	(3)
Contracted Services	65,000	67,000	69,000	71,000	73,000	75,000	(4)
Small Capital	7,500	7,500	7,500	8,000	8,000	8,500	(6)
Capital Projects		622,000	168,000	220,000	190,000		(6)
Depreciation							
Capital Projects - Carryover	154,700						
Total Expenditures	347,241	1,087,700	645,100	709,100	690,700	512,800	
Ending Unrestricted Net Assets	\$2,040,096	\$1,226,396	\$863,296	\$444,196	\$52,496	(\$152,304)	(5)
Future Capital Projects:					\$30,000	\$190,000	(6)

**City of Monterey Park
Five Year Financial Projection
Sewer Fund
Notes**

- (1) 3% growth in sewer service fees (\$0.06 per 100 cubic feet of water consumption adjusted annually per CPI). However, the City has not increased the sewer rates over 4 years. In recent years, there are quite a few huge sewer overspill claims incurred to the City's General Liability Fund.
- (2) 2.5% increase in salaries & benefits.
- (3) 2% increase in maintenance, supplies and other operating costs, including shared allocation for General Liability Claims.
- (4) 3% increase in contracted services.
- (5) Fund balance earmarked for sewer operations and capital improvements per the City's Sewer Master Plan.
- (6) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
Refuse Fund**

	Estimated Actual	Long-Term Projection					Notes
	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	\$2,203,919	\$1,413,112	\$481,612	\$2,300	(\$429,100)	(\$808,400)	
Revenues:							
Refuse Fees	5,500,000	5,500,000	6,093,288	6,276,000	6,464,000	6,658,000	(1)
Waste Management Fees	330,000	330,000	340,000	350,000	361,000	372,000	
Total Revenues	5,830,000	5,830,000	6,433,288	6,626,000	6,825,000	7,030,000	
Expenditures:							
Salaries & Benefits	779,562	840,000	861,000	883,000	905,000	928,000	(2)
Maintenance & Operation	41,335	42,000	43,000	44,000	45,000	46,000	(3)
Waste Reduction-AB 939	2,000	2,000	2,000	2,000	2,000	2,000	(4)
Refuse Pick-Up Contract	5,000,000	5,100,000	5,202,000	5,306,000	5,412,000	5,520,000	(4)
Other Contracted Services	156,088	160,700	166,000	171,000	176,000	181,000	(5)
Utilities	13,800	14,200	14,600	15,000	15,500	16,000	(6)
Allocated Costs	270,000	278,000	286,000	295,000	304,000	313,000	(7)
Vehicle Operating	7,262	7,600	8,000	8,400	8,800	9,200	(8)
NPDES	104,000	107,000	110,000	113,000	116,000	119,000	(9)
Small Capital	20,000	10,000	20,000	20,000	20,000	20,000	(10)
Capital Projects - Carryover	26,760						
OPEB Set Aside	200,000	200,000	200,000	200,000	200,000	200,000	
Total Expenditures	6,620,807	6,761,500	6,912,600	7,057,400	7,204,300	7,354,200	
Ending Unrestricted Net Assets	\$1,413,112	\$481,612	\$2,300	(\$429,100)	(\$808,400)	(\$1,132,600)	
Future Capital Projects:							(10)

**City of Monterey Park
Five Year Financial Projection
Refuse Fund
Notes**

- (1) Estimated 3% CPI increase for refuse rates (does not include commercial refuse fees, which are collected by refuse contractor). The rates have not been increased for over 4 years. The City anticipates a 218 rate increase to offset deficits, starting 2015-16.
- (2) 2.5% increase in salaries & benefits.
- (3) 2% increase in maintenance, supplies and other operating costs.
- (4) 2% increase in contracted services for waste reduction and monitoring, and refuse pick-up (does not include commercial refuse service pick-up contract).
- (5) 3% increase in other contracted services, including legal fees, accounting and auditing, and data processing services.
- (6) 3% increase in utilities.
- (7) Administrative support provided by the City.
- (8) 5% increase in vehicle operating costs.
- (9) Federally Mandated National Pollutant Discharge Elimination System, estimated increase 3%.
- (10) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Summary Financial Projection
Proprietary Fund Types
Enterprise Fund ⁽¹⁾**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	\$40,071,482	\$35,960,341	\$30,458,482	\$26,039,011	\$21,325,552	\$17,259,393	
Revenues:							
Charges for Service	10,605,050	10,625,000	11,162,100	11,606,100	12,067,100	12,547,100	(2)
Financing	0	4,000,000	2,000,000	0	0	0	(3)
Settlement	650,000	650,000	0	0	0	0	
Grants/Reimbursement	30,000	30,000	30,000	30,000	30,000	30,000	
Water Rights	30,000	30,000	0	0	0	0	
Sewer Fees	273,000	274,000	282,000	290,000	299,000	308,000	
Sewer Reconstruction Fee	0	0	0	0	0	0	
Refuse Fees	5,500,000	5,500,000	6,093,288	6,276,000	6,464,000	6,658,000	
Sales of Surplus Property	0	0	0	0	0	0	
Total Revenues	17,418,050	21,439,000	19,907,388	18,552,100	19,221,100	19,915,100	
Expenditures:							
Water Administration	4,157,110	4,310,500	4,440,000	4,573,600	4,711,200	4,852,800	
Water Commercial	600,566	680,000	699,000	719,000	740,000	761,000	
Water Production	1,323,205	1,400,000	1,442,000	1,485,300	1,529,900	1,575,800	
Water Distribution	1,203,873	1,300,000	1,339,000	1,379,000	1,420,000	1,463,000	
Well #5 VOC	505,635	531,000	558,000	586,000	615,000	646,000	(4)
Well #12 VOC	791,058	831,000	873,000	917,000	963,000	1,011,000	(4)
Delta Perchlorate	386,946	406,000	426,000	447,000	469,000	492,000	(4)
Wells #1,3,10 VOC	466,425	490,000	515,000	541,000	568,000	596,000	(4)
Well #12 Dual Barrier	277,764	292,000	307,000	322,000	338,000	355,000	(4)
Well #15	162,911	171,000	180,000	189,000	198,000	208,000	(4)
Well #5 Perchlorate	78,563	130,000	140,000	140,000	140,000	140,000	(4)
Water Capital - Perchlorate Contingency	0	0	0	0	0	0	
OPEB Set Aside	500,000	500,000	500,000	500,000	500,000	500,000	
Debt Services	670,872	1,200,159	1,200,159	1,200,159	1,200,159	1,200,159	(5)
Capital Projects - Water Main	0	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Capital Projects - Other	402,000	1,400,000	700,000	1,000,000	500,000	1,000,000	
Capital Projects - Sewer	0	622,000	168,000	220,000	190,000	0	
Capital Projects - Refuse	0	0	0	0	0	0	
Capital Projects - Carryover	2,838,527	0	0	0	0	0	
Small Capital	27,500	17,500	27,500	28,000	28,000	28,500	
Salaries & Benefits	879,003	1,060,000	1,087,000	1,115,000	1,143,000	1,172,000	
Maintenance & Operation	61,935	213,200	217,600	222,100	226,700	231,300	
Waste Reduction-AB 939	2,000	2,000	2,000	2,000	2,000	2,000	
Refuse Pick-Up Contract	5,000,000	5,100,000	5,202,000	5,306,000	5,412,000	5,520,000	
Other Contracted Services	156,088	160,700	166,000	171,000	176,000	181,000	
Utilities	13,800	14,200	14,600	15,000	15,500	16,000	
Allocated Costs	270,000	278,000	286,000	295,000	304,000	313,000	
Vehicle Operating	7,262	7,600	8,000	8,400	8,800	9,200	
NPDES	104,000	107,000	110,000	113,000	116,000	119,000	
Transfer to GF	480,000	650,000	650,000	700,000	700,000	750,000	
Interest Expense	97,348	0	0	0	0	0	
Depreciation	0	0	0	0	0	0	
Total Expenditures	21,529,191	26,940,859	24,326,859	23,265,559	23,287,259	24,217,759	
Ending Unrestricted Net Assets	\$35,960,341	\$30,458,482	\$26,039,011	\$21,325,552	\$17,259,393	\$12,956,734	

**City of Monterey Park
Five Year Financial Projection
Enterprise Fund
Notes**

- (1) Enterprise Funds consists of Water Operation, Water Treatment, Sewer, and Refuse Funds.
- (2) Charges for Service include fees from water sales, water connection, meter installation, and treatment surcharge.
- (3) Financing for water main projects.
- (4) Each activity provides for the costs associated with ground water remediation for VOC, perchlorate, or future contaminants that may be found in the system.
- (5) Debt Service Payments for \$2 million I-Bank Loan and water main financing.

**City of Monterey Park
Five Year Financial Projection
Auto Shop Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
	2014-15	2015-16	2016-17	2017-18	2018-19		
Beginning Unrestricted Net Assets	\$496,556	\$65,542	(\$142,588)	(\$258,588)	(\$234,388)	(\$148,038)	
Revenues:							
Interfund Charges	1,704,478	1,750,170	1,900,000	2,100,000	2,200,000	2,300,000	
Total Revenues	1,704,478	1,750,170	1,900,000	2,100,000	2,200,000	2,300,000	
Expenditures:							
Salaries & Benefits	381,896	415,000	425,000	436,000	447,000	447,000	(1)
Maintenance & Operation	306,910	313,000	319,000	325,000	332,000	339,000	(2)
Contracted Services	67,000	69,000	71,000	73,000	75,000	77,000	(3)
Utilities	23,587	24,300	25,000	25,800	26,600	27,400	(4)
Insurance	208,000	212,000	216,000	220,000	224,000	228,000	(5)
Fuel	555,000	500,000	515,000	530,000	546,000	562,000	(6)
Vehicle/Equipment Replacement	400,000	400,000	420,000	441,000	463,050	486,203	(7)
Small Capitals	25,000	25,000	25,000	25,000			
Capital Projects							(8)
Capital Projects - Carryover	168,099						
Total Expenditures	2,135,492	1,958,300	2,016,000	2,075,800	2,113,650	2,166,603	
Ending Unrestricted Net Assets	\$65,542	(\$142,588)	(\$258,588)	(\$234,388)	(\$148,038)	(\$14,640)	
Future Capital Projects			\$2,050,000	\$632,500	\$900,375		(8)
Capital Assets, net of Accumulated Depreciation	1,008,810	1,070,000	1,102,100	1,135,200	1,169,300	1,204,400	(9)

**City of Monterey Park
Five Year Financial Projection
Auto Shop Fund
Notes**

- (1) 2.5% increase in salaries & benefits.
- (2) 2% increase in maintenance, supplies and other operating costs.
- (3) 3% increase in contracted services.
- (4) 3% increase in utilities.
- (5) 2% increase in insurance costs.
- (6) 3% increase in fuel, starting 2015-16.
- (7) 5% increase in vehicle/equipment replacement.
- (8) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.
- (9) Valuation of fixed assets based on historical costs. Estimated increase is 3% per year.

**City of Monterey Park
Five Year Financial Projection
Separation Benefits Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	\$3,236,689	\$3,379,386	\$3,508,083	\$3,614,780	\$3,999,477	\$4,362,174	
Revenues:							
Interfund Charges	1,269,697	1,269,697	1,269,697	1,269,697	1,269,697	1,269,697	
Total Revenues	1,269,697	1,269,697	1,269,697	1,269,697	1,269,697	1,269,697	
Expenditures:							
Separation/Retirement	300,000	308,000	316,000	324,000	332,000	340,000	(1)
Fire Holiday Payout	220,000	226,000	232,000	238,000	244,000	250,000	(2)
Leave Cashout	307,000	307,000	315,000	323,000	331,000	339,000	
Transfer to General Liability	300,000	300,000	300,000				
Total Expenditures	1,127,000	1,141,000	1,163,000	885,000	907,000	929,000	
Ending Unrestricted Net Assets	\$3,379,386	\$3,508,083	\$3,614,780	\$3,999,477	\$4,362,174	\$4,702,871	
Outstanding Accrued Leave Liabilities Per 6/30/2013 CAFR	\$5,254,640	\$5,054,640	\$4,854,640	\$4,976,000	\$5,100,000	\$5,228,000	(3)

**City of Monterey Park
Five Year Financial Projection
Separation Benefits Fund
Notes**

- (1) The payout of employee accumulated vacation, holiday and sick leave at separation. Estimated increase is 2.5% per year.
- (2) Vacation, holiday, and leave cashout are eliminated per the terms of MOUs.
- (3) Liability related to accumulated vacation and sick leave hours at separation from City employment, estimated growth from additional hours and pay adjustment, offset by annual cashout, is 2.5% per year.

**City of Monterey Park
Five Year Financial Projection
General Liability Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	(\$427,849)	(\$157,648)	\$136,352	\$396,352	\$392,352	\$453,352	
Revenues:							
Interfund Charges	1,175,000	1,130,000	1,130,000	1,200,000	1,300,000	1,400,000	(1)
Refunds & Rebates							
Transfer from Separation Benefits	300,000	300,000	300,000				
Total Revenues	1,475,000	1,430,000	1,430,000	1,200,000	1,300,000	1,400,000	
Expenditures:							
Salaries & Benefits	49,799	55,000	56,000	57,000	58,000	59,000	(2)
Claims Administration	30,000	31,000	32,000	33,000	34,000	35,000	(3)
Insurance Premium	425,000	530,000	546,000	562,000	579,000	596,000	(3)
Legal Fees	200,000	100,000	103,000	106,000	109,000	112,000	(4)
Claims Expenses	500,000	420,000	433,000	446,000	459,000	473,000	(4)
Capital Projects - Carryover							
Total Expenditures	1,204,799	1,136,000	1,170,000	1,204,000	1,239,000	1,275,000	
Ending Unrestricted Net Assets	(\$157,648)	\$136,352	\$396,352	\$392,352	\$453,352	\$578,352	(5)
Future Capital Projects			\$120,000				(6)
Outstanding Liabilities : (Per CAFR)							
Non-Current Claims	\$910,963	\$938,000	\$966,000	\$995,000	\$1,025,000	\$1,056,000	(7)
Estimated Potential Major Claims	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
Total Claims Liabilities	\$ 2,410,963	\$ 2,438,000	\$ 2,466,000	\$ 2,495,000	\$ 2,525,000	\$ 2,556,000	

**City of Monterey Park
Five Year Financial Projection
General Liability Fund
Notes**

- (1) Interfund charges.
- (2) 2.5% increase in salaries & benefits.
- (3) 3% increase in claim administration services and 5% insurance premium.
- (4) 3% increase in legal fees and 5% claims expenses.
- (5) Reserve for outstanding liabilities.
- (6) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.
- (7) 3% increase in claims liabilities (including incurred but not reported claims). Amounts reflected in CAFR.

**City of Monterey Park
Five Year Financial Projection
Workers' Compensation Fund**

	Estimated Actual 2013-14	Long-Term Projection					
	2014-15	2015-16	2016-17	2017-18	2018-19	Notes	
Beginning Unrestricted Net Assets	(\$3,152,507)	(\$3,119,294)	(\$3,078,758)	(\$2,952,182)	(\$2,727,003)	(\$2,389,684)	
Revenues:							
Interfund Charges	1,397,000	1,463,721	1,610,000	1,771,000	1,948,000	2,143,000	(1)
Refunds & Rebates							
From General Liability Fund - Transfer							
Total Revenues	1,397,000	1,463,721	1,610,000	1,771,000	1,948,000	2,143,000	
Expenditures:							
Salaries & Benefits	22,087	25,000	25,600	26,200	26,900	27,600	(2)
Claims Administration	80,000	82,400	84,900	87,400	90,000	92,700	(3)
Legal Fees	160,000	165,000	170,000	175,000	180,000	185,000	(4)
Insurance Premium	280,000	288,000	297,000	306,000	315,000	324,000	(5)
Claims Expenses	821,700	862,785	905,924	951,220	998,781	1,048,721	(6)
Total Expenditures	1,363,787	1,423,185	1,483,424	1,545,820	1,610,681	1,678,021	
Ending Unrestricted Net Assets	<u>(\$3,119,294)</u>	<u>(\$3,078,758)</u>	<u>(\$2,952,182)</u>	<u>(\$2,727,003)</u>	<u>(\$2,389,684)</u>	<u>(\$1,924,705)</u>	(7)
Outstanding Liabilities:							
(Per CAFR)							
Non-Current Claims	\$3,031,101	\$3,122,000	\$3,216,000	\$3,312,000	\$3,411,000	\$3,513,000	(8)
Estimated Potential Major Claims	500,000	500,000	500,000	500,000	500,000	500,000	
Total Claims Liabilities	<u>\$ 3,531,101</u>	<u>\$ 3,622,000</u>	<u>\$ 3,716,000</u>	<u>\$ 3,812,000</u>	<u>\$ 3,911,000</u>	<u>\$ 4,013,000</u>	

**City of Monterey Park
Five Year Financial Projection
Workers' Compensation Fund
Notes**

- (1) 10% increase is scheduled beginning 2015-16.
- (2) 2.5% increase in salaries & benefits.
- (3) 3% increase in claim administration services.
- (4) 3% increase in legal fees.
- (5) 3% increase in insurance premiums.
- (6) 5% increase in claims expenses.
- (7) Reserved for outstanding liabilities.
- (8) 3% increase in outstanding claims liabilities (including incurred but not reported claims). Liabilities reflected in CAFR.

**City of Monterey Park
Five Year Financial Projection
Technology Fund**

	Estimated Actual 2013-14	Long-Term Projection					
	2014-15	2015-16	2016-17	2017-18	2018-19	Notes	
Beginning Unrestricted Net Assets	\$903,911	\$845,029	\$916,687	\$677,928	\$545,131	\$620,694	
Revenues:							
Interfund Charges	138,642	151,658	159,241	167,203	175,563	184,341	(1)
Total Revenues	138,642	151,658	159,241	167,203	175,563	184,341	
Expenditures:							
Capital Projects	80,000	80,000	398,000	300,000	100,000	100,000	(3)
Capital Projects - Carryover	117,524						
Depreciation							
Total Expenditures	197,524	80,000	398,000	300,000	100,000	100,000	
Ending Unrestricted Net Assets	\$845,029	\$916,687	\$677,928	\$545,131	\$620,694	\$705,035	(2)
Future Capital Projects					\$310,000	\$20,000	(3)
Capital Assets, net of Accumulated Depreciation	123,235	135,559	149,114	164,026	180,428	198,471	

**City of Monterey Park
Five Year Financial Projection
Technology Fund
Notes**

- (1) 5% Increase is scheduled beginning 2015-16.
- (2) Reserved for computer system and telephone system replacement.
- (3) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park
Five Year Financial Projection
OPEB Internal Service Fund**

	Estimated Actual 2013-14	Long-Term Projection					Notes
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	\$1,000,000	\$1,500,000	\$2,000,000	\$2,725,000	\$3,525,000	\$4,325,000	
Revenues:							
OPEB Set-Aside	500,000	500,000	725,000	800,000	800,000	800,000	(1)
Total Revenues	500,000	500,000	725,000	800,000	800,000	800,000	
Expenditures:							
Total Expenditures	0	0	0	0	0	0	
Ending Unrestricted Net Assets	<u>\$1,500,000</u>	<u>\$2,000,000</u>	<u>\$2,725,000</u>	<u>\$3,525,000</u>	<u>\$4,325,000</u>	<u>\$5,125,000</u>	

**City of Monterey Park
Five Year Financial Projection
OPEB Internal Service Fund
Notes**

- (1) Annual OPEB set-aside for retiree medical costs.

**City of Monterey Park
Summary Financial Projection
Proprietary Fund Types
Internal Service Funds**

	Estimated Actual 2013-14	Long-Term Projection					
		2014-15	2015-16	2016-17	2017-18	2018-19	
Beginning Unrestricted Net Assets	2,056,800	2,513,015	3,339,776	4,203,289	5,500,569	7,223,498	
Revenues: (3)							
Interfund Charges	6,184,817	6,265,246	6,793,938	7,307,900	7,693,260	8,097,038	(1)
Refunds & Rebates	0	0	0	0	0	0	
Fr General Liability Fund - Operating Tsf							
Transfer to General Libaility	300,000	300,000	300,000	0	0	0	
Total Revenues	6,484,817	6,565,246	7,093,938	7,307,900	7,693,260	8,097,038	
Expenditures: (3)							
Personnel Services	1,580,782	1,636,000	1,669,600	1,404,200	1,438,900	1,462,600	(2)
Maintenance & Operations	3,357,197	3,297,485	3,417,824	3,840,420	3,968,381	4,099,821	
Capital Projects	505,000	505,000	843,000	766,000	563,050	586,203	
Capital Projects - Carryover	285,623	0	0	0	0	0	
Small Capitals	0	0	0	0	0	0	
Depreciation							
Transfer From Separation Benefits	300,000	300,000	300,000	0	0	0	
Total Expenditures	6,028,602	5,738,485	6,230,424	6,010,620	5,970,331	6,148,623	
Ending Unrestricted Net Assets	\$2,513,015	\$3,339,776	\$4,203,289	\$5,500,569	\$7,223,498	\$9,171,913	

Notes:

(1) Internal Service Funds include: auto shop, separation benefits, general liability, workers' compensation, other post employment benefits, and technology funds.

(2) Amounts reflect MOU labor obligations and changes.

(3) Revenues are projected based on several factors, such as trend analysis, state budget implications, and Consumer Price Index. Expenditures for future years are projected based on trend analysis and availability of funds.

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
GENERAL ADMINISTRATION								
Citywide Geographic Information System (GIS)								
IT Infrastructure/Applications:								
Water	Water Operation			30,000				30,000
Public Safety System	Public Safety Impact Fee				300,000			300,000
Licensing	General			10,000				10,000
Public Works/Maintenance	General			60,000				60,000
City Telephone System Upgrade	Technology			300,000	50,000	50,000	50,000	450,000
City IT System Replacement/Upgrade								
Network Equipment Replacement / Upgrade	Technology	50,000	50,000	50,000	60,000	60,000	70,000	340,000
Upgrade Workstations to Microsoft Office	Technology					300,000		300,000
IT Emergency / Master Plan	Technology	30,000			200,000			230,000
TOTAL GENERAL ADMINISTRATION		80,000	50,000	450,000	610,000	410,000	120,000	1,720,000
FUNDING RECAP :								
General		0	0	70,000	0	0	0	70,000
Public Safety Impact Fee		0	0	0	300,000	0	0	300,000
Technology		80,000	50,000	350,000	310,000	410,000	120,000	1,320,000
Water Operation		0	0	30,000	0	0	0	30,000
TOTAL GENERAL ADMINISTRATION		80,000	50,000	450,000	610,000	410,000	120,000	1,720,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
FIRE DEPARTMENT								
Station 61 - Paint Interior Walls and Trim (Lobby)	Public Safety Impact Fee		25,000					25,000
Station 61 - Shower Remodel	General		45,000					45,000
Station 61 - Dorm/Bathroom Major Remodel	Public Safety Impact Fee			465,000				465,000
Station 61 - Apparatus Bay Extension	Public Safety Impact Fee		500,000					500,000
Station 61 - Fire Ladder Truck	Shop			1,250,000				1,250,000
Station 61 - Fire Engine Replacement	Shop			550,000				550,000
Station 61 - Rescue Ambulance Replacement	Shop			250,000				250,000
Station 61 - Replace Asphalt Parking Lot	General			125,000				125,000
Station 62 - Replacement	Fire Financing				4,000,000			4,000,000
Station 62 - Fire Engine Replacement	Shop				632,500			632,500
Station 62 - Rescue Ambulance Replacement	Shop					236,250		236,250
Station 63 - Retaining Wall	Public Safety Impact Fee		80,000					80,000
Station 63 - Fire Engine Replacement	Shop					664,125		664,125
Zoll Cardiac Defibrillator	General	36,695						36,695
TOTAL FIRE DEPARTMENT		36,695	650,000	2,640,000	4,632,500	900,375	0	8,859,570
FUNDING RECAP :								
Fire Financing		0	0	0	4,000,000	0	0	4,000,000
General		36,695	45,000	125,000	0	0	0	206,695
Public Safety Impact Fee		0	605,000	465,000	0	0	0	1,070,000
Shop		0	0	2,050,000	632,500	900,375	0	3,582,875
TOTAL FIRE DEPARTMENT		36,695	650,000	2,640,000	4,632,500	900,375	0	8,859,570

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
POLICE DEPARTMENT								
Mobile Command Post and Communications Center	Asset Forfeiture				200,000		200,000	400,000
Mobile Data Computers	Asset Forfeiture			200,000				200,000
Radio Transmitter Tower Modification	Asset Forfeiture					100,000		100,000
L3 in-car camera system including body cameras	Asset Forfeiture		225,000					225,000
Two Factor Authentication solution	Asset Forfeiture		25,000					25,000
UPS batteries and (1) year service contract for CAD/RMS System	Asset Forfeiture		25,000					25,000
Interagency Communication Interoperability System (ICIS)	Asset Forfeiture					700,000		700,000
TOTAL POLICE		0	275,000	200,000	200,000	800,000	200,000	1,675,000
FUNDING RECAP :								
Asset Forfeiture		0	275,000	200,000	200,000	800,000 #	200,000 #	1,675,000
TOTAL POLICE		0	275,000	200,000	200,000	800,000	200,000	1,675,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
PUBLIC WORKS DEPARTMENT - PARKS								
Barnes Park:								
Misc Improv - Gym/Daycare Ctr Roof Drain Line Replacement	Park Facilities		4,600					4,600
Service Club Kitchen Rehabilitation	Park Facilities			75,000				75,000
Service Club Painting	Park Facilities			25,000				25,000
Service Club Parking Lot	General	75,000						75,000
Service Club Roof Replacement	General			30,000				30,000
Playground Equipment Replacement	Park Facilities				50,000			50,000
Playgrounds Surfacing	Park Facilities		15,000					15,000
Park Storage Building	Park Facilities				60,000			60,000
Auto Fill to Barnes Pool	Park Facilities				100,000			100,000
Amphitheater Paint	Park Discretionary (Maint.) (0178 Grant)	15,000						15,000
Picnic Shelters	General	275,000						275,000
Pool House Painting	Park Facilities		10,000					10,000
Pool House Drinking Fountains	General		2,200					2,200
Pool House Roofing	General			5,700				5,700
Pool Pump	General			50,600				50,600
Pool - Stadium Lighting	Park Facilities			50,000				50,000
Pool New Windows	Park Facilities			8,000				8,000
Tennis Court Lights	General	60,000						60,000
Bella Vista Park:								
Drinking Fountain Rehab	Park Facilities		4,000					4,000
Bella Vista Park Roofing	General		5,200					5,200
Playgrounds Surfacing	Park Facilities		3,000					3,000
Cascades Park/Heritage Waterfalls:								
Cascades Waterfall Lighting	Park Facilities		62,000					62,000
Walkway Replacement	Park Facilities			125,000				125,000
New Landscaping	Park Facilities		35,000					35,000
Waterfall Rehabilitation	L.A. County Grant		375,000					375,000
Waterfall Mechanical Systems	L.A. County Grant		50,000					50,000
Park Irrigation	General	120,000						120,000
Replace irrigation	L.A. County Grant		50,000					50,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
Edison Trails Park:								
Playgrounds Surfacing	L.A. County Grant		10,000					10,000
Bathroom Roofing	General		5,400					5,400
Irrigation	L.A. County Grant		30,000					30,000
Benches and Signs	L.A. County Grant		5,000					5,000
Upgrade Trail	L.A. County Grant		20,000					20,000
Garvey Ranch Park :								
Gym Door Replacement for Garvey Ranch & Barnes	Park Facilities		15,000					15,000
East End Future Development	Park Facilities					250,000		250,000
Barbeque Shelters	General		7,200					7,200
Tennis Court Lights	General	60,000						60,000
Basketball Courts	General	200,000						200,000
Parking Lot	General	90,000						90,000
Playgrounds Surfacing	Park Facilities		15,000					15,000
George Elder Park:								
Misc Improv - Restroom Valves & Urinal Replace.	General		3,900					3,900
Community Gardens	General	40,000						40,000
Tennis Court Fence Repair	Park Facilities			15,000				15,000
Tennis Court Lights	General	80,000						80,000
Park Irrigation	General	330,000						330,000
Parking Lot	General	80,000						80,000
Picnic Shelters	General	125,000						125,000
Playgrounds	General	130,000						130,000
Pool Motor Replacement	Park Facilities		30,000					30,000
Pool Heater	General	25,000		40,000				65,000
Pool Replaster	General	40,000						40,000
Pool Building Painting	Park Facilities			12,000				12,000
Fence Replacement	Park Facilities				50,000			50,000
Storage Building Demolition	General	12,000						12,000
Pool Covers	Park Facilities		20,000					20,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
Highlands Park :								
Access Road Resurfacing	General	50,000						50,000
Picnic Shelters	General	125,000						125,000
Park Irrigation	General	148,000						148,000
La Loma Park :								
Misc Improv - Restroom Partitions, Sinks, Valves	General		8,500					8,500
Playgrounds	General	130,000						130,000
Slope Drains	General	20,000						20,000
Parking Lot and Access Road	General	125,000						125,000
Langley Center:								
Restroom Rehabilitation-Tile Floors for 2 Restrooms	Park Facilities		60,000					60,000
Sound System Replacement	Park Facilities		50,000					50,000
Ping Pong Floor / Barnes Gym Floor Resurfacing	Park Facilities		4,500					4,500
Roof Replacement	Park Facilities		65,000					65,000
Exercise Equipment Replacement	Park Facilities					35,000		35,000
Painting/Carpeting	General	50,000						50,000
Langley Entrance Doors	Langley Center Trust	11,000						11,000
Pine Tree Park :								
Drinking Fountain	Park Facilities		4,600					4,600
Playgrounds	General	70,000						70,000
Irrigation System Improvement	Park Facilities		11,000					11,000
Sequoia Park :								
Misc Improv - Restroom Vales	General		2,100					2,100
Slope Drains	Park Facilities			50,000				50,000
Playgrounds	General	187,000						187,000
Park Irrigation	General	10,000						10,000
Restroom Remodeling	General	40,000						40,000
Stairs	General	20,000						20,000
Bellfield / Park Fencing	Park Facilities		10,000					10,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
Sunnyslopes Park :								
Picnic Shelter	Park Facilities			50,000				50,000
Playgrounds	General	110,000						110,000
Slope Drains	General	20,000						20,000
Park Irrigation	General	120,000						120,000
Perimeter Fencing	Park Facilities			25,000				25,000
Others:								
Sequoia, Edison Trails, Bella Vista, and Lower La Loma Parks - Restroom Roof Replacement	General		80,000					80,000
Various Playground Improvement	Park Facilities		20,000					20,000
City Yard Parking Lot	General	100,000						100,000
Park Upgrades	General	10,000						10,000
Dog Parks	General	80,000						80,000
On Going Projects :								
Tree Well Maintenance	Maintenance District	6,000	7,000	8,000	9,000	10,000	11,000	51,000
Tree Planting County Grant	General	86,554						86,554
Specialty Restaurant / Golf Course Maintenance	Maintenance Grant (0344 Trust)	82,000	84,500	87,000	89,600	92,300	95,100	530,500
TOTAL PUBLIC WORKS DEPARTMENT - PARKS								
		3,357,554	1,184,700	656,300	358,600	387,300	106,100	6,050,554

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
FUNDING RECAP :								
General		3,243,554	114,500	126,300	0 #	0 #	0 #	3,484,354
Maintenance District		6,000	7,000	8,000	9,000 #	10,000 #	11,000 #	51,000
Park Facilities		0	438,700	435,000	260,000 #	285,000 #	0 #	1,418,700
Park Discretionary (Maint.) (0178 Grant)		15,000	0	0	0 #	0 #	0 #	15,000
Maintenance Grant (0344 Trust)		82,000	84,500	87,000	89,600 #	92,300 #	95,100 #	530,500
L.A. County Grant		0	540,000	0	0 #	0 #	0 #	540,000
Langley Center Trust		11,000	0	0	0 #	0 #	0	11,000
TOTAL PUBLIC WORKS DEPARTMENT - PARKS		3,357,554	1,184,700	656,300	358,600	387,300	106,100	6,050,554
PUBLIC WORKS DEPARTMENT - BUILDING								
Building Maintenance								
City Yard Fence	AQMD		12,000					12,000
	Park Facilities		12,000					12,000
	Water Operation		12,000					12,000
	Sewer		12,000					12,000
City Hall 2nd Level Parking Structure Repair	General					270,000		270,000
City Hall Air Duct Cleaning	Liability			80,000				80,000
City Hall Skylights	General	20,000						20,000
	Refuse	20,000						20,000
	Water Operation	20,000						20,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
City Hall Men's Restroom	General	12,000						12,000
Fire Stations Air Duct Cleaning	Liability			40,000				40,000
City Library Restroom Paint	Library Tax	7,000						7,000
Emergency Conservation Program	General	99,254						99,254
On Going Projects :								
Median Maintenance	Maintenance District	20,000	20,000	20,000	20,000	20,000		100,000
TOTAL PUBLIC WORKS DEPARTMENT - BUILDING		198,254	68,000	140,000	20,000	290,000	0	716,254
FUNDING RECAP :								
AQMD		0	12,000	0	0	0	0	12,000
Sewer		0	12,000	0	0	0	0	12,000
Park Facilities		0	12,000	0	0	0	0	12,000
Water Operation		20,000	12,000	0	0	0	0	32,000
General		131,254	0	0	0	270,000	0	401,254
Maintenance District		20,000	20,000	20,000	20,000	20,000	0	100,000
Liability		0	0	120,000	0	0	0	120,000
Library Tax		7,000	0	0	0	0	0	7,000
Refuse		20,000	0	0	0	0	0	20,000
TOTAL PUBLIC WORKS DEPARTMENT - BUILDING		198,254	68,000	140,000	20,000	290,000	0	716,254

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
PUBLIC WORKS DEPARTMENT - SANITARY SEWER								
<i>Sanitary Sewer (per the Sewer Master Plan adopted by the City Council 11/6/96)</i>								
Sanitary Sewer Rehabilitation & Replacement	Sewer		100,000	100,000	100,000	100,000	100,000	500,000
Easement/Alley (Harding to Ynez)	Sewer		450,000					450,000
Atlantic Easement	Sewer			28,000				28,000
Sewer Reline on Gladys (Emerson to North End)	Sewer					120,000		120,000
Sewer Reline on Emerson (Nicholson to Lincoln)	Sewer						90,000	90,000
Sewer Videotaping	Sewer		40,000	40,000				80,000
TOTAL PUBLIC WORKS DEPARTMENT - SANITARY SEWER		0	590,000	168,000	100,000	220,000	190,000	1,268,000
FUNDING RECAP :								
Sewer		0	590,000	168,000	100,000	220,000	190,000	1,268,000
TOTAL PUBLIC WORKS DEPARTMENT - SANITARY SEWER		0	590,000	168,000	100,000	220,000	190,000	1,268,000
PUBLIC WORKS DEPARTMENT - ENGINEERING								
<i>Engineering Division</i>								
Sidewalk Construction	Bike Route	30,000	32,000	32,000	35,000	35,000	35,000	199,000
	Measure R	100,000	50,000	50,000	50,000	50,000	50,000	350,000
Localized Pavement Repairs	Measure R		100,000	100,000	100,000	100,000	100,000	500,000
	Water Operation	150,000						150,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
Corporate Yard General Plan	Water Operation		10,000					10,000
	Sewer		20,000					20,000
	Refuse		10,000					10,000
	Parks Facilities		10,000					10,000
Traffic Calming Measures - Citywide	Gas Tax		25,000	25,000	25,000	25,000	25,000	125,000
Traffic Signal Upgrades I	Proposition C		25,000		25,000			50,000
Traffic Signal Battery Backup Replacement	Measure R		25,000	25,000	25,000	25,000	25,000	125,000
Slurry Seal of Various Streets	Measure R	150,000	200,000	100,000	100,000	100,000	100,000	750,000
Pavement Management Program Update Biennial Update Required for Prop C Fund Eligibility	Proposition C		50,000		50,000			100,000
Various Street Resurfacing	Gas Tax		500,000	500,000	500,000	500,000	500,000	2,500,000
Various Median Island Landscaping	Water Operation		150,000					150,000
	Measure R		50,000					50,000
Citywide Beautification Project	Water Operation		75,000					75,000
Bike Trail Master Plan	Measure R		25,000					25,000
Bike Path Improvements	To Be Determined			150,000	150,000			300,000
Parking District No. 2 Improvements	General			150,000				150,000
Engineering & Traffic Survey Update	Measure R	40,000						40,000
Ackley Drainage Improvement	Measure R	120,000						120,000
Alley Improvement	Measure R		130,000					130,000
ADA Wheelchair Access Ramps	Gas Tax	100,000						100,000
TOTAL PUBLIC WORKS DEPARTMENT - ENGINEERING		690,000	1,487,000	1,132,000	1,060,000	835,000	835,000	6,039,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
FUNDING RECAP :								
Gas Tax		100,000	525,000	525,000	525,000	525,000	525,000	2,725,000
General		0	0	150,000	0	0	0	150,000
Parks Facilities		0	10,000	0	0	0	0	10,000
Proposition C		0	75,000	0	75,000	0	0	150,000
Refuse		0	10,000	0	0	0	0	10,000
Bike Route		30,000	32,000	32,000	35,000	35,000	35,000	199,000
Sewer		0	20,000	0	0	0	0	20,000
Water Operation		150,000	235,000	0	0	0	0	385,000
Measure R		410,000	580,000	275,000	275,000	275,000	275,000	2,090,000
To Be Determined		0	0	150,000	150,000	0	0	300,000
TOTAL PUBLIC WORKS DEPARTMENT - ENGINEERING		690,000	1,487,000	1,132,000	1,060,000	835,000	835,000	6,039,000
PUBLIC WORKS DEPARTMENT - WATER								
<i>Water Division (per the Water Master Plan adopted by the City Council 11/6/96)</i>								
<u>On-Going Projects:</u>								
Meter Exchange Program An Ongoing Program to Replace Old and Inefficient Meters	Water Operation	55,000	250,000	250,000	300,000	300,000	300,000	1,455,000
Well Electrical and Pump Station Upgrades	Water Operation	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Well Redevelopment Program An Ongoing Program to Maintain Efficiency of All City Owned Water Wells	Water Operation	120,000	120,000	200,000	200,000	200,000	200,000	1,040,000
Well Telemetry	Water Operation	27,000	50,000	50,000	50,000	50,000		227,000
Street Maintenance	Water Operation	480,000	650,000	680,000	710,000	740,000	780,000	4,040,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
<u>Water Main Replacement Projects:</u>								
Water Main Replacement	Water Operation		500,000	1,000,000	1,000,000	1,000,000	1,000,000	4,500,000
<u>Water Operational Projects:</u>								
Reservoir & Well Landscaping	Water Operation		30,000					30,000
Bradshawe Reservoir Replacement / Booster Pump Replacement	Water Operation		5,500,000					5,500,000
Replace Surge Tank with VFD at Bradshawe Booster	Water Operation		400,000					400,000
Refurbish Pine Tree Reservoir	Water Operation		300,000					300,000
Replace ClaVal at Grangridge/Pavo Real	Water Operation		100,000					100,000
Seismic Retrofit Main Lines that cross Alhambra Wash	Water Operation		120,000					120,000
<u>Water Operational Projects (Cont'):</u>								
Russell Reservoir Construction and Booster Pump Replacement	Water Operation		7,000,000					7,000,000
Replace Delta Settling Tanks	Water Operation			6,000,000				6,000,000
Replace Delta Booster Pump Station	Water Operation				5,500,000			5,500,000
Stand-by Generator for Delta Booster	Water Operation					1,100,000		1,100,000
New Booster Pump Station from Zone 2 to 5	Water Operation					4,200,000		4,200,000
Fire Protection Pipeline Improvements	Water Operation		2,000,000	2,000,000	2,000,000	2,000,000		8,000,000
Urban Water Management Plan	Water Operation	50,000						50,000

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
Water Treatment Plant Projects:								
Advance Oxidation Upgrade for Delta Plant	Water Treatment Financing		4,000,000					4,000,000
Ion Exchange Treatment Facility	Water Treatment Financing			2,000,000				2,000,000
TOTAL PUBLIC WORKS DEPARTMENT - WATER		832,000	21,120,000	12,280,000	9,860,000	9,690,000	2,380,000	56,162,000

FUNDING RECAP:

Water Treatment Financing	0	4,000,000	2,000,000	0	0	0	6,000,000
Water Operation	832,000	17,120,000	10,280,000	9,860,000	9,690,000	2,380,000	50,162,000

TOTAL PUBLIC WORKS DEPARTMENT - WATER	832,000	21,120,000	12,280,000	9,860,000	9,690,000	2,380,000	56,162,000
Asset Forfeiture	0	275,000	200,000	200,000	800,000	200,000	1,675,000
AQMD	0	12,000	0	0	0	0	12,000
Fire Financing	0	0	0	4,000,000	0	0	4,000,000
Gas Tax (State)	100,000	525,000	525,000	525,000	525,000	525,000	2,725,000
General	3,411,503	159,500	471,300	0	270,000	0	4,312,303
Langley Center Trust	11,000	0	0	0	0	0	11,000
L.A. County Grant	0	540,000	0	0 #	0 #	0 #	540,000
Liability	0	0	120,000	0	0	0	120,000
Library Tax	7,000	0	0	0	0	0	7,000
Maintenance District	26,000	27,000	28,000	29,000	30,000	11,000	151,000
Maintenance Grant (0344 Trust)	82,000	84,500	87,000	89,600	92,300	95,100	530,500

CITY OF MONTEREY PARK
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM
2013-14 To 2018-19

PROJECT DESCRIPTION	FUNDING SOURCE	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	PROJECT TOTAL
	Measure R	410,000	580,000	275,000	275,000	275,000	275,000	2,090,000
	Park Facilities	0	460,700	435,000	260,000	285,000	0	1,440,700
	Proposition C	0	75,000	0	75,000	0	0	150,000
	Public Safety Impact Fee	0	605,000	465,000	300,000	0	0	1,370,000
	Refuse	20,000	10,000	0	0	0	0	30,000
	Sewer	0	622,000	168,000	100,000	220,000	190,000	1,300,000
	Shop	0	0	2,050,000	632,500	900,375	0	3,582,875
	Bike Route	30,000	32,000	32,000	35,000	35,000	35,000	199,000
	Technology	80,000	50,000	350,000	310,000	410,000	120,000	1,320,000
	Water Operation	1,002,000	17,367,000	10,310,000	9,860,000	9,690,000	2,380,000	50,609,000
	Water Treatment Financing	0	4,000,000	2,000,000	0	0	0	6,000,000
	To Be Determined	0	0	150,000	150,000	0	0	300,000
CITYWIDE TOTAL		5,179,503	25,424,700	17,666,300	16,841,100	13,532,675	3,831,100	82,475,378

**City of Monterey Park
City Clerk's Office
Mid Year Report**

Activity 1301 – City Clerk

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-date</u>
City Website Sessions (Monthly Average)	30,000	35,910
City Hall Information Desk, # of Volunteers	1	1
City Hall Information Desk, # of Public Contacts	2,100	720
Passport Application Processing	400	176
General Municipal Election Voter Turnout	July, 2013	July, 2013 23%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Prepare, plan and implement a Special Election in July 2013 regarding a fire services initiative.

Status: Successfully conducted a special municipal election on July 9, 2013.
2. Goal: Assist in the modernization of the City Website, and facilitate the transition of responsibilities to the Recreation department (6509).

Status: Provided support to the Recreation Department. They are now responsible for the City's website.
3. Goal: Research for an implementation of a digital records management program.

Status: City Clerk has interviewed several companies that provide digital records management systems and software. A budget proposal and implementation effort is in progress.

**City of Monterey Park
Management Services Department
Mid Year Report**

Activity 1403 – Finance

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
✓ Number of years received awards from Government Finance Officers Association (GFOA) and the California Society of Municipal Finance Officers Association (CSMFO) for excellence in budgeting.	23	23
✓ Number of years received awards from GFOA for excellence in financial reporting.	25	25

2013-2014 GOALS AND OBJECTIVES

1. Goals: Improve Organizational Effectiveness and Efficiency: Modify the Finance System to handle E-Payables option. Target implementation date sets in June 2014.

Status: Staff will meet with Bank of the West personnel to discuss E-Payables programming requirements in March 2014, after completing the Affordable Care Act as well as new CalPERS reporting requirement. The target implementation date will be postponed to the end of 2014.
2. Goals: Improve Organizational Effectiveness and Efficiency: Extend the Online Timecard Program to include retrieving W2 and submitting absence slips capacities.

Status: The retrieval of W2s in the Online Timecard Program was completed in October 2013 and staff is currently working on the program modification to have absence slip submittal capacities.
3. Goals: Achieve Financial Stability: Implement modification to Payroll Program to be in compliance with the Affordable Care Act's Assessable Payment. The City's health plan is a calendar year plan and is required to start tracking employee hours of service by July 1, 2013 at the latest.

Status: We are currently modifying the timecard/payroll system to track any unpaid jury duty and military leave for part-time employees. This is a new feature per Affordable Care Act. The completion date for this project will be in January 2014

4. Goals: Achieve Financial Stability: Work with IT to modify Payroll Program to cap employee contributions to PERS for new hires per PERS Reform Act.

Status: Work with IT to modify Payroll Program to cap employee contributions to PERS for new hires per PERS Reform Act.

5. Goals: Achieve Financial Stability: Work with IT in compliance with the PERS part time reporting requirement. CalPERS requires each agency to report all part time hours and persable wages to CalPERS so that they can track the 1,000 work hour policy.

Status: Staff is waiting for detailed instructions and reporting requirements from CalPERS.

Activity 1404 – Data Processing

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
✓ Major Programming Projects	4	3
✓ Modifications/Enhancements to Existing Programs	5	5

2013-2014 GOALS AND OBJECTIVES

1. Goals: Improve Effectiveness and Efficiency: Modify the Finance System to handle E-Payables option. This is part of a multi-year plan to move the Finance System onto the latest MSSQL database server.

Status: The initial E-Payables programming meeting will be in March 2014, including the discussion of Finance System modification for the projection.

2. Goals: Improve Effectiveness and Efficiency: Implement modification to Payroll Program to be in compliance with the Healthcare laws, which requires extra charges of Medicare tax for employees earning more than \$200,000.

Status: This IT project has been completed in November 2013.

3. Goals: Improve Effectiveness and Efficiency: Implement modification to Payroll Program to cap employee contributions to PERS for new hires per PERS Reform Act.

Status: IT staff will start working on this project in February 2014 and will have it done by March.
4. Goals: Improve Effectiveness and Efficiency: Complete the PERS part time reporting requirement. CalPERS requires each agency to report all part time hours and persable wages to CalPERS so that they can track the 1,000 work hour policy.

Status: This project is pending CalPERS instructions and guidance.
5. Goals: Improve Effectiveness and Efficiency: Extend the Online Timecard Program to include retrieving W2 and submitting absence slips capacities.

Status: The W2 retrieval is completed and IT staff is currently working on the absence slip submittal feature through the Online Timecard Program.

Activity 1406 – Revenue Collections

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Business Licenses Issued	4,950	2,173
Utility Bills Mailed (Original and Delinquent)	86,500	42,650

2013-2014 GOALS AND OBJECTIVES

1. Goals: Utilize a scanning system for daily check deposits, ensuring more timely deposits than traditional armored guard transport of the physical check.

Status: Completed. As of August 2013, all of the daily deposits of the physical checks are handled by a scanning system that deposits funds promptly into the City's account.

Activity 1407 – Support Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Purchase Orders Issued	1,550	426
Requisitions Processed	1,910	730

2013-2014 GOALS AND OBJECTIVES

1. Goals: Assist the City Clerk's office in developing specifications for a new electronic document managing system (EDMS).
- Status: Completed. The City Clerk's office has the developed specifications and will be obtaining quotations for a new and effective EDMS in January 2014.

Activity 1408 – Communication/Duplication

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Mail Handled	408,500	195,500

2013-2014 GOALS AND OBJECTIVES

1. Goals: Explore the feasibility of upgrading or replacing the City's current phone system that was originally installed in 1993.
- Status: In Progress. Staff is in the process of evaluating the current system as well as options for consideration for a new phone system.

**City of Monterey Park
City Treasurer
Mid Year Report**

Activity 1501 – City Treasurer

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
✓ Average Investment Balance	\$75 million	\$71 million
✓ Interest Investment Earnings	\$130,000	\$59,007 ⁽¹⁾

(1) Amounts reflected only the first quarter interest earnings.

2013-2014 GOALS AND OBJECTIVES

1. Goals: *Achieve Financial Stability:* Continue to evaluate investment options and invest City funds using the following criteria:
 - a. Maintenance of investment portfolio safety.
 - b. Maintenance of liquidity necessary to meet the City's daily cash requirements.
 - c. Maintenance of highest yields possible while adhering to the above criteria.

Status: Managed the City's investment portfolio in accordance with the City's Investment Policy. The average investment portfolio during the six months of fiscal year 2013-14 for the City was \$71 million, with an average yield of 0.538%. We expect the earnings will be higher for next six months due to funds being invested in the Los Angeles County Treasury Pooled Funds.

2. Goals: *Achieve Financial Stability:* Continue evaluation of City's investment policy and internal controls over investment and treasury functions to ensure the proper segregation of duties and asset safeguarding.

Status: The evaluation was included in the Annual Investment Report presented to the City Council on August 21, 2013. Staff presented an additional allowable investment option of the Los Angeles County Treasury Pool to the City Council and was approved by the Council.

3. Goals: Working with Finance, submit monthly and annual investment reports.

Status: Monthly investment reports have been submitted to the City Council according to the Investment Policy. The 2012-13 annual investment report was presented to the City Council on August 21, 2013.

**City of Monterey Park
Community and Economic Department
Mid Year Report**

Activity 1701 – Planning Division

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
DISCRETIONARY APPLICATIONS		
Civic District Review	0	0
Code Amendments	2	3
Conditional Use Permits	4	7
General Plan Amendments	1	2
Modification to Specific Plan	0	0
Parcel Maps	2	1
Precise Plan Related	1	2
Radius Map/Mailing	6	11
Specific Plan Amendments	0	2
Tentative Tract Maps	1	1
Time Extensions	2	1
Variances	2	2
Zone Changes	1	1
CEQA		
Environmental Impact Reports	1	0
Negative Declarations	1	0
Categorical Exemptions	12	12
DESIGN REVIEW		
Signs	6	14
Remodels, No increase of floor area	6	6
Remodels, Increase of floor area	1	0
New Construction < 10,000 SF	1	2
New Construction > 10,000 SF	1	3
Landscaping	2	0
Single Family Residential	2	12
ADMINISTRATIVE APPLICATIONS		
Annual Review of CUPs/Variances	0	0
Banners	60	59
Minor Departure	4	0
Second Units	1	0
Site Plan Review	11	11
Temporary Use Permit	20	22
Traffic Study	1	3
Yard Sales	300	282

	<u>Budget Projection</u>	<u>Year-to-Date</u>
PLAN CHECK		
Process within 72 hours	100%	100%

2013-2014 GOALS AND OBJECTIVES

- Goal:** Complete the Housing Element Update in the General Plan to comply with the State Housing Element law and to address the Regional Housing Needs Assessment allocation for the 2014-2021 housing cycle by December 2013.

Status: The Housing Element was approved by the City Council on November 6, 2013. The Final Draft Housing was forwarded to the State Department of Housing and Community Development of review and consideration by the State.
- Goal:** Complete the two (2) new elements, Healthy Community and Sustainability Community Elements of the General Plan which promotes a healthier community decreasing pollution (Greenhouse Gas), and reducing energy consumption in accordance with SB 375 on a community wide basis by July 2013 and have the two new elements ready for adoption by December 2013.

Status: Preparation of the draft Elements is complete and environmental document evaluating the proposed Elements is being finalized. Adoption of the proposed Healthy Community and Sustainability Community Elements of the General Plan will be considered by the Planning Commission in February and City Council in March of 2014.

Activity 1702 – Code Enforcement Division

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
INSPECTIONS(*)		
Residential Inspections	3,374	1,866
Home Occupation	162	216
Commercial Inspections	468	151
Industrial Inspections*	<u>69</u>	<u>91</u>
Total Inspections	4,073	2,324

GRAFFITI REMOVED()**

Total	1,883	1,109
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* Numbers include all follow-up site inspections

** Numbers included in inspection figures

Complaints received and Investigated	1,091	573
Cases Clearance Rate	95%	95%
Volunteer Hours Donated	315	0
Administrative Citations	183	133

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve property maintenance issues of commercial and residential properties at main arteries into the city (North and South Garfield, North and South Atlantic, North New) and establish community outreach efforts with businesses and residents to improve the appearance of properties as you enter the City.

Status: Code Enforcement and Planning Divisions conducted business by business inspections of South Garfield from Pomona Boulevard to Riggins Street. Also inspections were conducted on South Atlantic from First Street to Avenida Cesar Chavez. Inspections for sign maintenance, permits, window sign requirements, business license verification and property maintenance. Notice of Violations were issued and Code Enforcement will continue to monitor.

2. Goal: Inspect and enforce signage violations on a City-wide basis to ensure valid sign permits and proper maintenance and upkeep.

Status: Inspections were conducted for sign violations including maintenance, permits and window signage on South Garfield, South Atlantic and the Business Improvement District along Garvey Avenue. Corrective action has taken place and Code Enforcement will continue inspections of these areas.

Activity 1703 – Building Division

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
PERMITS		
Building Permits:		
a. Residential, New	5	7
b. Residential, Add/Alter	325	192
c. Non-Residential, New	1	1
d. Non-Residential, Add/Alter	125	45
e. Miscellaneous	<u>210</u>	<u>100</u>
Building Permits Total	666	345
Electrical Permits	150	97
Mechanical Permits	110	62
Plumbing Permits	<u>105</u>	<u>72</u>
All Permits Total	1,031	576
ANNUAL PERMIT VALUATION	13 mil.	10 mil.
PLAN CHECKS		
Total Number Processed	<u>340</u>	<u>205</u>
Processed In-House	90%	95%
Contracted Out	10%	5%

INSPECTIONS

Construction Inspections	4,900	1991
Property Sales, Residential*	610	333
Property Sales, Commercial*	47	15
Violation Inspections	<u>30</u>	<u>15</u>
All Inspections Total	5,587	2,354

* Note: With the recent City Council action deleting Chapter 16.34 of the Municipal Code concerning property sales reports, the number of property sales reports listed under “Inspections” will no longer appear in the report.

2013-14 GOALS AND OBJECTIVES

1. Goal: Adopt the mandatory 2013 California Codes.

Status: The ordinance adopting the mandatory 2013 California Codes will be completed by the end of the January, 2014.
2. Goal: Train counter, plan review and inspection staff on the new 2013 California Codes.

Status: Staff has already participated in multiple training classes as provided by the California Building Officials (CALBO) and International Code Council (ICC). In addition, staff has taken advantage of other seminar offerings as they become available. Staff training for the new codes will continue throughout the remainder of the fiscal year and beyond.
3. Goal: Implement the upgrade to the permit system software to streamline the permitting process citywide.

Status: The required work to configure the upgrade of the permit system software is on schedule. Current plans are to activate the new software in May, 2014.
4. Goal: Work with Recreation and Community Services Department to include the citizen access link to allow access to City’s records concerning permits and inspections.

Status: The citizen access module is part of the permit system software upgrade and is anticipated to go on-line May, 2014.

Activity 1704 – Economic Development Division

2013-2014 GOALS AND OBJECTIVES

1. Goal: Focus on the economic revitalization of the City by improving relations with our existing businesses, beautification of exterior buildings and surroundings, and strive to make Monterey Park a "business-friendly".

Status: In Fall of 2013, the City hired a new Director of Community and Economic Development. The new Director will work with the City Manager and Economic Development staff to evaluate new programs that will improve the relations with our existing businesses, beautification of exterior buildings and surroundings, and strive to make Monterey Park a "business-friendly". Staff has already engaged the Board of Directors of the Downtown Business Improvement District to establish a Smile Campaign to improve business and customer relations.

2. Goal: Work with developers and staff to move towards the completion of two new major Shopping Centers.

Status: Staff continues to work closely with the developer of the Monterey Park Market Place project, the trustee of the land fill and other outside agencies to move the project forward. Staff has also continued to communicate with contact for the Towne Centre encouraging the developer move forward with the project.

Activity 2201 – CDBG Administration

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Agencies assisted from Community Fund	1	1
Number of Housing Rights Center clients assisted	200	54

2013-14 GOALS AND OBJECTIVES

1. Goal: Refocus the goals and objectives of the program to ensure priority obligations are addressed.

Status: The City of Monterey Park adopted the Annual Action Plan on May, 2013.

2. Goal: Revise the Consolidated Plan to be consistent with the recent amendments to the Annual Plan and dissolution of the Redevelopment Agency.

Status: Staff is in the process of amending the 2010-2015 Consolidated Plan due to changes in activities and reductions in the annual funding allocation. Staff anticipates the amendment will be complete by February, 2014.

Activity 2206 – Home Housing Program

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Residential Rehab Grant and Loan Program Participants	9	4

2013-14 GOALS AND OBJECTIVES

1. Goal: Anticipate assisting nine (9) applicants for the Residential Rehabilitation Grant and Loan Program.

Status: Staff has completed two (2) residential rehabilitation projects. An additional two (2) projects are under construction and another three (3) projects in the pre-screening process.
2. Goal: Continue to work with LINC Housing to develop additional housing to serve low income and veteran households.

Status: Staff has continued to work with LINC Housing to develop housing to serve low income and veteran households. In July, 2013 Council approved an agreement with LINC Housing to develop six (6) rental units at 236 S. Ramona. On December 10, 2013, the Planning Commission recommended that the City Council approve the proposed General Plan Amendment and Development Agreement to allow the development of six new affordable housing units. The proposed project is scheduled for review by the City Council in January 2014.

**City of Monterey Park
Human Resources & Risk Management Department
Mid Year Report**

Activity 1801 – Human Resources Administration

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Budgeted FT Positions	290	290
Budgeted Part-time	50.10	50.10
Total Citywide FTE	347.10	347.10
Total Number of Competitive Service Positions Filled	6	14
Total Number of Promotions	2	3
Examinations Administered	10	19
Total Number of Applications Processed	500	802

2013-2014 GOALS AND OBJECTIVES

1. Goal: Successful negotiations with five (5) safety labor groups.
Status: Negotiations begin in February/March 2014.
2. Goal: Conduct employee information meetings on Benefits.
Status: Completed
3. Goal: Work with Management Services for establishing an on-line enrollment computer program for the City's annual health coverage enrollment.
Status: Implementation scheduled for October 2014
4. Goal: Continue to provide quarterly training program opportunities for employees on a variety of subjects such as Harassment Prevention, Safety in the Workplace and various supervisory training.

Status: Conducted 11 training sessions during the first 6 months of this fiscal year and 664 employees attended (343 total employee attendance for the 4-session one-day Risk Management/Customer Service Training)

DATE	WORKSHOP TITLE	PRESENTER	LOCATION	# OF ATTENDEES
6/26/2014	Dig Safety - Trenching & Shoring	TBD	TBD	TBD
5/22/2014	Put a Tourniquet on Workers Compensation Claims Cost	TBD	TBD	TBD
3/27/2014	Slash in Safety - Aquatic Safety	TBD	TBD	TBD
2/27/2014	Use of Force Elevator - What Level is the Right Level	TBD	TBD	TBD
1/15/2014	Difficult Conversations/Legal Issues Related to Generational Diversity & Succession Planning	Mark Meyerhoff	Almansor Court	5
12/6/2013	Live Active Shooter Scenario	MPK Police Dept.	City Hall	70
11/26/2013	Gordon Graham Training	Gordon Graham	Council Chambers	343
11/20/2013	Hazard Communication (Safety Data Sheets)	Lee Sorenson	City Hall	59
11/13/2013	Managing Performance Through Evaluation	Laura Kalty	Almansor Court	13
11/13/2013	Public Service: Understanding the Roles & Responsibilities of Public Employees	Laura Kalty	Almansor Court	7
11/12/2013	Active Shooter Course (Run, Hide, Fight)	MPK Police Dept.	Council Chambers	89
10/24/2013	Dealing with Difficult People	Prince & Phelps Consultants	Rio Hondo Golf Course/City of Downey	7
10/24/2013	Harrassment Prevention	Tom Cody	City Yard	45
9/25/2013	Confined Space Training	Steve Damewood	City Yard	22
8/22/2013	Safety in the Trees - Keeping it Safe for Employees and The Public	Peter Gerstenberger	Rio Hondo Golf Course/City of Downey	4

Total # of Participants **664**

5. Goal: Successful recruitment of vacant Director positions.

Status: Successfully recruited for positions of Director for Public Works (9/16/13) and Director of Community & Economic Development (10/28/13). Interviews for Director of Management Services are scheduled for January 9, 2014.

6. Goal: Formation of new safety mid-management labor group.

Status: Completed in November 2013

7. Goal: Implement mandated Affordable Care Act.

Status: Completed in November 2013

Activity 1802 – Risk Management Division

PROGRAM MEASUREMENTS

<u>Liability Claims Filed</u>	<u>Budget Projection</u>	<u>Year-to-Date</u>
GENERAL GOVERNMENT	0	0
POLICE	14	2
FIRE	1	1
LIBRARY	0	0
MANAGEMENT SERVICES	1	0
RECREATION & COMMUNITY SERVICES	4	2
HUMAN RESOURCES	0	0
DEVELOPMENT SERVICES	0	0
PUBLIC WORKS	<u>27</u>	<u>11</u>
TOTAL	46	16

Workers' Compensation Claims Filed*

GENERAL EMPLOYEES	1	1
POLICE	15	10
FIRE	14	8
LIBRARY	0	0
PUBLIC WORKS	5	3
RECREATION & COMMUNITY SERVICES	<u>2</u>	<u>4</u>
TOTAL*	37	26

*Includes all claims filed, regardless of severity of injury or whether any time off required. Includes both accepted and denied claims.

2013-2014 GOALS & OBJECTIVES

1. Goal: Continue to work with ICRMA to provide training in identification of risk and safety.

Status: Ongoing

2. Goal: Continue to provide excellent, results driven customer service by continuing to reduce city liability exposure thru diligent root cause investigations and loss prevention training.

Status: Ongoing

3. Goal: Provide in-house quarterly employee training including Workplace Safety training and Harassment and Retaliation Prevention training.

Status: 45 Public Works Employees trained on October 24, 2013. Next scheduled session in February 2014.

4. Goal: Maintain level of ICRMA University attendance by City employees.

Status: Since July 2013, three ICRMA University Training opportunities were available with 70 employees attending these ICRMA sponsored trainings. There have been a total of 664 employees (343 total employee attendance for the 4-session one-day Risk Management/Customer Service Training) that have attended or participated in a total of 11 Risk Management/HR training in this fiscal year.

5. Goal: Continue to reduce workers' compensation injuries & liability claims thru pro-active claim management administration.

Status: Ongoing

6. Goal: Evaluate the cost/benefit effectiveness of the City's membership with the 22 member Independent Cities Risk Management Authority verse other alternative municipal insurance authorities.

Status: Analysis and study of four Southern California Risk Management pools is ongoing with a decision to recommend possible changes during the 2014/15 fiscal year for implementation in 2016.

**City of Monterey Park
Police Department
Mid Year Report**

Activity 3101- Administration Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Total Volunteer Hours:	13,000	8,443
Total Number of Volunteers:		
Reserves Officers	32	27
Explorers	20	15
Records	1	1
MPEC	16	16
MPCP	20	19
Investigations	0	0
Animal Control	1	0
Chaplain	6	5

Formal Training Hours for all Personnel: 2,861 hours (YTD)

2013-2014 GOALS AND OBJECTIVES

1. Goal: The Operational Support Unit will develop and implement a critical incident debriefing protocol. The process will focus on the mechanics of the incident and the circumstances leading to the actions of all parties involved.

 Status: Policy for debriefs has been started. Material and protocols from other agencies have been collected. Criteria are still being reviewed for inclusion in our policy/protocol.

2. Goal: The Operational Support Unit, in conjunction with the Records Bureau, will coordinate with Mental Health professionals to provide training to MPPD civilian personnel in dealing with persons who suffer from mental health issues. Employees who attend this training will be those who interact face to face with the public in the course of their duties.

 Status: This goal is complete. Los Angeles County Department of Mental Health presented training sessions on October 31st and November 5th.

Activity 3102-Traffic Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Number of Citations:		
Traffic	6,100	2,684
Parking	10,000	5,172
Traffic Collisions Incidents:		
Fatal	*	3
Injury	*	99
Non-Injury	*	123
Fatalities	*	4
Persons Injured	*	126
Number of Drunk Driving Arrests	156	53
% of Traffic Investigations Commenced within 3 Days	100%	100%
% Response on Citation Appeals/Complaints within 3 Days	100%	100%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Bureau personnel will assess the posted signs throughout the city and make service requests for the replacement of missing, damaged and aged signs. This will enhance the appearance of the city and provide better visibility of traffic regulations to motorists.

Status: The Traffic Bureau CSO's have recommended sign improvements on the green "Problem Avoidance Forms". These recommendations are being entered into the Service Tracking System.
2. Goal: Bureau personnel will provide quarterly training at patrol briefings regarding traffic data so that patrol officers will become more aware of problem locations and primary collision factors. This will improve the effectiveness of traffic enforcement.

Status: Traffic Bureau personnel have attended patrol briefings in August and November to share problem areas and traffic collision data.

Activity 3103-Field Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Calls for Service:		
Citizen Request	33,000	16,567
Officer Observed	<u>20,100</u>	<u>9,616</u>
Total Calls for Service	53,100	26,183
Priority I (Emergency) Response Time (minutes/seconds)	4:00	3:51
Priority II Response Time	5:30	5:19
Priority III Response Time	9:45	9:10
Priority IV Response Time	5:45	9:12

2013-2014 GOALS AND OBJECTIVES

1. Goal: Officers will give two public safety presentations on the topics of crime prevention and personal safety at senior housing facilities.

Status: Team 1: Has completed its goal. Agt. Palomino and Agt. Escarsega presented at Telecu Senior Housing and Golden Age Mano.

Team 2: Has completed its goal. Sgt. Rousseau, Ofcr Romo, and Ofcr Vasquez provided the presentations with Clerk Cheung's translation (Mandarin) at Monterey Park Senior Village.

Team 3: Has partially completed its goal. Officer Esquibel gave one of the presentations at Lions Manor. Officer Porter will conduct the other presentation at Langley Center at a date to be determined in December.

Team 4: Has developed the material for the presentation and are currently in the process of identifying the location and group to present the information to. The presentation will be conducted sometime in December (pending accessibility).

2. Goal: Patrol officers will receive First Aid/Cardio Pulmonary Resuscitation (CPR) training through the State web based training program to strengthen their first aid and CPR skills.

Status: All patrol officers have completed the POST approved first aid and CPR practical training. This goal has been completed.

Activity 3104-Investigations Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Part I Crimes Investigated	1,385	780
Part I Crime Clearance Rate	20%	21%
Suspected Child Abuse Reports Follow Up within One Business Day	100%	100%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Investigations Bureau Personnel will develop and implement training for patrol personnel to provide current crime trends related to Asian organized crime in Monterey Park such as vice, money laundering and narcotics activity.

Status: This budget goal is in the planning and development stage. Briefing training will begin in January 2014.

2. Goal: Investigators will work in collaboration with Records Bureau personnel to develop data analysis information based on caseload specific crimes and changing trends. This information will be used to assist police personnel in enforcement and crime prevention efforts.

Status: Key personnel have met and identified the data criteria, hardware, and software requirements and have begun working on providing data reports for burglaries and robberies.

Activity 3111-Animal Control Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-date</u>
Number of Dog Bites Reported	12	8
Impounded Animals (Strays Picked up/Counter)	600	600
Warnings/Citations	55	20
Injured Animals	150	56
Dead Animals Picked Up	400	212
Students in Educational Programs	60	0
Response Time:		
Dead Animals (minutes/seconds)	12:30	13:47
Response Time:		
Injured/Sick Animals (minutes/seconds)	10:30	9:13
<u>Calls for Service:</u>		
Citizen Initiated	1,300	579
Calls Handled by Officers	275	324
Calls Handled by L.A.C.D.A.C.C.*	400	241

*L.A County-Los Angeles County Department of Animal Care and Control

2013-2014 GOALS AND OBJECTIVES

1. Goal: To improve efficiency and delivery of service the Bureau will provide a computer at the front counter to assist residents in accessing the L.A. County website to renew their pet license or locate their lost pet.

Status: The feasibility of this project is still being researched.
2. Goal: The Bureau will create a digital media presentation for animal control presentations at career days, Neighborhood Watch meetings, and other community events.

Status: Information has been gathered and bureau personnel are in the process of putting the presentation together.

Activity 3112-Communications Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Police Service Calls	33,000	16,567
Officer Observations	<u>20,100</u>	<u>9,616</u>
Total Police Service Calls	53,100	26,183
Animal Control Service Calls	1,975	1,388
Priority I Dispatch Time Emergency (minutes/seconds)	0:54	1:01
Priority II Dispatch Time Non-Emergency (minutes/seconds)	3:05	3:22
Priority III Dispatch Time Non-Emergency (minutes/seconds)	10:18	10:25
Priority IV Dispatch Time Non-Emergency (minutes/seconds)	20:30	20:47

2013-2014 GOALS AND OBJECTIVES

1. Goal: Dispatchers will attend a POST training class titled “You Just Never Know” which focuses on how to prepare for that next call for service and improve their call taking skills.

Status: We will be hosting this training class on February 24th and 25th where all Dispatcher’s will be scheduled to attend.
2. Goal: Each Dispatcher will work a 4-hour shift at the front counter and a 4 hour ride-a-long with either Parking Enforcement or Animal Control. This will enable the Dispatchers to have face to face contact with the public so that they may better problem solve and understand the resident and their concerns.

Status: Two out of the six full-time dispatchers have completed this goal. The others are scheduled for after the first of the year.

Activity 3113- Jail Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-date</u>
Prisoners Booked (excluding fee paying)	925	533
Fee Paying Prisoners Booked	305	167
Total Prisoners Booked	1,230	700
Jail Revenue (fee paying)	\$85,000	\$76,239
Prisoner Satisfaction Rating	98%	97%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Jail staff will develop a program to train Reserve Police Officers in the operation of the jail facility. This will assist in establishing a pool of Reserve Officers for use in times of emergency or high service demand.

Status: This goal is complete. A jail Training book has been developed that will assist the Jail Training Officer when training a Reserve Police Officer in the jail.

In order to generate additional interest in the program, a member of the jail staff will attend a Reserve Police Officer's monthly meeting. At this meeting the jailer will present the revamped training program as well as an overview of what is expected of the Reserve Police Officers when they bring an arrestee to be booked at the MPPD Jail.

2. Goal: Jail personnel will attend and give quarterly presentations at Neighborhood Watch meetings to promote: Jail Tours, the "Pay to Stay" Sentenced Prisoner program and our Live Scan operations.

Status: To date, members of the MPPD jail staff have attended two Neighborhood Watch meetings. This goal will be completed by the end of the Fiscal Year.

Activity 3114-Records Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-date</u>
Reports Processed	4,900	2,549
Traffic Citations Processed	6,000	2,684
Data Entry Completion (within 7 days)	00%	98%
Complaints Processed for Court (within 8 days)	100%	100%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Records personnel will work in collaboration with Investigations personnel to develop data analysis information based on caseload specific crimes and changing trends. This information will be used to assist police personnel in enforcement and prevention efforts.

Status: Records and Detective personnel met to develop an action plan. A system was designed for the organization of Data Analysis and Mapping (DAM) reports, indexing them by Bureau. Crime Analysis objectives were also discussed.
2. Goal: Records Clerks will participate in training for the California Sex and Arson Registry (CSAR) Web. This will allow all clerks to be proficient in the use of the new Sex and Arson registrant system which is being implemented by the California Department of Justice in 2013.

Status: To date, two clerks have participated in the web based training.

Activity 3115-Computer Services

2013-2014 GOALS AND OBJECTIVES

1. Goal: The Bureau will implement a replacement plan of outdated or obsolete computers within the Department. The department will budget and replace 20% of the department's computers each year for the next five years.

Status: This goal has been implemented and computers are being replaced as needed. To date, we have replaced 15% of the computers assigned to the police department.

2. Goal: The Bureau will research the viability of online or electronic legal books, such as the California Penal Code and California Vehicle Code to be installed on the department computers to assist personnel in case preparation and filing. This project will eliminate paper copies of these documents.

Status: This goal is still being researched to see if it will be a cost effective program to implement.

Activity 3120-Community Relations Bureau

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-date</u>
Tour of City Facilities (number of persons)	650	237
Neighborhood Watch Groups	71	63
Business Watch Groups	90	74
Monterey Park Citizen Patrol (MPCP) Hours Volunteered	4,200	1,248
Police Explorer Hours Volunteered:	4,000	2,116
Police Chaplin Hours Volunteered:	305	187

2013-2014 GOALS AND OBJECTIVES

1. Goal: The Community Relations Bureau will create and present a "Parent Technology Education Forum" that will cover issues such as cell phones/mobile devices, phone applications, "SEXTING", social media and drug trends. This program will be presented to Junior High School (7th and 8th grade) students and parents.

Status: Staff has collected material and topics to be included in the presentation are working to incorporate the material into presentation form. Schools in the area are interested in the presentations. Development of the presentation is expected to be completed in January 2014, with presentations ongoing after that date.

2. Goal: The Community Relations Bureau will create an information brochure to recruit local college students who are interested in serving as interns within the Monterey Park Police Department. By increasing awareness of this program, the City is able to realize the benefits of volunteers while also providing a service to the students and possibly recruiting of future employees for the City.

Status: This goal is complete. A brochure has been created and additional research is ongoing to develop relationships with area schools in order to attract new interns.

**City of Monterey Park
Fire Department
Mid Year Report**

Activity 3201 – Fire Administration

PROGRAM MEASUREMENTS

Effective April 2013, Federal Grant budgets reduced 5% nationwide impacting Monterey Park's FY13-14 grant projection.

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Grant Awards: (SHSGP, UASI)	\$64,000	\$0

Projected FY2013-2014 proposed 2013 UASI Grant (\$14,000), UASI Smart Classroom (\$50,000).

2013-2014 GOALS AND OBJECTIVES

1. Goal: Attract and Retain Quality Employees: In alignment with the Fire Department and City's Strategic Plan, work on the Department Succession Plan to prepare personnel for future leadership positions and promotional opportunities. This includes defining desirable skills and qualifications, training, certification, and mentoring program.

Status: Staff has placed each position's desired skills, knowledge, abilities, certification and training requirements in the Fire Department's Standard Operating Procedures Manual. Staff has also included didactic and manipulative courses for employees seeking future advancements, such as Fire Captain and Fire Engineer courses.
2. Goal: Improve Organizational Effectiveness and Efficiency: To ensure regulatory compliance, risk management, and reduced staffing, implement the newly developed Electronic-based Standard Operating Procedures Manual by Lexipol and launch the employee training component of Daily Training Bulletins.

Status: Staff has reviewed all of the policies to be incorporated into the manual and made edits to include City policies, rules, and regulations. It is anticipated the manual will be launched mid-January 2014.
3. Goal: Improvement Organizational Effectiveness and Efficiency: As a result of the implementation of Fire Department Budget Activity No 3230 Emergency Preparedness, work to establish and implement both City-wide and Community-wide Emergency Preparedness Programs and training.

Status: The Emergency Preparedness Division held a Disaster Service Worker and Emergency Operations Center training on October 14 – 17, 2013 with an exercise centered on California's Great Shakeout held on October 17th. In addition, on December 19th, in partnership with City of Los Angeles Fire Department, a community Disaster Awareness Workshop was held.

Activity 3205 – Fire Prevention

PROGRAM MEASUREMENTS

Fiscal Year	Budget <u>Projection</u>	<u>Year-to-Date</u>
Plans Checked	325	260

Inspections

New Construction	200	156
Commercial	700	262
Haz Mat	15	0
Industrial Waste	325	0
Residential	150	347
New Business Inspections	200	92
Re-inspection	700	989
Fire and other Investigations	160	51

Cost Recovery Programs

Fiscal Year

Fire Inspections (Including Annual Business Inspections) Started in 2007-2008	\$ 120,000	\$ 25,065
Plan Checks	70,000	22,710.50
Permits	50,000	11,764.76
Industrial Waste	<u>95,000</u>	<u>48,283.28</u>
Total Revenue Collected	\$ 335,000	\$ 107,823.54

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve Organizational Effectiveness and Efficiency: As required by State mandate, adopt the 2013 California Fire Code with local amendments as part of the three-year cycle.

Status: Prepared a joint Building/Fire code ordinance that is pending review from the City Attorney before presenting to City Council for review and adoption. This goal is on-going.
2. Goal: Improve Organizational Effectiveness and Efficiency: Provide additional staff training to enable a greater number of in-house plan checks to expedite reviews and improve customer service.

Status: Fire Prevention staff obtained additional training and is increasing the number of in-house plan reviews. This goal is completed.
3. Goal: Collaborate with Fire Suppression personnel to expand the Fire Safety public education program for older adults.

Status: Familiarized fire operations personnel with a fire safety program for older adults to integrate into the Department's Community Risk Reduction Program. All public education activities have been moved to Administration with Operations personnel administering the Program. Staff is to include a comprehensive community risk and prevention program, pre-fire plan inspection program, and a junior CERT Program.

Activity 3210 – Emergency Operations

PROGRAM MEASUREMENTS

EMERGENCY ACTIVITY SUMMARY

Fiscal Year	<u>Budget Projection</u>	<u>Year-to-Date</u>
Types of Fire Incidents		
Residential	129	52
Commercial	0	0
Industrial	0	0
Brush/Grass	16	8
Trash/Other	31	26
Vehicle	<u>28</u>	<u>8</u>
Total Fire Incidents	204	94

Fiscal Year	Budget	
*All Emergency Incidents	<u>Projection</u>	<u>Year-to-Date</u>
Fire	204	94
EMS	3,411	1,360
Public Assist	174	73
Smoke	21	4
Haz Mat	77	22
False Alarms, Good Intent, and Cancelled En Route	719	55
**Other Misc. Incidents	<u>51</u>	<u>245</u>
Total Emergency Incidents	4,657	1,853

*Data source – FireHouse RMS – based on 5 complete months of this fiscal year.

** Includes incidents such as floods, police department assists, air/gas rupture, citizen complaints, steam mistaken for smoke, and incident cleared prior to arrival.

Automatic Aid/Mutual Aid*

Auto Aid/Mutual Aid Provided	597	214
Auto Aid/Mutual Aid Received	<u>472</u>	<u>189</u>
Total Automatic/Mutual Aid	1069	403

Average Response Times*

EMS Calls	4:36	4:50
Fire Calls	5:05	4:46

*Data Source – Verdugo Communications (data based on 4 months of this fiscal year)

The figures now illustrate the time from dispatch to the time the first fire unit arrives on scene.

Volunteer Hour

Hours Donated by Reserves	17,472	2,448
Hours Donated by Explorers	1,400	695

*Reserves typically provide a minimum of one-24 hour shift per week. FY13-14 initially started with eight reserves but four were hired by the Department in October 2013.

NON-EMERGENCY ACTIVITY SUMMARY

Training Hrs – Non-Medical

In-Service Training	21,500	16,072
Outside Officer Training	3,300	1,525
Specialty Courses/Seminars	<u>1,000</u>	<u>495</u>
Total Hours	25,800	18,092

FY13-14 includes Recruit Academy, EOC & Disaster Preparedness Training, and training for future opportunities.

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve organizational effectiveness and efficiency: Continue with the Firefighter Safety and Survival Series. This year's focus will be in the areas of firefighter and civilian search, recovery, packaging and removal of the downed firefighter or civilian. In addition schedule the Level II Fire Officer classes.

Status: The Department training cadre is currently developing course curriculum to train firefighters in techniques of recovering and packaging both civilians and firefighters that become trapped in structural fires. Currently, the training officer is scheduling in-house Level II Chief Officers courses to prepare our firefighters with the education and career mentorship to prepare them for future job advancement.
2. Goal: Improve organizational effectiveness and efficiency: With assistance from UASI and SHSGP grant funds, continue with Urban Search and Rescue training for our members. With these grant funds, we will be able to send our members to receive specialized training as well as purchase of state of the art search cameras and rescue/recovery tools.

Status: Seven employees attended Confined Space Rescue Technician training in October at the Rio Hondo Fire Academy, which was funded by the 2012 UASI Grant. In addition, the Department purchased USAR bags to hold firefighter equipment and tools, also funded by the 2012 UASI Grant.
3. Goal: Improve organizational effectiveness and efficiency: Update the Fire Department's pre-fire planning, training, and policy development programs to increase our operational readiness to respond to all types of incidents, which would be fire, EMS and any other extraordinary event.

Status: The Fire Department has instituted a Community Risk Reduction Program. The Community Risk Reduction Program entails fire personnel working with community members as partners to help reduce or eliminate the loss of property or life due to fire. This program utilizes pre fire planning, training, equipment and personnel readiness, while working with the community in partnership to achieve our goal of fire and life safety.

Activity 3220 – Emergency Medical Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Ambulance Membership		
Residential Subscribers	2,275	2,214
Medical Training/ Continuing Education Hours		
Paramedics	750	312
Emergency Medical Tech	<u>700</u>	<u>292</u>
Total Hours	1,450	604

2013-2014 GOALS AND OBJECTIVES

- Goal: Improve Organizational Effectiveness and Efficiency: In conjunction with the UCLA Center for Pre-hospital Care, continue participation as one of four Fire Departments in Los Angeles County in a CPR effectiveness study. Participation is to ensure current treatment practices and procedures are the most beneficial to the patient. This study is scheduled for nationwide publication of the findings post completion this upcoming year.

Status: The participatory study was concluded on November 1, 2013. The data collected by the four participating agencies was analyzed by UCLA. The preliminary data showed a marked improvement in positive patient outcome when the ART/CPR guidelines were followed. The data is being finalized and grant funding will be sought to continue the study utilizing agencies in the Los Angeles County region.

2. Goal: *Improve Organizational Effectiveness and Efficiency:* Continue participating in the “Best Practices” study. Phase III will focus on trauma assessment and field management. Previous phases consisted of patient safety, pain management, paramedic field documentation, and pediatric medication dosages.
- Status: Monterey Park has a unique dynamic in our call volume, service delivery platform, socioeconomic region, and status as a UCLA contracted Fire agency. This has made our agency a preferred agency for studies and implementing “Best practices” in the area of pre-hospital care. This spring, the Fire Department will be participating in a trauma study sponsored by UCLA in the areas of elderly falls, motor vehicle accidents, auto vs. pedestrians, and non-fatal violence.
3. Goal: *Improve Organizational Effectiveness and Efficiency:* Develop a system for inventory control and management of medical supplies and pharmaceuticals. This system is to utilize a computer-based bar code system and designation of an agency inventory manager for all material purchasing and oversight.
- Status: The Department has purchased a bar code scanning system for inventory management. We are in the process of organizing, labeling, and consolidating our emergency medical supplies. Previously, each fire station maintained its own EMS inventory. Under the new system, all EMS items will be centrally received, stored, and distributed from our headquarters’ fire station. This system will also have the ability to electronically bill individual patients for EMS items used towards their treatment and transport.

Activity 3230 – Emergency Preparedness

2013-2014 GOALS AND OBJECTIVES

1. Goal: Complete the installation and start up of all technological needs for the proper operation of the Emergency Operation Center.
- Status: Most technological needs for the EOC have been achieved; remaining needs is completion of installing an emergency back-up radio system, which is being coordinated with the Police Department. Final permitting for the backup generator is in process with SCAQMD.
2. Goal: Develop a procedures manual for the physical operation of the Emergency Operations facility to include trigger points for opening, technical guidelines for installed hardware, and maintenance schedule and activities.
- Status: As final technological installations are completed, procedures for the individual systems are being developed and a comprehensive operations manual will be produced that will give step by step instructions for the start up and operation of the facility. This will be coordinated with the publication of the Emergency Operation Plan that is currently under review with the State of California.

3. Goal: Present a fully operational EOC with staff at a “Great Shakeout” rollout event.
- Status: Staff began Disaster Service Worker training on October 14, 2013 followed by EOC worker training by CSTI. Training culminated with a desktop exercise held on October 17, 2013 that incorporated the California “Great Shakeout” event. Staff also held a Disaster Awareness Workshop on December 19, 2013.
4. Goal: Conduct at least one CERT course for new members and at least one refresher event for all CERT members.
- Status: Staff will be conducting two CERT classes, with one focusing on teen participants involving Macy Intermediate School. In addition, an exercise is scheduled for early June that will involve the participation of all CERT graduates past and present.

**City of Monterey Park
Public Works
Mid Year Report**

Activity 4201 – Community Transportation

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Grant Funding		
MTA National Transit Data Reporting Funds	\$ 115,225	\$ 109,852
Fixed-Route Transit:		
Total Passengers	375,000	176,944
Passenger per Revenue Service Hour	19.90	18.76
Cost per Passenger	\$2.86	\$3.03
Employee Transportation Program:		
Average Vehicle Ridership	1.25	1.30
% of Employees Ridesharing	25%	28%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Work with Spirit Bus contractor to restructure the service and improve efficiency.

Status: Presented alternative proposals to Traffic Commission for their review. Community outreach workshop to collect feedback is scheduled for January 2014.
2. Goal: Design a bike plan for the City in collaboration with Day One, a non-profit organization that promotes bicycling in the Los Angeles area.

Status: Working with the consultant, Alta Planning, to prepare a bike plan for the City that is coordinated with bike facilities from adjacent communities. Draft bike plan is scheduled to be completed by Spring 2014.

Activity 4202 – Street Maintenance

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Roadway Maintenance:		
Slurry Seal (Sq. Ft.) Preventive Maintenance (14-year cycle)	2,485,846	0
<i>This program prolongs the life of the roadway and provides a smooth riding surface.</i>		
Potholes Repaired	3,500	1,357
Utility Cuts Repaired (new)		
<i>This program makes permanent repairs to the roadway after water services are installed.</i>	35	6
Sidewalk Maintenance:		
Sidewalk Repair (Sq. Ft.)	3,000	1,562
<i>This program eliminates trip hazards in the right-of-way by cutting tree roots and constructing new sidewalk sections.</i>		
Sidewalk Grinds	250	24
<i>This program eliminates trip hazards in the right-of-way by grinding down hazardous areas on sidewalks that are ½ inch or less.</i>		
Curb and Gutter Maintenance:		
Curb and Gutter Repair (Ln. Ft.)	150	68
<i>This program repairs curb and gutter that impede the flow of water or causes pooling.</i>		

Misc. Maintenance

Bus Shelters Pressure Washed	250	153
Shopping Carts Picked Up	500	223
Tree Wells Cleaned	Under contract	
Signs Removed from Right of Way	150	52
Boulevard Pots (weekly watering)	2,400	450

2013-2014 GOALS AND OBJECTIVES

1. Goal: Cross train staff and develop skills for cement finishing, forming and hand-mixing concrete.

Status: Concrete and asphalt crews have been combined and cross trained on both asphalt and concrete repairs.

Activity 4203 – Storm Drain Maintenance**PROGRAM MEASUREMENTS**

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Storm Drain Maintenance:		
Number of catch basins and grates cleaned annually	1,500	473
Slope Drain Inspection Program:		
Number of slope drains inspected (this includes re-inspections)	11	11
<i>Slope drains are inspected annually to insure unrestricted flow of storm water from properties.</i>		

2013-2014 GOALS AND OBJECTIVES

1. Goal: Stencil storm drain locations to comply with the Los Angeles stormwater permit requirements.

Status: Staff has completed 50% of the storm drain stenciling.

Activity 4204 – Sanitary Sewer Maintenance

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Main Line Cleaning:		
Miles of main lines cleaned	75	29
<i>Sewer lines are cleaned annually to remove any restrictions to flow.</i>		
Miles of Problem Lines Cleaned	35	17
<i>These lines have been determined to have a frequent build-up of debris that may cause possible restrictions.</i>		
Sewer Stoppages:		
Number of sewer stoppages	8	2
Percentage of stoppages responded to within one hour after normal working hours.	100%	99%
Video Taping:		
Number of linear feet of video taped	45,000	3,200

2013-2014 GOALS AND OBJECTIVES

1. Goal: Complete fourth phase of seven phase project of installing signage at manholes in easement areas. Many signs have been destroyed and it is important that residents are educated about the importance of keeping manholes accessible.

Status: The fourth phase has been completed.
2. Goal: Develop a sewer manhole labeling system in order to identify the locations for maintenance activities.

Status: Development of the labeling system is in progress.

Activity 4205 – Street Cleaning

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Number of Complaints:	5	1
<i>Reflects the number of problems reported by residents.</i>		

2013-2014 GOALS AND OBJECTIVES

1. Goal: Develop a large-scale, detailed map for street sweeping contractor in order to better identify alleys and cul-de-sacs for their routing system.

Status: Development of the map is in progress.

Activity 4206 – Traffic Control

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Street Painting:		
Miles striped	200	25
Crosswalks repainted	175	39
Sign Maintenance:		
Stop signs replaced	150	17
Regulatory and warning signs replaced	1,200	45
Number of new stop sign installations	3	0
Regulatory and warning signs maintained	1,250	598
Percentage of safety related regulatory signs replaced with either temporary or permanent signs within 1 hour of notification	100%	100%
Traffic Work Orders:	30	23

2013-2014 GOALS AND OBJECTIVES

1. Goal: Cross-train staff on the procedures and the operation of the traffic control equipment to manage the shortage of personnel.

Status: One employee has been crossed trained at this time. Additional employees will be trained.

Activity 4207 – Street Lighting

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Street Light Maintenance:		
Number of Street Lights Re-lamped	100	39
Service Requests		
Received	8	4
Completed	8	1

2013-2014 GOALS AND OBJECTIVES

1. Goal: Repaint ID numbers on City-owned street light poles to identify street light locations for service requests.

Status: The project is being split into three phases due to the retirement of the electrician whose time is limited due to the need to train his replacement.

Activity 4208 – Refuse Collection

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Curbside service accounts	14,291	14,296
Bin service accounts	1,075	1,079
City hauler tons collected (Self-hauled tons not included)	49,500	24,850
AB 939 diversion rate (year reported)	3.4	3.4
Tons per capita. Target is 5.0 tons per person.	(2012)	(2012)

2013-2014 GOALS AND OBJECTIVES

1. Goal: Work with Athens to compost food waste at their Victorville Compost facility.

Status: Met with Athens regarding closure of Puente Hills landfill and options for increasing City's diversion rate.

Activity 4209 - Administration

PROGRAM MEASUREMENTS

Bulky Items	<u>Budget Projection</u>	<u>Year to Date</u>
Notice of Violations Issued	450	352
Citations Issued	3	0

Activity 4210 – Building Maintenance

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Number of Service Requests: <i>Service requests originate from City departments.</i>	450	238
Number of Special Work Orders: <i>Special work orders are for services that go beyond the scope of normal maintenance.</i>	3	0

2013-2014 GOALS AND OBJECTIVES

2. Goal: Implement energy conservation measures that are proposed in the Energy Action Plan that was developed for the City by the San Gabriel Valley Council of Governments (SGVCOG). Cost of improvements and upgrades will be offset by Edison rebates.

Status: Executed contract with Sea Clear Pools to install variable frequency drive (VFD) equipment at Barnes and Elder Parks' pools. Edison's rebate and on-bill financing program will offset the cost. Installed energy conservation lighting fixtures at various city facilities through Edison's Direct Install Program. Working with Siemens to develop an energy conservation program that includes retrofitting street

lights that use LED bulbs and upgrading air conditioning systems to more energy efficient equipment.

Activity 4211 – Motor Pool Shop

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Number of preventive maintenance services	360	184
Number of smog checks completed	40	55
Compressed natural gas (CNG) purchased (in 100 cubic feet)	7,600	3,900
Average price per gallon of unleaded fuel	\$4.69	\$4.55
Average price per gallon of diesel fuel	\$4.50	\$4.50

2013-2014 GOALS AND OBJECTIVES

1. Goal: Train staff on wheelchair lift repairs.

Status: Staff has completed training on wheel chair lift repairs.

2. Goal: Refurbish a Crown Victoria vehicle to provide as a loaner in the Motor Pool.

Status: Refurbishment of the vehicle is 50% completed.

Activity 4212 - Engineering

2013-2014 PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Capital Improvement Projects (CIP) commenced and/or completed	10	16
Dollar value of CIP projects completed (\$ millions)	6.5	8.5
Subdivisions Processed: <i>Tentative Tract Maps</i>	1	3

<i>Tentative Parcels Maps</i>	1	2
<i>Final Tract Maps</i>	1	1
<i>Final Parcel Maps</i>	1	1
<i>Lot Line Adjustments Reviewed</i>	1	0
Conditional Use Permits Reviewed	1	1
Variances Reviewed	0	0
Site and Plan Checks for Building Permits	90	42
Concrete, Excavation, Utilities, Transportation, Sewer, Water, Undergrounding Permits Issued	160	129
Grading Permits Issued	15	7
Traffic Engineering Issues Investigated	35	15

2013-2014 GOALS AND OBJECTIVES

2. Goal: Implement water and sewer rate increases as recommended in the 2012 Sewer and Water Rate Studies.

Status: Since the 2012 Sewer Rate Study was prepared by a consultant (AKM Consulting Engineers) based on outdated information (1996 Sewer Master Plan), the City Attorney advised that the Sewer Master Plan be updated prior to moving forward with a sewer rate increase. The City has contracted with Phoenix Engineering to update the Sewer Master Plan. Phoenix Engineering is currently finalizing the report which is anticipated to be completed in early January 2014. Upon completion of the Sewer Master Plan update, the sewer rate increase will be pursued concurrently with water and trash rate increases.

3. Goal: Design and construct ADA (Americans with Disabilities Act) access improvements at all City parks.

Status: The City contracted with Transtech to prepare construction plans and bid specifications for all 13 parks. The plans are currently undergoing a detailed review by CASp Plus, a certified accessibility specialist, and are being finalized by Transtech as review comments are received. The plans and specifications are anticipated to be advertised for bids in early January 2014.

4. Goal: Design and construct water main upgrades at McPherrin, Huntington and Baltimore Avenues, between Garvey and Hellman Avenues, to improve fire protection as recommended in the City's 2012 Water Master Plan.

Status: Due to the greater need for water main upgrades in the northeast quadrant of the city, the project area was revised to include the area bound by Garfield, Hellman, New and Garvey Avenues. The project will also include water main upgrades in Garfield Avenue from Graves Avenue to El Repetto Drive, Milam Place from Wilcox Avenue to the south end, and Triana Street from Fotini Place to Ynez Avenue. The City contracted with Elie Farah, Inc. to prepare construction plans, bid specifications, and engineer's estimate (PS&E). The engineering design is underway and the 65% PS&E submittal is anticipated in early February 2014.

Activity 4220- Administration

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Water Rates:		
Surrounding agencies – average monthly (350 gallons/day, with ¾" meter)	\$ 72.50	\$ 78.21
Monterey Park – average monthly (350 gallons/day, with ¾" meter)*	43.18	39.16
Percent below average	67.90%	99.72%

* Includes water treatment surcharge.

2013-2014 GOALS AND OBJECTIVES

1. Goal: Continue to improve water operations through the use of technology (AMR, GIS, etc.) and upgrading infrastructure while promoting conservation.

Status: We continue to add AMR meters to the Distribution System and our conservation outreach is ongoing.

Activity 4221- Water Commercial

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Meter Exchange Program		
Meters changed ¾" – 2"	1,200	831
Large Water Meter Installation/ Upgrades: 3" – 8" meters		
Meter installation upgrades	4	2
Total meters installed to field- testable and/or field-repairable standards	89	91
Water Turn-ons and Turn-offs:	2,450	989
Work orders completed:	6,460	5,520

2013-2014 GOALS AND OBJECTIVES

1. Goal: Upgrade Meter Routes 47 and 48 to Automated Meter Read Routes (AMR) in order to more quickly identify leaks and meter problems.

Status: Route 47 is complete; Route 48 is in progress.

2. Goal: Replace and upgrade 6" meter at the Children's Court.

Status: Meter purchased; working on scheduling install without affecting Court.

Activity 4222- Water Production

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Water Production:		
(Acre-feet/year)	9,382	4,685
(Million gallons/year)	3,057	1,526
(Million gallons/day)	8.38	8.30

**Well Water Electrical Efficiency
Operational Testing Program:**

Number tested (12 total sites, 9 operable wells)	8	2
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**Cathodic Protection System Testing
Program:**

Number tested (5 sites total, 8 reservoirs)	8	0
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2013-2014 GOALS AND OBJECTIVES

1. Goal: Install new Supervisory Control and Data Acquisition (SCADA) radio communication tower at the Delta Plant.

Status: Structural drawings at 50%. Bids will be solicited upon bid completion.

2. Goal: Install asphalt access road at the Delta Booster Station.

Status: Ongoing, quotes being acquired.

3. Goal: Replace existing wood shingle façade at Pine Tree Reservoir with fire-rated material.

Status: Researching products and applications.

Activity 4223- Water Distribution

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Water Valve Exercising:		
Valves exercised ⁽¹⁾	1,450	436
2,070 valves should be exercised annually ⁽²⁾	70%	21%
New Water Services Installed:	30	8
Water Services Repaired:	45	18
Water Mains Repaired:	33	24
Gate Valves Repaired:	6	6

1) Unable to fully implement program in current and previous years due to staffing limitations.

2) In FY 12-13, 6 valves were added to the system.

2013-2014 GOALS AND OBJECTIVES

1. Goal: Replace 5 aging and unsafe fire hydrants with modern, safer substitutes that will comply with city codes.

Status: Hydrants ordered and will be installed by the end of the fiscal year.

2. Goal: Install 3 new water main blow offs per year at dead ends (126 total remaining) to help ensure good water quality within the distribution system.

Status: Two blow offs have been installed and the third will be completed by the end of the fiscal year.

3. Goal: Replace Brightwood Booster discharge piping with new pump control and plug valves.

Status: Action plan has been created and the project will be completed by the end of the fiscal year.

Activity 4226- Well 5 VOC Treatment Plant

2013-2014 GOALS AND OBJECTIVES

1. Goal: If required by the California Department of Public Health (CDPH), staff will plan and build an advanced oxidation plant (UV Oxidation) to treat 1,4-dioxane.

Status: Ongoing; project design is approximately 50% complete. Awaiting CDPH decision on 1,4-Dioxane and funding.

Activity 4227- Well 12 VOC Treatment Plant

2013-2014 GOALS AND OBJECTIVES

1. Goal: If needed, change out 22,000 pounds of vapor off-gas activated carbon to ensure compliance with AQMD standards.

Status: The off-gas carbon is still performing well and is not currently due to be changed out.

Activity 4228- Delta Perchlorate Treatment Plant

2013-2014 GOALS AND OBJECTIVES

1. Goal: Replace the upstream and downstream isolation valves of the pre-filter vessels.

Status: Ongoing; quotes are being acquired.

Activity 4233- Water Interconnection/Purchase

2013-2014 GOALS AND OBJECTIVES

1. Goal: Minimize the purchase of water from the San Gabriel Valley Water Company.

Status: To date only 1.92% of water delivered to customers was purchased.

Activity 6516- Parkway Maintenance

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year -to-Date</u>
Street Tree Trimmed	1,800	2,171
Street Trees Planted	50	8
Street Trees Removed	45	62
Service Requests	240	180

2013-2014 GOALS AND OBJECTIVES

1. Goal: Complete the renovation of two entrance medians located at N. Atlantic Blvd. and N. Garfield Ave. The new landscape design will incorporate the new palette that consists of drought tolerant and California native plants. An updated irrigation system that conserves water will also be implemented.

Status: These medians are scheduled for renovation, including solar irrigation operation beginning April 1, 2014.

Activity 6517- Parks

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year -to- Date</u>
Park Service Requests	24	26
Number of Special Projects	11	10

2013-2014 GOALS AND OBJECTIVES

1. Goal: Continue upgrading park landscape planters to incorporate the new palette on a priority basis. This will upgrade and enhance the overall welcoming beauty of the parks and conserve water at the same time.

Status: New monument signs with the new palette of plantings have been installed at Barnes Park and Langley Center. The south facing slope of City Hall has also received extensive treatment. The remaining park locations are expected to follow suit; their new monument signs are scheduled to be installed this fiscal year.

**City of Monterey Park
Monterey Park Bruggemeyer Library
Mid Year Report**

Activity 6001 – Administration

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Library Volunteer Hours	12,600	6,000
Grants Awarded (Number)	5	5
Grants Awarded (Amount)	\$ 150,000	\$ 123,715
Fundraising (Foundation)	23,000	9,500
Fundraising (Friends)	8,000	3,600

2013-2014 GOALS AND OBJECTIVES

1. Goal: Build the knowledge base of library staff in digital, print and other new technology devices so staff will be able to provide faster information delivery to library patrons.

 Status: Library staff participated in multiple conferences, training sessions and classes to learn about the latest technology for libraries and continue to train themselves on the recently purchased tablets (iPad, iPad mini, Nook, Kindle) to provide the public with opportunities to explore, learn, interact and become acquainted with these devices.

2. Goal: Improve visibility and awareness of library services, programs and collections by utilizing the media's content and services and expanding audience reach through collaborations with library organizations and projects with innovative ideas.

 Status: Library staff collaborated with diverse organizations including the Historical Society, American Legion Post #397, the Chinese American Citizens Alliance Youth Council and the Kiwanis Club to present educational or cultural programs of interest to the community. Staff continues to do outreach to local schools to promote library services to students. The Library Foundation networked with community organizations, businesses and leaders through its **Recycling for Reading** and **Walkathon** programs, raising the library's profile as a leader in the community.

3. Goal: Support the development of digital technology throughout the library to further transition into the 21st century.

Status: Staff will explore how mobile technology and mobile apps can be integrated into library programming that will encourage literacy skills and interactive learning especially for younger patrons and particularly related to Science, Technology, Engineering, and Mathematics (STEM) curriculum via the use of technology in a library setting. The library purchased an adaptor and apps to use with the iPad for more interactive Children's storytimes and additional memory for the public printers to allow for larger patron print jobs. The library installed additional wireless access points to provide a greater range of wireless access for patrons.

Activity 6002 – Reference and Adult Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Reference Transactions	10,000	9,041
Adult/YA Programs Presented	300	119
Adult/YA Programs Attendance	6,500	2,524

2013-2014 GOALS AND OBJECTIVES

1. Goal: Expand resources in the library collection on geography and history to meet the educational needs of adults and teens working on research and homework assignments.

Status: Staff updated Mark Keppel High School's English Department on how the library is working to meet the needs of teens doing research and homework assignments with the Classic Collection, a collection of great literary works and award winning books from recommended reading school lists, the addition of books in high demand school subject areas, and a new collection of current high school text books (Algebra 1 & 2, Biology, Chemistry, Geometry) for library use only.

2. Goal: Develop an adult summer reading program, *Novel Destinations: Muslim Journeys*, from a grant award from the National Endowment for the Humanities and the American Library Association that will engage the community in book and film discussions about Islamic culture.

Status: The library completed a successful adult summer reading program with five programs that engaged the community with the history of Islamic culture.

Programs included a month-long photography exhibit of Kuwait and Dubai, a travelogue program with a guest speaker, a film screening of *Islamic Art: Mirror of our Invisible World*, and a summer book club explored Afghan history and culture with the book, *A Thousand Splendid Suns* by Khaled Hosseini. The Muslim Journeys Bookshelf (25 books) was introduced at each of the programs and special bookmarks were given to the attending audiences.

3. Goal: Implement and plan local history displays and programs at the library in partnership with the Monterey Park Historical Society to share the rich history of the people, places, and events of Monterey Park from its earliest beginnings to the present.

Status: The library worked in partnership with the Monterey Park Historical Society and the American Legion Post 397 to present a film history program and a Veterans Day Program. The film *National Velvet* was screened with guest speaker film historian Foster Hirsch who engaged the audience with film and local history memories of the home front during WWII. Along with the film, the Historical Society set-up a display on film history and the “first” Edwards Theater in Monterey Park. The second program partnership featured Peter Maimone, WWII Veteran and P-38 pilot, along with a month-long display with books, military uniforms and photographs of the Iraq War and WWII.

Activity 6003 – Technical Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Book Titles Added	4,200	1,262
Audio-Visual Titles Added	<u>370</u>	<u>261</u>
Total Cataloged Titles Added	4,870	1,523
Cataloged Books Added	4,600	2,391
Cataloged Audio-Visual Added	680	403
Government Documents Added	<u>240</u>	<u>148</u>
Total Cataloged Items Added	5,520	2,942
Total Uncataloged Items Added	0	0
Total Items Purged	10,200	4,965
# of Materials Borrowed From Other Libraries	100	37
# of Materials Other Libraries Borrowed	200	22
Total All Items	181,300	173,113
	<u>150,400</u>	<u>142,303</u>

2013-2014 GOALS AND OBJECTIVES

1. Goal: Add the California Telecommunication Fund Service Discounts and continue to take advantage of the E-rate discount to maintain fast internet connections to meet the demands of library computer users.

Status: The Library was awarded a third year of the E-rate discount in the amount of \$27,532.80 (an 80% discount) for 75 mpbl of internet speed service.
2. Goal: Restructure and enhance library webpage in preparation for the migration along with the city's webpage to improve access and visibility for the public.

Status: Library staff was engaged in the redesign of the library website with other core website committee project members and vendor CivicPlus. The library was also involved in the Community Engagement Survey, Functionality and Design form to review the website's project goals and expectations to meet the City's goals, recommendations and visions for a new website.

Activity 6004 – Circulation Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year to Date</u>
Total Items Circulated	355,000	146,250
Item Circulated Per Capita/Year*	5.77	2.38
Weekly Hours of Opening	41	41
User Visits Per Day	1,280	1,048
Total User Visits Per Year	375,000	154,067
New Cardholders Registered	5,000	1,976
# of Requests for Items Checked Out	3,500	946
Overdue Notices-Processed	6,500	2,775

*Based on population figure of 61,445

2013-2014 GOALS AND OBJECTIVES

1. Goal: Upgrade the self-checkout machine, improving the performance and effectiveness of the library checkout system allowing simpler, quicker checkout of materials by the public.

Status: The Technical Services Librarian and Circulation Supervisor researched enhancements available to our current technology. Authorization to upgrade

the self-checkout with the purchase of a new computer system for the machine has been received and installation has been completed.

2. Goal: Design and develop a training manual for volunteers in Circulation to ensure consistency in training and proper representation of the library image. Volunteers are valuable resources that help enhance the services Circulation staff provides to the public.

Status: Information from other departments is being compiled regarding the training of volunteers at the library. This information will be edited with our current training manual into a handbook for use each time volunteers are trained ensuring a consistent standard of conduct by all volunteers.

Activity 6005 – LAMP Literacy Program

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Number of Students Participating	1,500	850
Number of Student Hours	28,000	14,233
Number of Tutors	125	61
Number of Tutor Volunteer Hours	3,760	1,740
Number of Tutors Trained	75	31

2013-2014 GOALS AND OBJECTIVES

1. Goal: Address the demand of second language high school students who need assistance with Basic English reading, writing and speaking skills by working with local high schools.

Status: A partnership with AAEDE, a local nonprofit agency is recruiting college students to extend assistance to high school students struggling with reading skills is in the planning stages.

2. Goal: Create an outreach literacy intervention program offsite at local schools with a community partner to serve at-risk students reading below grade levels.

Status: Completed. Reading Rockets Literacy Program partnered with AAEDE (Asian American Economic Development Enterprise) to recruit college students to tutor elementary students struggling with reading skills.

3. Goal: Develop online Adult ESL Tutoring Trainings and Long Distance ESL classes to meet the needs of students who cannot attend scheduled classes.

Status: Negotiations with Reading Horizons to contract online software that will give access to adult students through internet access still in progress.

Activity 6006 – Children’s Services

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year to Date</u>
Reference Transactions (Children’s)	11,600	8,189
Children’s Reading Programs	420	160
Children’s Reading Programs’ Attendance	10,200	4,500

2013-2014 GOALS AND OBJECTIVES

1. Goal: Provide programs that instruct children and their caregivers on information literacy to enhance their research skills on homework topics, such as California Missions, Science Experiments and Explorers.

Status: Children’s staff provided instructional sheets on how to conduct research and recognize authoritative and reliable digital resources, how to access California Mission e-books and how to access a children’s database BookFlix, and “Native American Tribes” and compile bibliographies.

2. Goal: Incorporate e-books into preschool Storytime to promote children’s e-books collection, to model to caregivers how to engage their children with new technology and to extend the learning experience beyond Storytime by offering a fun, educational application used in the Storytimes.

Status: Staff acquired new knowledge on iPad technology and incorporated those skills into children’s programs including Storytimes using “Felt Board” apps and eBooks. Staff conducted hands-on classes to introduce and promote children’s electronic resources including eBooks and database to Tweens, preschoolers and their accompanying parents.

**City of Monterey Park
Recreation & Community Services Department
Mid Year Report**

Activity 6502 – Facilities Supervision

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year –to-Date</u>
Gymnasium (daily avg.)	102	98
Hours of Facilities Use –	705	369
Youth Group		
Private Group	655	383
	145	91
Facility Reservation		

2013-2014 GOALS AND OBJECTIVES

1. Goal: Achieving Financial Stability: Promote and advertise facility availability to increase facility reservations by at least 10%.

 Status: On-going: Current facility reservations have had an increase of 13%.

Activity 6503- Aquatics

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Total Number of Users	64,000	52,882
Instructional Class Attendance	2,500	2,502
Hours of Use by:		
Instructional Classes	770	745
Private Groups	1,600	800
School Groups	1,700	1,020
Public Swim	500	470

% of Operating Expenses
Defrayed by User Fees

27%

30%

2013-2014 GOALS AND OBJECTIVES

1. Goal: Work closely with building maintenance and Engineering on the Variable Frequency Drive project. The new VFD motor is programmable to allow operational modification that cleans up power and utilizes it more efficient; this on its own saves power during peak and off peak hours.

 Status: On Schedule – A contractor has been selected for the project. We are in the process of scheduling a start date that will have the least impact on the facility activities. This project will require the Barnes pool to closed for about 2 weeks.
2. Goal: Incorporate new ramps and lifts at both George Elder Pool and Barnes Pool to meet new ADA Guidelines. Project is scheduled to be completed before the start of summer 2013.

 Status: On Schedule - The lifts have been installed at both pools and are ready to be used as needed. The stairs have been installed at Elder Pool and can be used if requested by our customers. The lift at Barnes Pool will be installed in January 2014.

Activity 6505- Langley Senior Center

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Sr. Citizen Lunches served	29,000	14,500
Home Delivered Lunches	14,000	7,000
Volunteer Hours	37,700	18,850
Education & Recreational Classes Attendance	96,300	48,150
Health Care Screenings	2,900	1,450

In Home Care Contacts	2,800	1,400
Trips & Tours	890	445
Billiards, Table Tennis, Exercise Machines	90,000	45,000

2013-2014 GOALS AND OBJECTIVES

- Goal:** Improve organizational effectiveness: Assess overall use of floor space in the entire facility to determine most efficient way to schedule classes, club meetings and activities, as well as the best use of the office space. This will result in more classes and effective use of staff.

Status: The Department's on line Registration and Reservation system has been completely installed to help the Center be more efficient. This system can now provide the center with on line calendars that will help determine where new programming and reservation are needed.
- Goal:** Improve organizational effectiveness: Develop programming designed for new 'Active Adults' that are just beginning to use the facilities at Langley Center.

Status: On Schedule – Requesting feedback from the community through a survey.

Activity 6506 - Day Care

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Barnes Child Care Center Average Daily Attendance	24	35
% of Operating Expenses Defrayed by User Fees	100%	100%
Enrollment- Summer	55	60
Enrollment – Tiny Tots/Summer	53	45
Enrollment – Tiny Tots	50	56

2013-2014 GOALS AND OBJECTIVES

1. Goal: Incorporate free monthly training workshops for staff offered by the Eastern Regional Center. Workshops will include topics on special needs support groups, and autism services for parent.

Status: Throughout the year staff will attend various workshops, which continues to help improve communication skills and develop better rapport and partnership with schools and agencies. Parents were welcome to attend as well. Recently 2 staff attended a workshop called “Empowering youth through education”.

Activity 6507- Recreational Activities

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Adult Sports Teams	200	62
Specialized Recreation-		
Activities Enrollment: Youth	3,250	3,023
Adult	1,250	868
Total Activity Revenue Collected	300,600	149,236

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve organizational efficiency: Adjust leisure class calendar with instructors to reflect new school schedules adopted by local school districts.

Status: In Progress –Start dates of the leisure classes are being adjusted to reflect schedules of both school and senior centers programs. By making these adjustments, it will be more efficient for staff, instructors and customers.
2. Goal: Improve organizational efficiency: Network with offsite vendors to increase leisure classes and revenue without impacting city facilities.

Status: In Progress – Networking with offsite vendors for future classes. All current vendors have shown an increase of registered students from Monterey Park, including those vendors located outside of the city. This increase has been reflected in additional revenue for both parties.

Activity 6508 – Community Participation

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Total Number of Volunteer Hours	31,000	18,601
Number of Community Service Court Allocated/Referral Volunteers	65	15
Number of Regular Volunteers	500	324
Estimated Savings to City for Volunteer Hours Based on National Standard Rate (\$18.01 per hour)	\$558,310	\$335,004
Total Number of Special Events	20	10
Number of Clubs, Groups and Organizations Participating in Special Events	40	20

2013 – 2014 GOALS AND OBJECTIVES

1. Goal: Improve organizational effectiveness: Continue to increase attendance at the Annual Play Days Parade by 15% by increasing marketing and community participation in the parade. Utilize networks within businesses, service groups, school organizations and the Chamber of Commerce to spread awareness.

Status: On-going – Planning for 2014 Play Days event has begun and will include an increase in overall marketing efforts

Activity 6509 – Media Productions

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Internet webcast total views*	3,900	1,138
Number of Programs Shown on MPK-TV (including repeats)	2,500	1,122
MPK-TV YouTube Channel Views*	4,974	2,759

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve organizational efficiency: Coordinate with other departments to upgrade the City webpage with new technology that provides information in a timelier manner.

Status: The website project is proceeding in a timely manner and is on schedule to go live on February 1, 2014

Activity 6511- Langley Center

PROGRAM MEASUREMENTS

	<u>Budget Projection</u>	<u>Year-to-Date</u>
Dial-A-Ride:		
Senior Passengers	16,300	8,150
Handicapped Passengers	5,200	2,600
Transit Miles	53,000	26,500
MTA Passes/Stamps & MTA Tokens (5,000)	4,500	1,560
Taxi Coupons	325*	180*
Senior Citizen Specialized Trips **	220	45
* New eligibility requirements have reduced the number of people eligible for this program.		
** Formerly reported in Activity 4201		

2013-2014 GOALS AND OBJECTIVES

1. Goal: Improve organizational efficiency: Research, purchase and implement computerized dispatch software that will increase ridership and improve routing.

Status: In progress – Staff has viewed one presentation on dispatch software; a presentation from a different vendor will be scheduled by April.



City Council Staff Report

DATE: February 5, 2014

AGENDA ITEM NO: **New Business**
Agenda Item 13

TO: The Honorable Mayor and City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Scheduled Matter: Consider adopting a resolution declaring real property located at 236 South Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue to be surplus property and authorize the City Manager to convey the real property in accordance with the applicable law.

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Adopting a resolution declaring property located at 236 South Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue to be surplus property;
- (2) Finding that the project as proposed is exempt from Environmental Review under CEQA Guidelines § 15312 (Surplus Government Property Sales);
- (3) Authorizing the City Manager to convey the real property in accordance with the applicable law; and
- (4) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City is proposing the disposition (i.e., sale) of City owned property located at 236 South Ramona Avenue. It is LINC Community Housing Development Corporation's intention to purchase the property to develop six affordable residential units. The City is also proposing the disposition (i.e. sale) of City owned property located at 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue. LINC intends to purchase these residentially developed properties; refurbish the existing residential units as necessary; and manage and rent these existing residential units as affordable housing.

Pursuant to Government Code § 64502, the City cannot convey real property until the Planning Commission and City Council determine whether the property conforms with the City's General Plan. The Declaration of Surplus Property is a process that local government must comply with before the disposition of any government owned property. The determination does not automatically dispose of the Property. Only the City Council can declare the property surplus and determine the method of its conveyance.

BACKGROUND:

On June 6, 2012, the City Council certified LINC Housing as a qualified Community Housing Development Organizations (CHDO) and authorized City Manager to enter into a Reservation Agreement with LINC Housing in the amount of the \$544,245 (this figure was later increased to \$834,833 because of additional HOME Funds that needed to be expanded or the funds would roll back to HUD).

On July 22, 2013, the City Council approved 236 South Ramona Avenue as the Project Site to utilize the HOME Funds and authorized the City Manager to enter into an Agreement with LINC Housing. This Agreement committed \$834,833 in HOME Funds to LINC Housing for the development of 6 new affordable housing units and the sale of 25 units located at 534 Chandler Avenue and 321, 325, 341 and 371 East Pomona to LINC.

On October 2, 2013, the City Council approved the Pre-Development Loan to LINC Housing to evaluate project feasibility of the 236 South Ramona Avenue Site. The City Manager was authorized to execute the Pre-Development Loan in the amount of \$83,483.

On January 23, 2014, the Planning Commission adopted a resolution that the proposed disposition of surplus property is in conformance with the City's General Plan.

ANALYSIS AND EVALUATION OF PROJECT:

The City is proposing the disposition (i.e., sale) of City owned property located at 236 South Ramona Avenue. It is LINC Community Housing Development Corporation's intention to purchase the property to develop six affordable residential units. The City is also proposing the disposition (i.e. sale) of City owned property located at 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue. LINC intends to purchase these residentially developed properties; refurbish the existing residential units as necessary; and manage and rent these existing residential units as affordable housing.

Pursuant to Government Code § 64502, the City cannot convey real property until the Planning Commission determines whether the property conforms with the City's General Plan. In January 2014, the Planning Commission found that the disposition of the Property is in compliance with the City's General Plan. It is then the City Council's responsibility to declare the Property surplus and determine the method of its conveyance.

Before disposition of surplus property, the City must provide written notice to interested parties to allow development opportunities for affordable housing, park & recreational uses, school facilities, enterprise zone purposes, or a transit village development pursuant to Government Code § 54222. This action will occur once the City Council declares the Property as surplus.

RESOLUTION NO. 02-14

A RESOLUTION FINDING THAT CONVEYANCE OF SURPLUS PROPERTY LOCATED 236 SOUTH RAMONA AVENUE; 321, 325, 341, AND 371 EAST POMONA BOULEVARD; AND 534 NORTH CHANDLER AVENUE CONFORMS TO THE MONTEREY PARK GENERAL PLAN AND THE MONTEREY PARK MUNICIPAL CODE.

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On January 9, 2014, the City of Monterey Park filed an application requesting that the City Council declare real property located 236 S. Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue ("Surplus Property") to be surplus and authorize the City Manager to dispose of such property in accordance with applicable law;
- B. Pursuant to Government Code § 65402(a), the City submitted its application to the Planning Commission for review. The City's submission was reviewed by the Planning Commission for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- C. In addition, the Planning Commission reviewed the property sale 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 found the sale of the property to be categorically exempt pursuant to a Class 12 exemption;
- D. At a special meeting on January 23, 2014, the Planning Commission considered the information provided in the City's application regarding the Surplus Property.

SECTION 2: *Purpose of Surplus Property Sale.*

- A. The City is purposing to dispose of the City owned property located at 236 S. Ramona Avenue to a nonprofit home builder with the intention of developing a six unit affordable housing project; and disposing of the property located at 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue to the same nonprofit corporation that will rehabilitate, manage and rent the existing residential units as affordable housing. It is the City's intention to declare the property as surplus.

SECTION 3: Environmental Assessment. After reviewing the City's application, the Planning Commission finds that the proposed project is exempt from CEQA requirements pursuant to CEQA Guidelines § 15312 and the Monterey Park Guidelines. Specifically, the City proposes to sell the Surplus Property; the Surplus Property is not located in an area of concern; the Surplus Property does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

SECTION 4: General Plan Conformance and Zoning. The proposed project conforms to the City's General Plan and the zoning regulations in the MPMC as follows:

- A. Resources Element (Open Space and Recreational Components)
The subject property does not provide an open space benefit or contain a recreational facility and as such, the sale and development of the subject property will not lead to the loss of open space.
- B. Land Use Element
The site remains in conformance with the Land Use Element as the subject property is designated for residential use.
- C. Zoning
The sale of the subject site, if declared surplus property, would be in conformance with the Zoning Code which would allow for the development of an affordable housing project.

SECTION 5: Report. Pursuant to Government Code § 65402(a), this Resolution constitutes the Planning Commission's report to the City Council showing that selling the Surplus Property is consistent with the General Plan.

SECTION 6: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 7: The Commission Secretary is directed to provide a copy of this Resolution to the City of Monterey Park and to any other person requesting a copy.

SECTION 8: This Resolution may be appealed within ten (10) 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.

SECTION 9: Except as provided in Section 8, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

PASSED AND ADOPTED this 23rd day of January, 2014.

Larry Sullivan, Chairperson
City of Monterey Park Planning Commission

ATTEST:

Secretary

APPROVED AS TO FORM:

By: _____
Karl H. Berger, Assistant City Attorney

RESOLUTION NO. ____

A RESOLUTION DECLARING REAL PROPERTY LOCATED AT 236 SOUTH RAMONA AVENUE; 321, 325, 341, AND 371 EAST POMONA BOULEVARD; AND 534 NORTH CHANDLER AVENUE TO BE SURPLUS PROPERTY AND AUTHORIZING THE CITY MANAGER TO CONVEY IT IN ACCORDANCE WITH APPLICABLE LAW.

The City Council does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On January 9, 2014, the City of Monterey Park filed an application requesting that the City Council declare real property located 236 S. Ramona Avenue; 321, 325, 341, and 371 East Pomona Boulevard; and 534 North Chandler Avenue ("Surplus Property") to be surplus and authorize the City Manager to dispose of such property in accordance with applicable law (the "project");
- B. Pursuant to Government Code § 65402(a), the City submitted its application to the Planning Commission for review. The City's submission was reviewed for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("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 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines");
- D. At a special meeting on January 23, 2014, the Planning Commission considered and adopted Resolution No. 02-14, finding that the proposed disposition of surplus property is consistent with the Monterey Park General Plan;
- E. A review of the City's application shows that the Surplus Property is no longer required for the City's use. Its disposition would provide a public benefit to the City; and
- F. The Surplus Property will be offered for sale in accordance with applicable law including, without limitation, Government Code § 54222.

SECTION 2: *Purpose of Surplus Property Sale.* The City Council declares to the Surplus Property to be surplus in accordance with applicable law. This Resolution gives the City Manager, or designee, authority to convey the Surplus Property to LINC Community Development Corporation ("LINC"), a nonprofit home builder with the intention of developing a six unit affordable housing project and rehabilitating,

managing, and renting existing residential units as affordable housing.

SECTION 3: *Environmental Assessment.* The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) because it consists of disposing Surplus Property in accordance with applicable law. Disposal of the Surplus Property (by itself) does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines § 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. In addition, disposal of the Surplus Property is categorically exempt in accordance with CEQA Guidelines § 15312. Specifically, the City anticipates conveying the Surplus Property; the Surplus Property itself does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

SECTION 4: *Report.* Pursuant to Government Code § 65402(a), the Planning Commission Resolution was submitted to the City Council showing that conveying the Surplus Property is consistent with the General Plan.

SECTION 5: *Authorizations.* The City Manager, or designee, is authorized to take all steps needed to convey the Surplus Property in accordance with applicable law including, without limitation, offering the Surplus Property for disposition pursuant to Government Code § 54222 and executing all documents required for conveying the Surplus Property on the City’s behalf in accordance with applicable law use approvals. Should an entity other than LINC Housing seek to obtain the Surplus Property, the City Manager must report back to the City Council before any conveyance.

SECTION 6: This Resolution will become effective immediately upon adoption and remains effective unless superseded by a subsequent resolution.

PASSED, ADOPTED AND APPROVED this 5th day of February 2014.

Anthony Wong, Mayor

ATTEST:

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

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Monterey Park at the regular meeting held on the 5th day of February 2014, by the following vote of the City Council:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED AS TO FORM:

MARK D. HENSLEY, City Attorney

By:

Karl H. Berger, Assistant City Attorney

ENVIRONMENTAL ASSESSMENT:

The proposed project is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists of disposing Surplus Property in accordance with applicable law. Disposal of the Surplus Property (by itself) does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines § 15061(b)(3) as CEQA only applies to projects that have the potential to cause a significant effect on the environment. In addition, disposal of the Surplus Property is categorically exempt in accordance with CEQA Guidelines § 15312. Specifically, the City anticipates conveying the Surplus Property; the Surplus Property itself does not have significant value for wildlife habitat or other environmental purpose; and the use of the Surplus Property and adjacent property has not changed since the time the City acquired the Surplus Property. Accordingly, this project conforms with a Class 12 categorical exemption under CEQA.

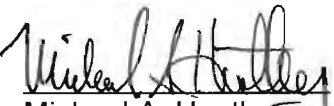
ALTERNATIVE COUNCIL CONSIDERATIONS:

None.

FISCAL IMPACT:

No fiscal impacts.

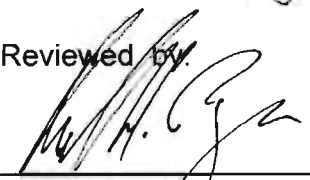
Respectfully submitted,


Michael A. Huntley
Community and Economic
Development Director

Approved by:


Paul L. Talbot
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

Attachments:

Planning Commission Resolution
City Council Resolution