

**CITY COUNCIL 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 W. Newmark Avenue, Monterey Park, CA 91754
Wednesday
February 17, 2016
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.

Communication by the Public is an important part of the Local Government Process. 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 are 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 www.montereypark.ca.gov. 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

For members of the public wishing to address the City Council regarding any item on this Agenda including the Consent Calendar or Oral Communications, please fill out a speaker card and return it to the City Clerk before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. 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 an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Mayor, as confirmed by the City Council may reduce the amount of time allotted to each speaker 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, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

CALL TO ORDER

Mayor

FLAG SALUTE

The Monterey Park Police Explorers

ROLL CALL

Peter Chan, Mitchell Ing, Stephen Lam, Hans Liang, Teresa Real Sebastian

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS – (Related to City Business Only – 5 minute limit per person) While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

ORAL AND WRITTEN COMMUNICATIONS

[1.] PRESENTATIONS - None.

[2.] SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)

NEW BUSINESS

2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 17, 2016

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 17, 2016 totaling \$2,691.65** 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-B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – JANUARY 2016

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

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

2-C. SUCCESSOR AGENCY (SA) MINUTES

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

- (1) Approve the minutes from the regular and special meeting of January 20, 2016; and
- (2) Take such additional, related, action that may be desirable.

[3.] CITY OF MONTEREY PARK- CONSENT CALENDAR - None.

[4.] PUBLIC HEARING - None.

4-A. CONSIDER THE ADOPTION OF AN ORDINANCE AMENDING SPECIFIC SECTIONS OF TITLE 21 (ZONING REGULATIONS) OF THE MONTEREY PARK MUNICIPAL CODE

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing the public hearing and considering the draft ordinance;
- (4) Introducing and waiving first reading of the ordinance and schedule second reading and adoption for March 2, 2016; and
- (5) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed ordinance is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the ordinance being recommended by the resolution constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The resolution and ordinance, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

[5.] OLD BUSINESS - None.

[6.] NEW BUSINESS

6-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 17, 2016

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 17, 2016 totaling \$1,328,604.42 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

6-B. MONTHLY INVESTMENT REPORT – JANUARY 2016

It is recommended that the City Council:

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

6-C. CITY COUNCIL MINUTES

It is recommended that the City Council:

- (1) Approve the minutes from the special Centennial meeting of January 13, 2016 and the regular and special meeting of January 20, 2016; and
- (2) Take such additional, related, action that may be desirable.

6-D. EXTEND MORATORIUM ON “VAPING STORES”

It is recommended that the City Council consider:

- (1) Whether to adopt an urgency ordinance upon a 4/5 vote to extend the temporary prohibition on the City from issuing permits to allow the construction or operation of “vaping stores” as defined in the draft ordinance; or
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adoption of this ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, adopting this ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the ordinance is for general policies and procedure-making. These does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this ordinance will be subject to CEQA review as part of the entitlement review of the project. The ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

6-E. AWARD OF CONTRACT TO GST INFORMATION TECHNOLOGY SOLUTIONS, FOR THE INSTALLATION OF AUDIO VISUAL EQUIPMENT IN THE CITY COUNCIL CHAMBERS AT A COST OF \$45,882 (SPEC.# 851)

It is recommended that the City Council consider:

- (1) Award a contract for the purchase and installation of Audio/Visual Equipment for \$41,711 (+ a 10% contingency of \$4,171 for a total of \$45,882) to GST Information Technology Solutions to be funded out of the Charter Communications Video Equipment Fund (account # 0075-450-0075-08640) and
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with GST Information Technology Solutions, and
- (3) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Since the proposed work is a minor alteration to an existing public facility, this project is a Class 1 Categorical Exempt pursuant to the California Environmental Quality Act.

6-F. AWARD OF CONTRACT TO CARNIVAL MIDWAY ATTRACTIONS, TO PROVIDE ENTERTAINMENT AND AMUSEMENT DEVICES FOR THE ANNUAL PLAY DAYS FESTIVAL

It is recommended that the City Council consider:

- (1) Awarding a 3 year contract to Carnival Midway Attractions, to provide entertainment and amusement devices for the annual Play Days Festival. Revenue from the Carnival will be deposited into account 0075-450-0075-08610;
- (2) Authorize the City Manager to execute a standard contract, in a form approved by the City Attorney, with Carnival Midway Attractions; and
- (3) Take such additional, related, action that may be desirable.

6-G. SOLAR ENERGY FOR MUNICIPAL FACILITIES – REVIEW OF RESPONSES TO REQUEST FOR QUALIFICATIONS

It is recommended that the City Council consider:

- (1) Consider the Vendor Responses to the Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities; and
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The project is exempt from the requirements of California Environment Quality Act (CEQA) per California Public Resources Code Section 21080.35 that is a categorical exemption for the installation of solar photovoltaic systems, including associated equipment, on the roof of an existing building or at an existing parking lot.

6-H. CENTRALIZED GROUNDWATER TREATMENT SYSTEM PROJECT – AUTHORIZATION TO RELEASE RFQ

It is recommended that the City Council consider:

- (1) Authorizing staff to release a Request for Qualification (RFQ) for Design-Build of the Centralized Groundwater System Project at the Delta Plant;
- (2) Authorizing staff to select a panel to evaluate submittals to RFQ, and/or designate individual(s) to participate in the panel; and
- (3) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The project is categorically exempt from the California Environment Quality Act (CEQA) per CEQA Guidelines § 15302, "Replacement or Reconstruction." The project consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

6-I. PURCHASE OF A 2016 FREIGHTLINER HYDRO EXCAVATION JET SEWER CLEANER

It is recommended that the City Council consider:

- (1) Authorizing the City Manager, or designee to purchase a 2016 Freightliner 114SD hydro excavator jet sewer cleaner per bid #15-5 at the cost of \$438,344.10; and
- (2) Take such additional, related, action that may be desirable.

[7.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

[8.] CLOSED SESSION - None.

ADJOURN



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: (SA) New Business
Agenda Item 2-A.

TO: The Honorable Mayor and City Council
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 17, 2016

RECOMMENDATION:

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 17, 2016** totaling **\$2,691.65** 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 **310-311**.

BACKGROUND:

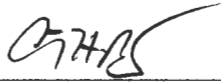
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are 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:

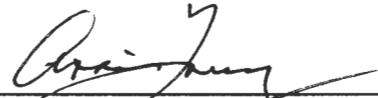
Disbursements from all funds total **\$2,691.65.**

Respectfully submitted:

Prepared by:

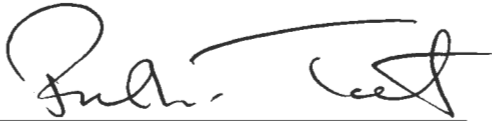


Chu Thai
Director of Management Services



Annie Yaung, CPFO
Controller

Approved By:



Paul L. Talbot
City Manager

Attachments: Warrant Register

RESOLUTION NO. SA-_____

**A RESOLUTION OF THE
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
17TH DAY OF FEBURARY 2016
TOTALING \$2,691.65 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

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

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

Atlantic/Garvey Projects	\$ 2,691.65
Total	<u>\$ 2,691.65</u>

PASSED, APPROVED AND ADOPTED THE 17TH DAY OF FEBURARY 2016.

Peter Chan, 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 17th day of February 2016 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

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

ATTACHMENT 1

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	16.65	INTERNET/PHONE SERVICE		310	16.65
TOTAL FOR PREPAID WARRANTS						16.65
	PRINTED	16.65				
	E-PAYABLE	0.00				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HENSLEY LAW GROUP	0860-801-1203-31600	2,675.00	LEGAL-SA		311	2,675.00
TOTAL FOR REGULAR WARRANTS						2,675.00
PRINTED						2,675.00
E-PAYABLE						0.00

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016

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TOTAL FOR PREPAID WARRANTS	16.65
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	2,675.00
TOTAL FOR PRINTED E-PAYABLES	0.00
TOTAL WARRANTS	2,691.65
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	1
TOTAL E-PAYABLES PRINTED	0
TOTAL CHECKS ISSUED	2

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/17/2016
 FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	16.65	2,675.00	2,691.65
	TOTAL	16.65	2,675.00	2,691.65



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: (SA) New Business
Agenda Item 2-B.

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Controller
SUBJECT: Successor Agency Monthly Investment Report – January 2016

RECOMMENDATION: It is recommended that the City Council:

- (1) Receive and file the Monthly Investment Report; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

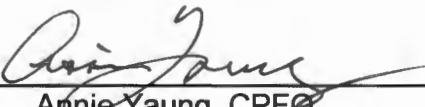
As of January 31, 2016 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings	5,638,626.14
• Successor Agency (SA) Checking	132,125.12
• Successor Agency (SA) RORF	<u>127,557.00</u>
Total	<u>\$ 5,898,308.26</u>

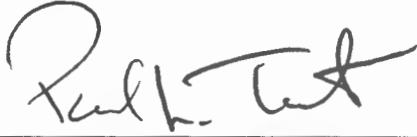
BACKGROUND:

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

Respectfully submitted and prepared by:


Annie Yaung, CPFO
Controller

Approved by:


Paul L. Talbot
City Manager



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO:

(SA) New Business
Agenda Item 2-C.

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)

- (1) Approve the minutes from the regular and special meeting of January 20, 2016; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

Prepared by:

Vincent D. Chang
City Clerk

Helena Cho
Secretary

Approved By:

Paul L. Talbot
City Manager

Attachments: January 20, 2016 regular and special meeting minutes

ATTACHMENT 1

Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
JANUARY 20, 2016**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 20, 2016 at 6:00 p.m.

CALL TO ORDER:

Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:

City Manager Paul Talbot called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Mitchell Ing, Peter Chan

Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:00 p.m.

**1. CONFERENCE LEGAL COUNSEL, EXISTING LITIGATION -GOVERNMENT
CODE § 54956.9 (a) - Number of Cases: one**

Angelo Iacono vs. City of Monterey Park

WCAB No: ADJ8123820

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 6:20 p.m.

Action Taken: No reportable action taken during Closed Session.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JANUARY 20, 2016**

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, Wednesday, January 20, 2016 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 Chan called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing

Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, City Attorney Mark Hensley, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Management Services Director Chu Thai, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, City Librarian Norma Arvizu, Controller Annie Yaung, Water Utility Manager Frank Heldman, Deputy City Clerk Cindy Trang, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Manager Talbot reported that on item 4A, it references Bellflower when it should have been Monterey Park. He also reported an amended resolution for Item No. 6E and Item No. 6I is tabled to the next council meeting.

ORAL AND WRITTEN COMMUNICATIONS

- David Barron, representative for the Greater Monterey Park Chamber of Commerce, announced the upcoming Lunar New Year Gala event on February 18, 2016.

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

- Russell Haas, member of the Lion's Club, talked about having to choose between using their funds for eye screening children or paying rental of a city facility.
- Song Park, member of the Lion's Club, spoke about events held to raise funds for eye screening of children. He asked the City to continue supporting these events.
- Andy Islas, member of the Lion's Club, said the Lion's Club had helped to build and renovated many facilities in the city. He asked the Council to reconsider and bring this item back for discussion in the future.
- John Leung, representative of the San Gabriel Municipal Water District, encouraged the residents to continue to conserve water and announced that the Water District has increased their rebate program. An educational conference for council members will be held in San Jose regarding California water system.

1. **PRESENTATION**

None.

2. **SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)**

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF JANUARY 20, 2016

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 305-306.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved Item Nos. 2A-2D and joint Council Item No. 6E. The City Council approved payment of warrants and adopted Resolution No SA-109 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated January 20, 2016 totaling \$1,021.06 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. SA-109, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 20TH DAY OF JANUARY 2016 TOTALING \$1,021.06 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

2B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – DECEMBER 2015

As of December 31, 2015 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Savings	5,637,766.61
• Successor Agency (SA) Checking	<u>163,790.45</u>

Total \$ 5,801,557.06

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency received and filed the monthly investment report. Motion taken with Item No. 2A.

2C. SUCCESSOR AGENCY (SA) MINUTES

Approve the minutes from the regular and special meeting of December 16, 2015.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved the minutes from the regular and special meeting of December 16, 2015. Motion taken with Item No. 2A.

2D. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2016 – JUNE 30, 2017

AB X1 26 requires the Monterey Park Successor Agency ("SA") to formulate Recognized Obligation Payment Schedules ("ROPS") under which the SA makes payments for eligible obligations of the former Redevelopment Agency. The ROPS are considered by the Successor Agency Board, proposed to the Oversight Board ("OB") and, if approved by the OB, provided to the California Department of Finance ("DOF") for review.

On January 1, 2016 the Department of Finance (DOF) changed the form for the ROPS to incorporate an entire 12 months. As a result, staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider and adopt the ROPS 16-17A & B and Administrative Budget for the period covering July 2016 – June 2017.

Action Taken: This item heard with Item 6E. The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency (1) adopted Resolution No. SA-110 approving the Recognized Obligation Payment Schedule for the period between July 1, 2016 – June 30, 2017 (ROPS 16-17A & B) and the Successor Agency Administrative Budgets for July 1, 2016 –June 30, 2017; and (2) directed staff to post and transmit the ROPS and Administrative Budget to the appropriate public agencies. Motion taken with Item No. 2A.

Resolution No. SA-110, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY APPROVING AND ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE 16-17 A&B AND THE SUCCESSOR AGENCY ADMINISTRATIVE BUDGET (FOR THE PERIOD BETWEEN JULY 1, 2016 THROUGH JUNE 30, 2017)

6E CONSIDERATION AND POSSIBLE ADOPTION OF A JOINT RESOLUTION APPROVING THE EXCESS BOND EXPENDITURE AGREEMENT REGARDING THE USE OF EXCESS BOND PROCEEDS FROM THE 2002 TAX ALLOCATION BONDS ISSUED BY THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY IN THE ATLANTIC-GARVEY REDEVELOPMENT PROJECT NO. 1

In June 2011, ABx1 26 dissolved California redevelopment agencies and prohibited the spending of any outstanding unspent bond proceeds ("Dissolution Law"). AB 1484 subsequently amended the Dissolution Law and provided a mechanism to allow successor agencies to spend unspent bond proceeds from bonds issued prior to January 1, 2011. Upon obtaining a Finding of Completion ("FOC"), successor agencies are allowed to spend unspent bond proceeds from pre-2011 bonds. An FOC is required to be issued upon California Department of Finance ("DOF") acceptance of required reports and payment of available cash balances. The Successor Agency completed all required steps and received its FOC on March 29, 2013.

Currently, the Successor Agency may only pay obligations approved on a Recognized Obligation Payment Schedule ("ROPS") which, as of January 1, 2016, is to be submitted to the Oversight Board and DOF once a year. The ROPS are required to be submitted several months prior to the effective date which creates timing problems in terms of entering into obligations related to projects funded by unspent bond proceeds.

As a result, the DOF has advised the Successor Agency and City may enter into an agreement to transfer unspent bond proceeds to the City to complete projects and activities consistent with the original bond requirements, including spending the proceeds within the project areas. The proposed agreement was drafted based on information from DOF staff and is modeled upon similar agreements DOF has approved. Under the agreement, only the initial transfer of the excess bond proceeds is required to be included on an approved ROPS.

The 2002 Tax Allocation Bonds for the Atlantic-Garvey Redevelopment Project No. 1 ("Bonds") were issued for the purpose of financing improvements within the Atlantic-Garvey Redevelopment Project No. 1 area (Project Area), refinancing certain outstanding obligations of the former Redevelopment Agency, funding a Reserve Account for the Bonds, and paying the costs of issuing the Bonds. The specific area of the Atlantic-Garvey Redevelopment Project area where the bonds were intended to be used is along Potrero Grande, in close proximity to the Market Place project.

The development of the Market Place power center creates the need to improve the streets leading into the project, both the infrastructure and the aesthetics. Proceeds of the Bonds must be used to finance various improvements within the Project Area, including acquisition of property and rights-of-way, street improvements, landscaping, parking facilities, retaining walls, utility improvements and general public infrastructure.

Action Taken: This item was heard with Item No. 2D. The City Council adopted a joint resolution No. SA-111 / 11814 of the City of Monterey Park ("City") and Successor Agency to the former Redevelopment Agency ("Successor Agency") approving a Bond Expenditure Agreement between the City and Successor Agency. Motion taken with Item No. 2A.

Resolution No. SA-111 / 11814, entitled:

A JOINT RESOLUTION OF THE CITY COUNCIL ACTING ON BEHALF OF THE CITY OF MONTEREY PARK AND THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY APPROVING A BOND EXPENDITURE AGREEMENT BETWEEN THE CITY AND THE SUCCESSOR AGENCY AND DIRECTING STAFF TO SUBMIT THE SAME TO THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE

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



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: **Public Hearing
Agenda Item 4-A.**

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: Consider the adoption of an Ordinance amending specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Taking documentary and testimonial evidence;
3. Closing the public hearing and considering the draft ordinance;
4. Introducing and waiving first reading of the ordinance and schedule second reading and adoption for March 2, 2016; and
5. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In April 2013, the City Council adopted an ordinance amending Title 21 of the Monterey Park Municipal Code in its entirety. That Title regulates the City's zoning. At that time, the City Council directed staff to examine 13 matters and return to the Planning Commission and City Council with recommended changes.

Since 2013, two of the 13 items have been addressed including:

1. Commercial Property Reports – A code amendment was adopted by the City Council deleting this provision from the code.
2. Residential Property Reports - A code amendment was adopted by the City Council deleting this provision from the code.

The code amendments were first presented to the Planning Commission on April 14, 2015. On April 28, 2015, this item was brought back to the Commission to receive direction. The Commission after considering the evidence presented during the public hearing directed staff to prepare a resolution recommending that the City Council amend Monterey Park Municipal Code ("MPMC") Chapter 21.08 and MPMC Chapter 21.10. On May 12, 2015, staff presented a resolution for Commission consideration. At the time, the Commission underwent reorganization. Since the Planning Commission now included a number of new members, the item was held over to allow for the new members to better understand the proposed code amendments.

On January 26, 2016, the Planning Commission considered the proposed code amendments. Subsequent to a lengthy review and discussion on the matter, the Commission unanimously approved a resolution recommending that the City Council approve the code amendments. However, the Commission requested that the proposed amendment to Section 21.08.040 (W) Landscaping related to the residential landscape provisions be pulled from the proposed amendment for further evaluation before it comes back to the Planning Commission.

ANALYSIS:

The proposed code amendments below address six of the remaining clean up items from 2013 and four additional cleanup items. The 10 items are summarized below. The code sections are incorporated into the draft ordinance with strikethroughs for deletions and underlines or highlights for additions, respectively.

Chapter 21.08 Residential Zones

The following three residential code provisions were identified by the City Council as items needing clarification and included on the list of code clean up items.

1. **Section 21.08.040 (H) Portable Canopies** – In various residential districts, portable canopies are subject to several conditions including the limitation of one portable canopy per residential unit, not to exceed 120 square feet. It was suggested that a better limitation may be to limit portable canopies, not by a fixed number of canopies per residential unit, but rather limiting canopies by establishing a maximum allowable area not to exceed 240 square feet per lot, not per residential unit. Establishing a maximum of 240 square feet for portable canopies per residential lot is an appropriate standard. Any accessory structure or building that exceeds 120 square feet will require a building permit.
2. **Section 21.08.080 (G) Mechanical Equipment** – The MPMC states that mechanical equipment in the residential zones must be located twenty-five feet from any opening in a residential building on an adjoining lot except as specifically permitted by the City Planner. This restriction is very limiting in the placement of mechanical equipment, especially on lots that are legal nonconforming lots that are only 50 feet in width. It was suggested that a less restrictive and less cumbersome standard be established.

Staff surveyed the code provisions for mechanical equipment in residential zoning districts in neighboring cities. Based on the survey, the minimum required setback for mechanical equipment was 2 feet and the maximum required setback was 5 feet from side or rear property lines. Due to the nature of certain types of mechanical equipment, requiring a minimum 5-foot setback from side and rear property lines makes the most sense. This should ensure that noise related impacts from certain types of mechanical equipment are kept to a minimum.

Mechanical Equipment Survey

Alhambra	3 feet from side and rear property lines. Not allowed in front and street side yards
Arcadia	3 feet from rear property line. Not allowed in the front or side yard setback
Duarte	2 feet from front, side, and rear setback areas. Not allowed in street side yard area
Monrovia	5 feet from side property line, except within the rear 3 feet from side and rear property lines
Montebello	Not allowed in the front or street side yard
Rosemead	3 feet from front, side, and rear yards
San Marino	5 feet from the side property lines in the rear yard only

Chapter 21.10 Commercial Zones

The following four commercial code provisions were identified by the City Council as items needing clarification and included on the list of code clean up items.

3. **Section 21.10.030 (A) Permitted Uses “Art Gallery”** – It was pointed out that an Art Gallery is not permitted in the S-C (Shopping Center) zone, yet this use is permitted in the N-S (Neighborhood Shopping), C-B (Central Business), R-S (Regional Specialty Center), and the C-S (Commercial Service) zones of the City. Since an Art Gallery tends to be a low intensity use and beneficial to the livelihood of commercial districts, the intent is to amend the index of permitted uses for the commercial districts to allow an Art Gallery as a permitted use in the S-C zone.
4. **Section 21.10.030 (A) Permitted Uses “Car Wash”** – A Car Wash is permitted subject to the approval of a Conditional Use Permit in the N-S (Neighborhood Shopping) zone. Since the N-S zone is the least intensive commercial district meant to benefit lower density residential neighborhoods, the deletion of this use from the N-S district would be an appropriate action.
5. **Section 21.10.200 Tenant Mix Leasing Plan** – A Tenant Mix Leasing Plan (1) contains leasing plan requirements applied to any project which is one acre or more in land use or which consists of five or more units, and (2) requires a conditional use permit and other description approvals. The requirement for a leasing plan and market analysis, including such features as an executed agreement with a sales or leasing agent and a financial feasibility study is the type of requirements that appear to get Monterey Park labeled as “business unfriendly.” These provisions have not been used for several years. These requirements appear to be a holdover of redevelopment projects. If this provision is eliminated, the City will still have the

conditional use permit process to rely on to add conditions, if necessary, to address aspects of the tenant occupancy. It was suggested at a City Council meeting that this issue be referred to the Planning Commission to consider amending the MPMC to eliminate or revise these requirements to make the MPMC more business friendly.

6. **Section 21.22.170 Compact Automobile Parking** – It was suggested that the compact parking requirement be evaluated to allow a greater percentage of compact spaces versus standard parking spaces in commercial development. Pursuant to the Off-Street Parking Regulations, compact automobile parking is permitted for commercial and/or office projects that have a building square footage of at least 30,000 square feet and at least 50 off-street parking spaces. Of the total required number of off-street parking spaces, 30 percent can be dedicated as compact spaces. Staff is not recommending any changes to the compact provisions because compact parking is only allowed in larger commercial developments where compact can be a benefit to the customers. However, since vehicle size has fluctuated back and forth from large to small and back, it is not practical for the MPMC to keep up with the constant changes, so a standardized stall size makes sense.

Clean-up Items

The following five commercial provisions were not identified as 2013 code clean up items, but have been identified by Planning staff as items that were either inadvertently left out from the previous MPMC, or are items that should be addressed.

7. **Section 21.10.040 (I) Limitations, Special Standards and Accessory Uses** – In the day-to-day implementation of the MPMC, staff discovered that the special height provisions allowed in the Los Angeles Corporate Center area were inadvertently deleted in the 2013 MPMC update. Based on the original subdivision map for the development of the Corporate Center office park, office buildings were permitted at a height of 75 feet, and may exceed the height limit subject to the approval of a conditional use permit. That height provision was misplaced in the MPMC and staff is recommending that such provision be included in the MPMC as specifically related to the parcels identified in the final map that established the Los Angeles Corporate Center (Final Map 42611).
8. **Section 21.10.070 Standards of Development** – Planning staff discovered that the specific provisions in Table 21.10(B) related to commercial development standards were inadvertently deleted from the 2013 MPMC update. Specifically, a portion of the Floor Area Ratio (FAR) has been incorporated into Table 21.10(B); however, the former regulations also included a provision that allowed the FAR to be exceeded subject to the review and approval of a conditional use permit by the Planning Commission. Staff is recommending that those code provisions be reinserted into the code.
9. **Section 21.10.030 (A) Land Use Regulations (Professional Office and Notary Uses)** - Another item that was left out of the 2013 update was the provision that allows office uses to be located on the ground floor of a commercial building in the

S-C (Shopping Center), C-B (Central Business) and the R-S (Regional Specialty) zoning districts, subject to a conditional use permit. Staff is recommending that the code provision be expanded to include the N-S and C-S zoning districts as well.

10. **Section 21.10.030 (A) Land Use Regulations (Internet Arcades)** – Currently, Internet Arcades are only permitted in two of the commercial zoning districts subject to a conditional use permit and a myriad of development and performance standards. In evaluating the commercial districts, staff determined that such a use could also be accommodated in other commercial districts as well, subject to the same conditional use permit requirements and related development and performance standards. Staff is therefore proposing to allow Internet Arcades in both the C-B (Central Business District) and the R-S (Regional Specialty Center) districts to allow a wide variety of uses in these commercial districts.

Hold Over Items

The following five remaining items will be held over as part of future code clean-up items since they require more in depth analysis. These items include:

11. Design Review
12. Live/work Units
13. Office Professional (O-P) Zone
14. Master Conditional Use Permit for Major Development
15. Section 21.08.040 (W) Landscaping for Residential Areas

ENVIRONMENTAL:

The proposed ordinance is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the ordinance being recommended by the resolution constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The resolution and ordinance, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

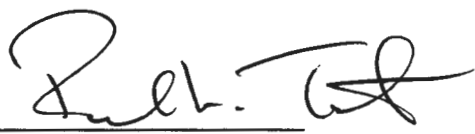
Respectfully submitted,

By:



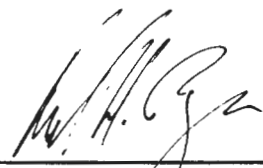
Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Ordinance

Exhibit B: Planning Commission staff report, resolution and minutes

EXHIBIT A
Draft Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE.

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

SECTION 1: *Findings.* The City Council finds and declares as follows:

- A. The City's ability to exercise its powers in accordance with Article XI, § 7 of the California Constitution to regulate land use is well-established. This ordinance is intended to regulate aesthetics, traffic, parking, public peace, and other, similar, matters related to public health, safety, and welfare;
- B. An ongoing review of the Monterey Park Municipal Code ("MPMC") demonstrates that amendments are needed to bring the City's land use regulations into conformance with the City Council's intent as expressed during the comprehensive zoning update in 2013;
- C. Adopting this Ordinance is in the public interest because it is designed to protect public health and safety while also promoting public welfare;
- D. The Planning Commission adopted Resolution No. 02-16 recommending the City Council amend specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code;
- E. This Ordinance promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC; and
- F. This Ordinance and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the City Council at its February 17, 2016 public hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: MPMC § 21.08.040(H) is amended to read as follows:

"(H) **Portable Canopy.** In all residential zones, subject to the following limitations:

- (1) A limit of one portable canopy is permitted per residential unit. There is no limit on the number of portable canopies permitted on a residential zoned property, except that any and all canopies must comply with the maximum square footage specified below.

(2) A portable canopy is allowed only adjacent to the side or at the rear of a residential unit. A portable canopy cannot be closer than twenty-five (25) feet from the front property line, fifteen (15) feet from a street side property line and five feet from the rear property line. A portable canopy cannot encroach into any required front or side setback area and must maintain a minimum distance of five feet from any building or structure, including eave projection. Placement of a portable canopy is subject to City Planner review and approval. ~~A site plan and elevation plan shall be submitted for zoning approval.~~

(3) A portable canopy must be constructed with a durable material, such as, without limitation, a canvas or vinyl material, which is securely anchored in place and properly maintained to present a neat and orderly appearance. The canopy is required to be replaced if they become torn, tattered or in disrepair.

(4) A portable canopy cannot exceed a height of fifteen (15) feet at the highest point and is limited to a maximum square footage of ~~one hundred twenty (120)~~ two hundred forty (240) square feet total for all portable canopies.”

SECTION 3: MPMC § 21.080.080(G) is amended to read as follows:

“(G) **Mechanical Equipment.** In all residential zones, swimming pool circulating pumps, filters and heaters, and air conditioners and coolers, including compressor units thereof, constitute structures, subject to the following standards:

(1) Must be located in the a rear or interior side yard.

(2) ~~Must be located twenty five (25) feet from any opening in a residential building on an adjoining lot except as specifically permitted by the City Planner.~~ Cannot be located any closer than five feet to a side or rear property line that abuts another residential zoned property.

(3) May be located on other portions of a residential lot or on the roof of a residential building, if such location is first approved by the City Planner.

(4) Must be screened from public view and cannot be visible from any abutting lot, or any public street or right-of-way, except solar panel surfaces (but not supports, piping, etc.). The design and material of the screen is subject to review and approval of the City Planner.

(5) A site plan and elevation plan must be submitted for zoning clearance, including footprint of adjacent residential building and location

of wall openings to adjacent building.

(6) The approvals required by the City Planner as provided for in this chapter, must be processed without application fee or public hearing upon submittal of required site plan. The City Planner must approve a location unless the location is or will be detrimental to neighboring properties. Conditions regarding exact location, size of unit, screening, sound proofing, color of unit, etc., may be imposed by the City Planner when deemed necessary to protect surrounding properties from excessive noise or unsightly appearance.”

SECTION 4: MPMC § 21.10.030, Table 21.10 (A) is amended to read as follows:

“(A) Permitted Uses. The land uses listed in Table 21.10(A) are permitted in one or more of the commercial districts as indicated in the columns corresponding to each commercial district. Where indicated with a “P,” the use is permitted. Where indicated with an “X,” the use is expressly prohibited. The letter “A” indicates the use is permitted only as an accessory use. The letter “C” indicates the use is conditionally permitted subject to the approval of a conditional use permit. The letter “L” indicates the use is permitted subject to limitations described in Section 21.10.040. The letter “S” indicates the use is permitted only on the second floor or above.

(B) All uses must be conducted totally within a completely enclosed building with the exception of City-approved outdoor dining, temporary special events, and uses customarily conducted in the open as determined by the City Planner, such as a carwash or nursery.

(C) Storage is permitted only within an entirely enclosed building and is limited to accessory storage of commodities sold or utilized in the conduct of a permitted use, on the premises.

(D) Uses producing, causing or emitting dust, gas, smoke, glare, noise, fumes, odors, electromagnetic emanations or vibrations which are or may be detrimental to the safety, welfare, health and peace of the City and its residents are prohibited.

(E) Overnight parking of vehicles, except those used in conjunction with a permitted use, are prohibited. The vehicles must be maintained in proper working order and remain free of graffiti at all times. Any such vehicle deemed to be a public nuisance is prohibited from parking on-site.

Table 21.10(A)

Permitted Uses in Commercial Zones

Legend:

A	As an accessory use only
C	Permitted subject to approval of a conditional use permit
L	Permitted subject to limitations or special standards as described in Section 21.10.040
P	Permitted
S	Permitted <u>only</u> on the second floor or above; or first floor with a conditional use permit
X	Expressly prohibited

Land Uses						
Retail	N-S	S-C	C-B	R-S	C-S	C-P
Appliance or Electronics Sale and Repair	P	P	P	P	P	X
Art Gallery	P	X P	P	P	P	X P
Art Supplies Store	P	P	P	P	P	X
Auto Parts Store, retail only	P	P	X	P	P	X
Auto Sales – New	X	P	X	L	P	X
Auto Sales – Used	X	P	X	L	P	X
Bakery, Retail Sales Only	P	P	P	P	P	X
Beauty Supplies Store	X	P	P	P	P	X
Boat, Trailer, Motorcycle, Motor Scooter Sales	X	X	X	L	P	X
Book Store, including Newsstand	P	P	P	P	P	P
Catering Service, Food (not truck catering)	X	X	X	A	A	X
Cellular Phone Store, including Accessories	P	P	P	P	P	P
Clothing/Shoe Retail and Service	P	P	P	P	P	P
Commercial Shopping Facility (5 or more units OR more than 1 acre)	C	C	C	C	C	C
Drugstore/Pharmacy	P	P	P	P	P	L
Florist	P	P	P	P	P	P
Furniture Store	X	P	P	P	P	X
Grocery/Food Store/Supermarket	P	P	P	P	P	L
Hardware/Home Improvement Store (less than or equal to 10,000 sq. ft.)	P	P	P	P	P	X
Hardware/Home Improvement Store (more than 10,000 sq. ft.)	X	P	X	P	P	X
Hobby/Specialty Store	P	P	P	P	P	X
Jewelry Store	X	P	P	P	P	P
Medical Equipment and Supplies (sales and service)	X	P	X	P	P	P
Medical Marijuana Dispensaries	X	X	X	X	X	X
Music Store (sales, service and instruction)	X	P	X	P	P	X
Music Store (retail sales only with service and instruction expressly prohibited)	X	P	P	P	P	X
Music/Movie Sale and Rental	P	P	P	X	P	P
Office Supply Store (less than or equal to 10,000 sq. ft.)	X	P	P	P	P	P
Office Supply Store (more than 10,000 sq. ft.)	X	P	X	P	P	P
Pet Store and Supplies	P	P	P	P	P	X
Photo Processing Shop (contained within automated equipment only)	X	P	P	P	P	X
Plant Nursery	X	X	X	X	P	X
Retail, General (≤10,000 sq. ft.)	P	P	P	P	P	X
Retail, General (large) (>10,000 sq. ft.)	X	P	P	P	P	X
Specialty Retail	P	P	P	P	P	P
Sporting Goods Store	X	P	P	P	P	X
Swap Meet	X	X	X	X	X	X
Swimming Pool Sales and Service	X	X	X	P	P	X
Service Business	N-S	S-C	C-B	R-S	C-S	C-P
Adult Care Facility	X	X	X	X	C	C
Animal Grooming	P	P	P	P	P	X
Animal Hospital	X	C	X	X	P	X
Animal Shelter	X	X	X	X	X	X
Auto Detailing	X	X	X	X	X	X
Auto Dismantling	X	X	X	X	X	X

Auto Rental	X	X	X	L	L	X
Auto Repair	X	X	X	X	X	X
Auto Salvage and Wrecking	X	X	X	X	X	X
Barber Shop	P	P	P	P	P	P
Beauty Salon	P	P	P	P	P	P
Car Wash	G X	X	X	X	C	X
Cemetery	X	X	X	X	X	X
Check Cashing Facility	X	X	X	X	C	X
Collection Facility	C	C	X	C	C	X
Community Care Facility	X	X	X	X	C	C
Copy Center	P	P	P	P	P	P
Day Care Center	C	C	C	X	C	C
Day Health Spa (excluding massage)	P	P	P	P	P	P
Dry Cleaning (including laundry)	X	P	X	P	P	X
Dry Cleaning (including laundry less than or equal to 2,000 sq. ft.)	P	P	P	P	P	P
Service Business (cont'd)	N-S	S-C	C-B	R-S	C-S	C-P
Employer-Sponsored Child Care	L	L	L	L	L	L
Extended Lodging Facility	X	X	X	L	L	L
Fitness Center (less than or equal to 5,000 sq. ft.)	L	L	L	L	L	L
Fitness Center (more than 5,000 sq. ft.)	C	C	C	C	C	C
Gunsmith	X	X	P	P	P	X
Hotel	X	X	L	L	L	L
Kennel/Animal Boarding	X	X	X	X	X	X
Laundromat	P	P	P	X	X	X
Locksmith/Keys	P	P	X	P	P	X
Mail Boxes (accessory to parcel service or contract postal station only)	A	A	A	A	A	A
Massage Establishment	L	L	L	L	L	L
Money Transfer Facility	X	X	X	X	C	X
Mortuary/Funeral Home	X	X	X	C	C	C
Motel	X	X	X	L	L	X
Parcel Service/Contract Postal Station	P	P	P	P	P	P
Photo Processing Shop	P	P	P	P	P	P
Photocopying/Reproduction	X	P	P	P	P	P
Picture Framing as Accessory to Art Supplies Store and/or Art Gallery	A	A	A	A	A	X
Printing and Publishing	X	X	X	P	P	X
Public Storage (Mini-Storage)	X	X	X	X	C	X
Salvage Yard	X	X	X	X	X	X
Service Station	C	C	X	C	C	X
Studio (Martial Arts/Dance/Photo/Music)	X	L	L	L	L	L
Tailor	P	P	P	P	P	X
Tattoo Parlors and Body Piercing Shops	X	X	X	X	X	X
Tutoring	L	X	X	L	L	X
Veterinary Services, Domestic	X	C	X	X	P	X
Eating & Drinking Establishment	N-S	S-C	C-B	R-S	C-S	C-P
Alcohol Sales (on-sale and off-sale)	L	L	L	L	L	L
Bar, Tavern or Cocktail Lounge	X	X	L	L	X	X
Outdoor Dining	A	A	A	A	A	A
Restaurant	P	P	P	P	P	P
Retail Eating Establishment	P	P	P	P	P	P
Entertainment/Cultural	N-S	S-C	C-B	R-S	C-S	C-P
Adult Oriented Business	X	X	X	X	X	X
Amusement or Game Arcade	X	C	C	C	C	X
Auditorium, including Performing Arts Center	X	X	X	C	C	A
Concert Hall	X	C	C	C	X	X
Comedy Club	X	C	C	C	X	X

Commercial Recreation – Indoor	C	C	C	C	C	C
Commercial Recreation– Outdoor	X	C	C	C	C	X
Community Center	X	C	C	C	X	X
Cultural Institution	X	X	X	P	P	P
Fortunetelling	X	X	X	X	L	X
Golf Driving Range	X	X	X	X	C	X
Internet Arcade	X	L	X L	X L	L	X
Library	X	X	X	P	P	P
Lodge/Meeting Hall	X	X	P	P	P	X
Miniature Golf	X	C	X	C	C	X
Museum	X	X	P	P	P	X
Theater (theatrical and motion picture)	X	C	C	C	X	X
Office	N-S	S-C	C-B	R-S	C-S	C-P
Bank/Financial Institution (retail)	C	C	C	C	C	P
Data/Cash Processing Office	X	X	X	X	X	P
Financial Institution/ Corporate Office	X	X	X	X	X	C
Notary Public	S	S	S	S	S	P
Office, Administrative	S	S	S	S	S	P
Office, Professional	S	S	S	S	S	P
Office, Service	P	S	S	P	P	P
Stockbroker/Trader	X	X	S	X	X	P
Medical Uses	N-S	S-C	C-B	R-S	C-S	C-P
Acupuncture or Acupressure Clinic/Office	X	X	X	X	L	L
Alcoholism Hospital	X	X	X	X	C	C
Ambulance Service	X	X	X	X	C	P
Clinic (including medical, dental, psychologist, social work)	X	X	X	X	P	P
Day Treatment Hospital	X	X	X	X	C	C
Hospital (including psychiatric)	X	X	X	X	C	P
Long-Term Facility	X	X	X	X	C	C
Medical or Dental Laboratories	X	X	X	X	L	L
Nursing and Convalescent Hospital	X	X	X	X	C	L
Optometrist/Ophthalmologist	X	X	X	P	P	P
Out-Patient Facility (Drug and Alcohol)	X	X	X	X	L	L
Educational Institutions	N-S	S-C	C-B	R-S	C-S	C-P
Business College (Office or Medical/Dental)	X	X	X	X	X	C
School, Commercial	X	X	X	X	X	C
School, Driving/Traffic (passenger vehicles and motorcycles)	X	X	X	X	C	C
School, Accessory Use to Church	X	C	C	X	X	X
School, Private	C	X	X	C	C	X
School, Public	P	P	P	P	P	P
School, Vocational or Trade School	C, S	X	C, S	X	C	C, S
Swimming Pool School	P	X	X	X	X	X
Additional/Accessory Uses	N-S	S-C	C-B	R-S	C-S	C-P
Alcohol Sales	A	A	A	A	A	A
Assembly Hall	X	L	L	L	X	X
ATM Kiosk	L	L	L	L	L	L
Boarding House (see also Section 21.04.075)	X	X	X	C	C	C
Buildings Exceeding Height Limit	X	X	X	X	X	L
Community Facility	X	C	C	C	X	X
Drive-Through Business	L	L	X	L	L	X
Dump, Inert Solid	X	X	X	X	X	X
Dump, Rubbish and Refuse	X	X	X	X	X	X
General Research and Development Facility	X	X	X	L	L	L
Government or Public Facility	C	C	C	C	C	C
Government or Public Facility (owned or operated by the City of Monterey Park)	P	P	P	P	P	P
Live/Work Unit	L	X	L	L	L	X

Manufacturing, Heavy or Light	X	X	X	X	X	X
Mixed Uses (Residential & Commercial)	L	X	L	L	L	X
Parking Lot/Structure	X	X	A	A	A	A
Private Club	X	X	C	C	C	X
Public Utility Office	C	C	X	C	C	C
Public Utility Substation	X	X	X	P	P	X
Quarry	X	X	X	X	X	X
Recycling Center	X	C	X	X	C	X
Refuse Collection	X	X	X	X	X	X
Rehabilitation Facility	X	X	X	X	C	C
Religious Institution (Church/Temple/Mosque)	X	L	L	L	C	P
Single Room Occupancy	X	X	X	L	L	L
Supportive Housing	X	X	X	X	C	C
Transitional Housing	X	X	X	X	C	C
Transfer Station	X	X	X	X	X	X
Warehouse	X	X	X	X	X	X
Warehouse and Sales Outlet	X	X	X	X	X	X
Wireless Communications & Telecommunications Facility	L	L	L	L	L	L
Wholesale/Distribution	X	X	X	X	X	X

SECTION 5: MPMC § 21.10.200 will be repealed in its entirety as follows:

21.10.200 Tenant Mix Leasing Plans.

~~“(A) Purpose. The City Council finds as follows: Although the city has commercial and industrial areas, it is primarily a residential community. The residents of the City need to have a variety of goods and services available to them to fulfill quality of life considerations. Location of providers of those goods and services within the City has many positive environmental impacts, both locally and regionally, by decreasing the need for residents to commute long distances to obtain necessities. A diversity of providers of such goods and services within the City also has many positive social and economic impacts, allowing City residents a wide range of choices, and encouraging purchasing locally. Appropriate tenant mix within any one shopping center is especially important in these respects, since it allows for better planning and design of traffic and circulation improvements, reduces congestion on City streets, and improves the potential for an economically successful center thereby avoiding blighting conditions and service costs that are associated with vacant and failed development, while providing the means for a full range of basic goods and services to residents. Finally, the entire community benefits when its residents purchase goods and services from local providers, through increased employment opportunities and the return of sales tax revenue which is used to finance needed services and improvements.~~

~~In recent years Monterey Park has experienced a loss of diversity in available goods and services, and a concomitant loss of purchasing from local businesses by City residents. This loss of diversity exacerbates existing problems. For example, an overconcentration of restaurants has placed burdens on the City and regional sewer systems which cause substantial health and welfare problems. The City has also experienced a substantial increase in the number of~~

~~commercial buildings which are vacant and in the number of shops which are economically marginal, as indicated by low sales tax revenues and high turn-over rates. Such instability in the commercial areas of the City has a significant detrimental effect on the quality of life of the City's residents.~~

~~It is the purpose and intent of this section to establish mechanisms to reduce high vacancy and turn-over rates in commercial developments, and to encourage a diversity of resources for City residents to purchase a wide choice of goods and services within the City.~~

~~(B) — Applicability and Exemption. This section will apply to any project which consists of one acre or more in land area located in a commercial zone, or which consists of five or more contiguous lots located in a commercial zone. Notwithstanding the foregoing, the following projects will not be subject to this section:~~

~~(1) — Any project of which at least seventy five (75) percent of the square footage to be constructed is for office uses, and the remaining area will be divided into not more than three units for retail uses;~~

~~(2) — Any project where the development will be totally occupied by a single retail tenant or user.~~

~~(C) — The City Planner may waive submittal of any or all of the requirements of this section for any project if, in his/her sole determination, such information is not necessary for City review because the applicant has submitted sufficient information as part of another City application, such as participation in a master leasing program or development agreement establishing the financial feasibility of the proposed project.~~

~~(D) — Leasing Plan. No project shall be constructed, erected, or maintained unless and until a leasing plan has first been approved pursuant to the provisions of this section. A leasing plan must include all of the following:~~

~~(1) — A market analysis which:~~

~~(a) — Defines the anticipated customer base area for the project, including analysis of the area's population, and their income, purchasing power, and buying habits and preferences;~~

~~(b) — Identifies existing projects and projects that are under construction or have received entitlements which will potentially be in competition with the proposed project for that customer base area;~~

~~(c) — Delineates access to the project site from freeways and~~

arterials;

~~(d) — Contains recommendations for commercial orientation of the project (e.g., neighborhood shopping, community shopping, regional shopping, convenience, specialty, off price/discount, etc.), and~~

~~(e) — Recommends major tenants which the analysis indicates have a high probability of establishing and maintaining economic viability within the identified customer base area;~~

~~(2) — Information indicating that a key tenant commitment has been made. Such information may consist of a letter of intent that clearly indicates the commitment of the key tenant(s) to sign a lease if the project is constructed and indicates that an agreement has been reached on all major deal points;~~

~~(3) — A use plan for leasing, selling, or otherwise using all space remaining in the project other than that subject to the key tenant commitment;~~

~~(4) — A financial feasibility study, based upon the key tenant commitment and proposed use plan;~~

~~(5) — Information demonstrating that long term provisions for maintenance and marketing of the project, as necessary, have been made.~~

~~(E) — Approval Process. Before, or concurrent with, submittal of an application for a conditional use permit, site plan review, or other discretionary approval, the developer must submit to the Community Development Department a leasing plan, accompanied by fees as established by City Council resolution. The application may be submitted without the information required pursuant to subsection (C)(2) of this section; provided that the applicant amends the application when such information becomes available, which in any event must not be later than the applicant's submittal for a building permit for the project. The leasing plan must be reviewed by the City Planner. The results of that review process must be presented to the Planning Commission, which must approve the leasing plan if it determines that the leasing plan provides information that establishes a reasonable likelihood that the project will be financially feasible. The applicant may present additional information to the Planning Commission to aid it in its determination. The City Planner and Planning Commission will use their reasonable efforts to coordinate the review of the leasing plan with any hearings required in connection with the project. Appeal from the Planning Commission's decision may be made in the same manner and pursuant to the same procedures as established for appeal of a Planning Commission decision~~

~~pertaining to a conditional use permit. See Chapter 21.32, Permit Procedures.~~

~~(F) — Amendment to Leasing Plan.~~

~~(1) — Each lessor of a project for which a leasing plan has been approved must notify the City and obtain City approval before any change of a key tenant. The City Planner must determine within ten (10) days of such notice whether to approve, disapprove, or conditionally approve such change, based upon a determination as to whether such change adversely impacts the likelihood that the project will be financially feasible.~~

~~(2) — An application for amendment to a leasing plan must be submitted in the same manner as the original leasing plan. Such application will be processed administratively unless the City Planner determines the amendment adversely impacts the likelihood that the project will be financially feasible, in which case the application will be scheduled for public hearing before the Planning Commission.~~

~~(3) — Any determination by the City Planner regarding a change in a key tenant or amendment to the leasing plan pursuant to this section may be appealed to the Planning Commission as provided for in Chapter 21.32, Permit Procedures. (Ord. 2097 § 3, 2013)"~~

SECTION 6: MPMC § 21.10.040 (I) will be amended as follows:

~~(I) **Buildings exceeding height limit** are conditionally permitted, subject to approval of the Planning Commission, when located within in the Los Angeles Corporate Center (original Tract Map No. 42611).~~

(J I) Drive-through business is conditionally permitted:

(1) As an accessory to an established restaurant or commercial business and subject to approval of a conditional use permit by the Planning Commission.

(2) This use is prohibited in any area designated as MU-I in the General Plan Land Use Map.

(3) Pedestrian walkways should not intersect the drive-through drive aisles, but where they do, they must have clear lines of visibility for vehicles, and they must be emphasized by enriched paving or striping.

(4) Drive-through aisles must have a minimum twelve (12) foot width on curves and a minimum eleven (11) foot width on straight sections.

(5) Drive-through aisles must provide sufficient stacking area behind

the menu board to accommodate a minimum of six cars.

(6) All service areas, restrooms and ground-mounted and roof-mounted mechanical equipment must be screened from view.

(7) Landscaping must screen drive-through or drive-in aisles from the public right-of-way and be used to minimize the visual impact of reader board signs and directional signs.

(8) Drive-through aisles must be constructed with (PCC) concrete.

(9) Parking areas and the drive-through aisle and structure must be set back from the ultimate curb face a minimum of twenty-five (25) feet.

(10) Menu boards must be a maximum of thirty (30) square feet, with a maximum height of seven feet, and face away from the street.

(11) Drive-through restaurants within an integrated shopping center must have an architectural style consistent with the theme established in the center. The architecture of any drive-through business must provide compatibility with surrounding uses in form, materials, colors, scale, etc. Structure plans must have variation in depth and angle to create variety and interest in its basic form and silhouette. Articulation of structure surface must be encouraged through the use of openings and recesses which create texture and shadow patterns. Structure entrances must be well articulated and project a formal entrance through variation of architectural plane, pavement surface treatment, and landscape plaza.

(12) No drive-through aisles can exit directly onto a public right-of-way.

(K J) Drugstore/pharmacy is limited to a maximum size of five thousand (5,000) square feet in the C-P Zone.

(L K) Employer-sponsored child care is permitted as an accessory use upon compliance with the following standards:

(1) The child care can only serve on-site employees of the business. The child care services cannot be available to the general public.

(2) The child care can only operate during the standard of operating hours of the sponsor business.

(3) The child care cannot operate independently of the sponsor business.

(M L) Extended lodging facility is subject to the standards set forth in

subsection (S) of this section, Hotel/motel/extended lodging facility.

(N M) Fitness center (less than or equal to 5,000 square feet) is permitted upon compliance with the following standards:

(1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:

(a) **Business Summary.** Indicate the nature of the business and if lessons, classes or any similar activities are to take place in conjunction with the exercise facility.

(b) **Number of Employees and Clients.** Indicate the number of employees and their positions as well as the projected number of clients expected at the peak of operation.

(c) **Hours of Operation.** Indicate all hours that the exercise facility be open for business. When applicable, a detailed schedule of classes/lessons to be offered at the facility must be submitted to the City Planner.

(2) Modifications to an approved business description are subject to review and approval by the City Planner.

(O N) Fortunetelling is permitted upon obtaining a permit from the business license division in compliance with Chapter 5.80, License Procedure.

(P O) General research and development facility is permitted upon compliance with the following standards:

(1) The facility cannot involve testing, manufacturing, fabrication or processing or sale of products.

(2) The facility cannot include the use of hazardous material that has a degree of hazard rating in health, flammability or reactivity of Class 4 as ranked by U.F.C. Standard 79-3 or succeeding standard.

(Q P) Golf driving range is conditionally permitted:

(1) Subject to approval of a conditional use permit by the Planning Commission; and

(2) This use is prohibited in any area designated as mixed-use in the General Plan Land Use Map.

(R Q) **Grocery/food/supermarket** is conditionally permitted in the C-P, subject to approval of the Planning Commission, when the unit occupied by the use is less than five thousand (5,000) square feet.

(S R) **Hotel/motel/extended lodging facility** is permitted in the R-S, C-S and C-P Zones. Motels are allowed in the R-S and C-S Zones. Extended lodging facilities are allowed in the R-S, C-S and C-P Zones. All uses must comply with the following standards:

(1) All hotels, motels, and extended lodging facilities are not single room occupancy or boarding houses.

(2) All hotels, motels, and extended lodging facilities are subject to a conditional use permit approved by the Planning Commission and must comply with the following standards in addition to any conditions imposed by the Planning Commission:

(a) Hotels and extended lodging facilities must provide guest rooms with voice mail, data ports, desk, laundry facilities, color television, alarm clock or wakeup service. Hotels and extended lodging facilities must also make irons and ironing boards available to guests upon request. Motels must provide guest rooms with voice mail, desk, color television, and alarm clock or wake up service.

(b) The minimum lot size for a hotel or extended lodging facility is one acre, with a minimum of one hundred (100) rooms. The minimum room size for a hotel and extended lodging facility is three hundred (300) square feet. There must be a minimum of twenty-five (25) square feet per quest room or meeting space for a full service hotel.

(c) Hotels, motels, and extended lodging facilities must include at least one recreational facility, such as a pool, whirlpool/spa, or fitness room. ~~Motels must provide a pool.~~

(d) A restaurant must be provided for full service hotels and a guest courtesy lounge (for snacks including vending machines) must be provided for a limited service hotel and extended lodging facilities.

(e) Extended lodging facilities must provide a twenty-four (24) hour per day on-site supervisor, as designated by the owner/operator.

(f) Hotels and extended lodging facilities must provide interior

access to rooms. Motels can have access from walkways or the parking lot.

(3) Adequate parking must be provided on site as required by Chapter 21.22, Off-Street Parking Regulations.

(4) An application for a conditional use permit for a hotel, motel, or extended lodging facility must be accompanied by a report with the following information:

(a) Number of hotel, motel, and extended lodging facility rooms available in the City and within three miles of the proposed site.

(b) Current rates structure of existing facilities in the City and within three miles of the proposed site.

(c) Proposed rate structure, including term (daily, weekly, etc.).

(5) Kitchens, kitchenettes and other cooking facilities are prohibited with hotel or motel units except the manager's unit. Kitchens, kitchenettes or other cooking facilities may be permitted within extended lodging facilities.

(6) Housekeeping services including cleaning and linen service must be made available daily to each guest room, at the option of the guest.

(7) Leases and rental agreements of any duration are prohibited.

(8) Hotels, motels, and extended lodging facilities cannot be used for a mailing address, voter registration, school registration, or listed for a personal phone number.

(9) No existing hotels or motels can be converted to an extended lodging facility.

(10) Hotels, motels, and extended lodging facilities cannot be used for long-term occupancy for uses and facilities such as apartments, care facilities, boarding houses, and other similar uses and facilities.

(11) Hotels may have a maximum continuous length of stay of fourteen days with a five-day interruption required before commencement of each such subsequent stay.

(12) Motels may have a maximum continuous length of stay of fourteen days with a five-day interruption required before commencement of each such subsequent stay.

(13) Extended lodging facilities may have a maximum continuous length of stay as provided in Section 21.04.382.

(14) No hotel, motel, or extended lodging facility can solicit or accept advance payment for more than seven days lodging.

(15) Compliance with the foregoing limitations will be determined on a year-to-year basis, based on average guest length of stay throughout each twelve (12) month period of operation on the applicable extended lodging facility.

(16) Operators of hotels, motels, and extended lodging facilities must provide the City with rental receipts, and related, pertinent information, within three days after request by any City official.

(17) All of the provisions of this section of this code, and applicable conditions of approval, must be written in to the deed and recorded, before the City issues a grading permit.

(~~T~~ S) **Internet arcade** is permitted subject to the standards set forth in Section 21.10.230 of this chapter.

(~~U~~ I) **Live/work units** are permitted in areas designated as Mixed-Use II or Mixed-Use III in the General Plan Land Use Element ~~upon approval of a Precise Plan conforming~~ subject to the standards set forth in Chapter 21.14, P-D—Planned Development District Zone.

(~~V~~ U) **Massage establishment** is permitted upon compliance with the following standards:

(1) All practitioners of foot or body massage must be licensed by the California Massage Therapy Council.

(2) All massage establishments must comply with regulations set forth in Chapter 5.28, Massage.

(~~W~~ V) **Medical/dental laboratories** are limited uses subject to the following standards:

(1) Medical and dental laboratories must provide adequate ventilation so as not to emit any fumes or odors as required by Section 21.10.030(E).

(2) Medical and dental laboratories must provide a ventilation system that operates independently of any other system that may serve a multi-unit building.

(X W) **Mixed uses (residential and commercial)** are permitted in areas designated as Mixed-Use I, Mixed-Use II, or Mixed-Use III in the General Plan Land Use Element ~~upon approval of a precise plan conforming~~ subject to the standards set forth in Chapter 21.14, P-D—Planned Development District Zone.

(Y X) **Nursing and convalescent hospital** is permitted upon compliance with the following standards:

(1) A business description must be submitted to and approved by the City Planner. The business description must include, without limitation, the following:

(a) **Business Summary.** Indicate the nature of the business and activities, classes or any similar events to take place in conjunction with the facility.

(b) **Number of Employees and Patients.** Indicate the number of employees and their positions as well as the projected number of patients expected at the peak of operation.

(c) **Hours of Operation.** Indicate all hours that the facility will be open to the public, including visiting hours.

(2) Modifications to an approved business description are subject to review and approval by the City Planner.

(Z Y) **Outdoor dining** is permitted as an accessory use upon compliance with the following standards:

(1) The primary business must be a restaurant, café, or retail eating establishment.

(2) A site plan must be submitted to and approved by the City Planner.

(a) Dining area must be clearly indicated and separated from any parking areas. Dining area may not be located within vehicle back-up areas.

(b) Dining area must be provided with a rail or decorative barrier to clearly identify and separate the outdoor dining from adjacent rights-of-way. Decorative barrier is subject to review and approval of City Planner.

(c) If outdoor dining is adjacent to off-street parking, then a decorative barrier must be placed between dining and parking areas.

(3) An encroachment permit must be obtained from the Public Works Department if the proposed dining area is located in the public right-of-way. A minimum width of five feet must be maintained between the curb face, street tree, or any appurtenances in the right-of-way and edge of dining area as shown in Figure 21.10(A)."

SECTION 7: MPMC § 21.10.070, Table 21.10 (B) is amended to read as follows:

Table 21.10(B)

Development Standards

REGULATION	N-S	S-C	C-B	R-S	C-S	C-P
Lot size (min.)						
Lot width	50 ft.	50 ft.	50 ft.	200 ft.	100 ft.	50 ft.
Lot depth	100 ft.	100 ft.	100 ft.	150 ft.	100 ft.	100 ft.
Lot area	5,000 sq. ft.	15,000 sq. ft.	10,000 sq. ft.	30,000 sq. ft.	10,000 sq. ft.	5,000 sq. ft.
Setbacks						
1. Front yard (min.)						
a. Abuts a street	0 ft.	0 ft.	5 ft. min. 10 ft. max.	0 ft.	0 ft.	0 ft.
2. Side yard (min.)						
a. Abuts a street	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
b. Abuts commercial property	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
c. Abuts a residential zone	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
3. Rear yard (min.)						
a. Abuts a street	0 ft.	15 ft.	0 ft.	0 ft.	0 ft.	0 ft.
b. Abuts commercial property	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.	0 ft.
c. Abuts a residential zone	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
d. Separated from residential zone by an alley (measured from center of alley)	20 ft.	20 ft.	20 ft.	15 ft.	20 ft.	20 ft.
Building height (max.)						
1. Maximum	28 ft./2 stories	40 ft./3 stories	40 ft./3 stories	50 ft./4 stories	40 ft./3 stories	40 ft./3 stories ¹
2. 25 ft. from residential zone	15 ft.	15 ft.	N/A	15 ft.	15 ft.	15 ft.
3. 35 ft. from residential zone	N/A	25 ft.	N/A	25 ft.	25 ft.	25 ft.
Floor area ratio (max.)						
1. Less than 10,000 sq. ft. lot	0.35	0.3	0.5	0.5	0.3	0.5

2. 10,000-20,000 sq. ft. lot	0.5	0.5	0.65	0.5	0.5	0.65
3. >20,000 sq. ft. lot	0.65	0.65	0.65	0.65	0.65	0.8 <u>1.0</u> <u>CUP</u>
4. >30,000 sq. ft. lot	0.8 <u>1.0</u> <u>CUP</u>	0.8	0.8	1.5	0.8 <u>1.0</u> <u>CUP</u>	
5. >65,000 sq. ft. lot			<u>1.2</u> <u>CUP</u>	<u>2.0</u> <u>CUP</u>		
6. >88,000 sq. ft. lot			<u>2.0</u> <u>CUP</u>			

Footnotes: Building on lots located within original Map No. 42611, Recorded at Instrument No. 82-1184016 – Book No. 1012, Page 21 through 27 on August 6, 1982 (Los Angeles Corporate Center) may be built to a total height of seventy-five feet by right. Buildings on lots located within the original Map No. 42611 may exceed the height limits upon approval of a conditional use permit.

SECTION 8: Environmental Review. This ordinance is exempt from additional environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures to permit operation of existing facilities; consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 Cal. Code Regs. §§ 15301, 15305, and 15308.

SECTION 9: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council’s intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 10: Enforceability. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance’s effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 11: Validity of Previous Code Sections. If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 12: Severability. 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.

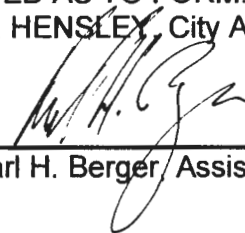
SECTION 13: The City Clerk is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within fifteen (15) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 14: This Ordinance will take effect on the 31st day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED this ____ day of February, 2016.

Peter Chan, Mayor

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

By: 

Karl H. Berger, Assistant City Attorney

ATTEST:
VINCENT D. CHANG, City Clerk

By: _____

EXHIBIT B

Planning Commission Action



Planning Commission Staff Report

DATE: January 26, 2016

AGENDA ITEM NO:

TO: The Planning Commission
FROM: Michael A. Huntley, Director of Community and Economic Development
SUBJECT: Consider the adoption of a Resolution recommending that the City Council amend specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code.

RECOMMENDATION:

It is recommended that the Planning Commission:

- (1) Open the public hearing and, after considering the evidence presented during the public hearing, adopt a Resolution recommending that the City Council adopt an ordinance amending specific sections of Title 21 (zoning regulations) of the Monterey Park Municipal Code; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

In April 2013, the City Council adopted an ordinance amending Title 21 of the Monterey Park Municipal Code in its entirety. That Title regulates the City's zoning. At that time, the City Council directed staff to examine 13 matters and return to the Planning Commission and City Council with recommended changes.

Since 2013, two of the 13 items have been addressed including:

1. Commercial Property Reports – A code amendment was adopted by the City Council deleting this provision from the code.
2. Residential Property Reports - A code amendment was adopted by the City Council deleting this provision from the code.

This code amendment was first presented to the Planning Commission on April 14, 2015. On April 28, 2015, this item was brought back to the Commission to receive direction. The Commission after considering the evidence presented during the public hearing directed staff to prepare a resolution recommending that the City Council amend Monterey Park Municipal Code ("MPMC") Chapter 21.08 and MPMC Chapter 21.10. On May 12, 2015, staff presented a resolution for Commission consideration. At the time, the Commission underwent reorganization, so staff presented the item again

to the Commission. The item was continued again to allow the Commission additional time to review the item.

ANALYSIS:

The proposed code amendments below address seven of the remaining clean up items from 2013 and four additional cleanup items. The 11 items are summarized below. The code sections are provided on a separate attachment with strikethroughs for deletions and underlines or highlights for additions, respectively.

Chapter 21.08 Residential Zones

The following three residential code provisions were identified by the City Council as items needing clarification and included on the list of code clean up items. These items were presented to the Planning Commission in a number of public hearings in 2015.

1. **Section 21.08.040 (H) Portable Canopies** – In various residential districts, portable canopies are subject to several conditions including the limitation of one portable canopy per residential unit, not to exceed 120 square feet. It was suggested that a better limitation may be to limit portable canopies, not by a fixed number of canopies per residential unit, but rather limiting canopies by establishing a maximum allowable area not to exceed 240 square feet per lot, not per residential unit. Establishing a maximum of 240 square feet for portable canopies per residential lot is an appropriate standard. Any accessory structure or building that exceeds 120 square feet will require a building permit.
2. **Section 21.08.080 (G) Mechanical Equipment** – The MPMC states that mechanical equipment in the residential zones must be located twenty-five feet from any opening in a residential building on an adjoining lot except as specifically permitted by the City Planner. This restriction is very limiting in the placement of mechanical equipment, especially on lots that are legal nonconforming lots that are only 50 feet in width. It was suggested that a less restrictive and less cumbersome standard be established.

Staff surveyed the code provisions for mechanical equipment in residential zoning districts in neighboring cities. Based on the survey, the minimum required setback for mechanical equipment was 2 feet and the maximum required setback was 5 feet from side or rear property lines. Due to the nature of certain types of mechanical equipment, requiring a minimum 5-foot setback from side and rear property lines makes the most sense. This should ensure that noise related impacts from certain types of mechanical equipment are kept to a minimum.

Mechanical Equipment Survey

Alhambra	3 feet from side and rear property lines. Not allowed in front and street side yards
Arcadia	3 feet from rear property line. Not allowed in the front or side yard setback
Duarte	2 feet from front, side, and rear setback areas. Not allowed in street side yard area
Monrovia	5 feet from side property line, except within the rear 3 feet from side and rear property lines
Montebello	Not allowed in the front or street side yard
Rosemead	3 feet from front, side, and rear yards
San Marino	5 feet from the side property lines in the rear yard only

3. **Section 21.08.040 (W) Landscaping** – The current landscaping provisions, especially in the single-family residential zone, do not provide adequate direction on the types of landscaping, both living and non-living, allowed in front yard areas. There are also no provisions that encourage the establishment of drought tolerant and/or water conservation types of landscape designs. Staff agrees with this observation and included proposed landscape provision that would allow native and drought tolerant plant materials, the use of artificial turf and other types of decorative hardscape materials.

Chapter 21.10 Commercial Zones

The following four commercial code provisions were identified by the City Council as items needing clarification and included on the list of code clean up items. As mentioned above, these items were also presented to the Planning Commission in 2015.

4. **Section 21.10.030 (A) Permitted Uses "Art Gallery"** – It was pointed out that an Art Gallery is not permitted in the S-C (Shopping Center) zone, yet this use is permitted in the N-S (Neighborhood Shopping), C-B (Central Business), R-S (Regional Specialty Center), and the C-S (Commercial Service) zones of the City. Since an Art Gallery tends to be a low intensity use and beneficial to the livelihood of commercial districts, the intent is to amend the index of permitted uses for the commercial districts to allow an Art Gallery as a permitted use in the S-C zone.
5. **Section 21.10.030 (A) Permitted Uses "Car Wash"** – A Car Wash is permitted subject to the approval of a Conditional Use Permit in the N-S (Neighborhood Shopping) zone. Since the N-S zone is the least intensive commercial district meant to benefit lower density residential neighborhoods, the deletion of this use from the N-S district would be an appropriate action.

6. **Section 21.10.200 Tenant Mix Leasing Plan** – A Tenant Mix Leasing Plan (1) contains leasing plan requirements applied to any project which is one acre or more in land use or which consists of five or more units, and (2) requires a conditional use permit and other description approvals. The requirement for a leasing plan and market analysis, including such features as an executed agreement with a sales or leasing agent and a financial feasibility study is the type of requirements that appear to get Monterey Park labeled as “business unfriendly.” These provisions have not been used for several years. These requirements appear to be a holdover of redevelopment projects. If this provision is eliminated, the City will still have the conditional use permit process to rely on to add conditions, if necessary, to address aspects of the tenant occupancy. It was suggested at a City Council meeting that this issue be referred to the Planning Commission to consider amending the MPMC to eliminate or revise these requirements to make the MPMC more business friendly.
7. **Section 21.22.170 Compact Automobile Parking** – It was suggested that the compact parking requirement be evaluated to allow a greater percentage of compact spaces versus standard parking spaces in commercial development. Pursuant to the Off-Street Parking Regulations, compact automobile parking is permitted for commercial and/or office projects that have a building square footage of at least 30,000 square feet and at least 50 off-street parking spaces. Of the total required number of off-street parking spaces, 30 percent can be dedicated as compact spaces. Staff is not recommending any changes to the compact provisions because compact parking is only allowed in larger commercial developments where compact can be a benefit to the customers. However, since vehicle size has fluctuated back and forth from large to small and back, it is not practical for the MPMC to keep up with the constant changes, so a standardized stall size makes sense.

Clean-up Items

The following five commercial provisions were not identified as 2013 code clean up items, but have been identified by Planning staff as items that were either arbitrarily left out from the previous MPMC, or are items that should be addressed. The first item below was also presented to the Planning Commission in 2015, but the remaining four are new items for consideration by the Commission.

8. **Section 21.10.040 (I) Limitations, Special Standards and Accessory Uses** – In the day-to-day implementation of the MPMC, staff discovered that the special height provisions allowed in the Los Angeles Corporate Center area were inadvertently deleted in the 2013 MPMC update. Based on the original subdivision map for the development of the Corporate Center office park, office buildings were permitted at a height of 75 feet, and may exceed the height limit subject to the approval of a conditional use permit. That height provision was inadvertently left out of the code and staff is recommending that such provision be added back into the MPMC and specifically related to the parcels identified in the tract map that established the Los Angeles Corporate Center (Final Map 42611).

9. **Section 21.10.070 Standards of Development** – Planning staff also discovered that the specific provisions in Table 21.10(B) related to commercial development standards were inadvertently deleted from the 2013 MPMC update as well. Specifically, a portion of the Floor Area Ratio (FAR) has been incorporated into Table 21.10(B); however, the former regulations also included a provision that allowed the FAR to be exceeded subject to the review and approval of a conditional use permit by the Planning Commission. Staff is recommending that those code provisions be reinserted into the code.
10. **Section 21.10.030 (A) Land Use Regulations (Professional Office and Notary Uses)** - Another item that was left out of the 2013 update was the provision that allows office uses to be located on the ground floor of a commercial building in the S-C (Shopping Center), C-B (Central Business) and the R-S (Regional Specialty) zoning districts, subject to a conditional use permit. Staff is recommending that the code provision be expanded to include the N-S and C-S zoning districts as well.
11. **Section 21.10.030 (A) Land Use Regulations (Internet Arcades)** – Currently, Internet Arcades are only permitted in two of the commercial zoning districts subject to a conditional use permit and a myriad of development and performance standards. In evaluating the commercial districts, staff determined that such a use could also be accommodated in other commercial districts as well, subject to the same conditional use permit requirements and related development and performance standards. Staff is therefore proposing to allow Internet Arcades in both the C-B (Central Business District) and the R-S (Regional Specialty Center) districts to allow a wide variety of uses in these commercial districts.

Hold Over Items

The following four remaining items will be held over as part of future code clean-up items since they require more in depth analysis. These items include:

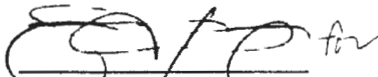
12. Design Review
13. Live/work Units
14. Office Professional (O-P) Zone
15. Master Conditional Use Permit for Major Development

ENVIRONMENTAL:

The proposed resolution is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the ordinance being recommended by the resolution constitutes only minor revisions and clarifications to existing regulations and specification of procedures

related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The resolution and ordinance, therefore, do not have the potential to cause significant effects on the environment. Consequently, they are categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

Respectfully submitted:



Michael A. Huntley,
Community and Economic
Development Director

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

- A. Resolution recommending adoption of the ordinance
- B. Draft ordinance
- C. Planning Commission Minutes, dated April 28, 2015 and May 12, 2015

RESOLUTION NO. 02-16

A RESOLUTION RECOMMENDING THAT CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE ("MPMC") AFFECTING REGULATIONS GOVERNING THE RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING AND PROCEDURAL REQUIREMENTS FOR LAND USE. THE PROPOSED AMENDMENTS TO THE MPMC ARE INTENDED TO ADDRESS SPECIFIC CONCERNS THEREBY PRESERVING AND PROTECTING THE PUBLIC HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY

The Planning Commission of the City of Monterey Park does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. A review of the Monterey Park Municipal Code ("MPMC") suggests that amendments are needed to improve the City's regulations governing, among other things, the residential and commercial zoning districts;
- B. On January 26, 2016, Community and Economic Development Department presented draft regulations to the Planning Commission for consideration. The Planning Commission provided direction for improving the regulations. Thereafter, the regulations were reviewed by the Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the MPMC;
- C. The City reviewed the project's environmental impacts 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"), and the City's Environmental Guidelines;
- D. The Community and Economic Development Department completed its review and scheduled the public hearing regarding the application before the Planning Commission for January 26, 2016;
- E. On January 26, 2016, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the draft Ordinance attached as Exhibit "A," and incorporated by reference, including, without limitation, information provided to the Planning Commission by City staff and public testimony; and
- F. This Resolution and its findings are made based upon the evidence presented to the Commission at its January 26, 2016, hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

PLANNING COMMISSION
RESOLUTION NO. 02-16
PAGE 2 OF 3

SECTION 2: *Environmental Assessment.* Because of the facts set forth in Section 2, the proposed Ordinance is exempt from further environmental review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because the proposed Ordinance constitutes only minor revisions and clarifications to existing regulations and specification of procedures related thereto; and consists of actions taken to assure the maintenance, protection and enhancement of the environment. The Ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt from further CEQA review under 14 California Code Regulations §§ 15301, 15305, and 15308.

SECTION 3: *General Plan Findings.* As required under Government Code § 65860 the MPMC amendments proposed by the Ordinance are consistent with the Monterey Park General Plan. It is a goal of the Land Use Element of the General Plan to maintain the quality and character of Monterey Park’s residential neighborhoods and commercial districts. The proposed residential code amendments are minor changes intended to ensure that the residential character is maintained to the highest standards. The proposed commercial code amendment is intended to clarify an existing code provision ensuring development compatibility.

SECTION 4: *Recommendations.* The Planning Commission recommends that the City Council adopt the draft ordinance set forth in attached Exhibit “A,” which is incorporated into this resolution by reference.

SECTION 5: *Reliance On Record.* Each and every one of the findings and determination 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 6: *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 7: This Resolution will remain effective until superseded by a subsequent resolution.

**PLANNING COMMISSION
RESOLUTION NO. 02-16
PAGE 3 OF 3**

SECTION 8: The Commission secretary is directed to mail a copy of this Resolution to any person requesting a copy.

SECTION 9: 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.

PASSED AND ADOPTED this 26th day of January 2016.

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 26th day of January 2016, by the following vote of the Planning Commission:

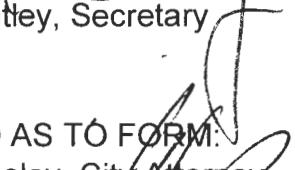
AYES:	Commissioners Garcia, Choi, Sullivan, Leung, and Lee
NOES:	None
ABSTAIN:	None
ABSENT:	None



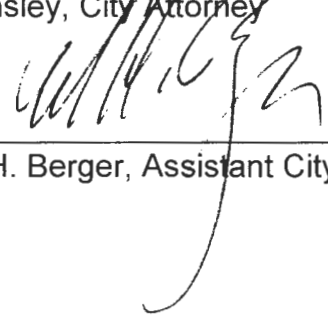
Rodrigo Garcia, Chairperson
City of Monterey Park Planning Commission

ATTEST:


Michael Huntley, Secretary

APPROVED AS TO FORM:


Mark D. Hensley, City Attorney

By: 

Karl H. Berger, Assistant City Attorney

**OFFICIAL MINUTES
MONTEREY PARK PLANNING COMMISSION
REGULAR MEETING
January 26, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, January 26, 2016 at 7:00 p.m.

CALL TO ORDER:

Chairperson Garcia called the meeting to order at 7:00 p.m.

ROLL CALL:

Planner Tewasart called the roll:

Commissioners Present: Rodrigo Garcia, Ricky Choi, Larry Sullivan, Margaret Leung, and Lincoln Lee

Commissioners Absent: None

ALSO PRESENT: Karl H. Berger, Assistant City Attorney, Michael A. Huntley, Director of Community and Economic Development, Samantha Tewasart, Senior Planner

ORAL AND WRITTEN COMMUNICATIONS:

None

AGENDA CHANGES AND ADOPTION:

None

APPROVAL OF MINUTES:

October 27, 2015 –

Vice-Chair Choi clarified that he did not provide comments at the meeting because he was not present.

Action Taken: The Planning Commission continued the minutes of October 27, 2015 to the next regularly scheduled Planning Commission meeting of February 9, 2016.

Motion: Moved by Commissioner Sullivan and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

November 10, 2015 –

Action Taken: The Planning Commission approved the minutes of November 10, 2015 with modifications.

Motion: Moved by Commissioner Sullivan and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

January 12, 2016 –

Action Taken: The Planning Commission approved the minutes of January 12, 2016 with modifications.

Motion: Moved by Commissioner Choi and seconded by Commissioner Lee, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

PUBLIC HEARING:

None

CONSENT CALENDAR:

None

UNFINISHED BUSINESS:

2-A. CODE AMENDMENT – AFFECTING RESIDENTIAL, COMMERCIAL, OFFICE PROFESSIONAL, OFF-STREET PARKING, AND PROCEDURAL REQUIREMENTS (CA-15-03)

Director Huntley provided a brief summary of the item.

Chair Garcia opened public hearing.

There were no public comments received.

Chair Garcia closed public hearing.

Chapter 21.08 Residential Zones

1. Section 21.08.040 (H) Portable Canopies

Commissioner Leung inquired about time limits for portable canopies. For example, canopies setup for birthday parties on the weekend.

Director Huntley replied that there is some flexibility provided due to City resources and enforcement.

Commissioner Sullivan inquired about the location and number of canopies allowed. Directory Huntley replied that portable canopies must meet the setback requirements and the allowed square footage applies to the lot and not per unit.

Action Taken: The Planning Commission approved Section 21.08.040 (H) with no modifications.

Motion: Moved by Commissioner Lee and seconded by Commissioner Sullivan, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
 Noes: Commissioners: None
 Absent: Commissioners: None
 Abstain: Commissioners: None

2. Section 21.08.080 (G) Mechanical Equipment

Commissioner Lee stated to that the requirement to identify the location of building wall openings on adjacent properties should be stricken out since 25 feet will no longer be the distance requirement.

Action Taken: The Planning Commission approved Section 21.08.080 (G) with one modification.

Motion: Moved by Commissioner Sullivan and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
 Noes: Commissioners: None
 Absent: Commissioners: None
 Abstain: Commissioners: None

3. Section 21.08.040 (W) Landscaping

Commissioner Lee expressed concerns about applying the same landscaping requirements for single-family dwelling and multi-unit developments.

Action Taken: The Planning Commission continued Section 21.08.040 (W) to clarify the code provision and separate the landscaping requirements for single-family dwelling and multi-unit developments.

Motion: Moved by Commissioner Sullivan and seconded by Commissioner Leung, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

Chapter 21.10 Commercial Zones

4. Section 21.10.030 (A) Permitted Uses “Art Gallery”

Action Taken: The Planning Commission approved Section 21.10.030 (A) with no modifications.

Motion: Moved by Vice-Chair Choi and seconded by Commissioner Lee, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

5. Section 21.10.030 (A) Permitted Uses “Car Wash”

Action Taken: The Planning Commission approved Section 21.10.030 (A) with no modifications.

Motion: Moved by Commissioner Sullivan and seconded by Vice-Chair Choi, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None
Abstain: Commissioners: None

6. Section 21.10.200 Tenant Mix Leasing Plan

Action Taken: The Planning Commission approved Section 21.10.200 with no modifications.

Motion: Moved by Commissioner Sullivan and seconded by Commissioner Lee, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee
Noes: Commissioners: None
Absent: Commissioners: None

Abstain: Commissioners: None

7. Section 21.22.170 Compact Automobile Parking

Action Taken: The Planning Commission approved Section 21.22.170 with no modifications.

Motion: Moved by Vice-Chair Choi and seconded by Commissioner Lee, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

Clean-up Items

8. Section 21.10.040 (I) Limitations, Special Standards and Accessory Uses

9. Section 21.10.070 Standards of Development

10. Section 21.10.030 (A) Land Use Regulations (Professional Office and Notary Uses)

11. Section 21.10.030 (A) Land Use Regulations (Internet Arcades)

Action Taken: The Planning Commission approved Sections 21.10.040 (I), 21.20.070, and 21.10.030 (A) with no modifications.

Motion: Moved by Commissioner Sullivan and seconded by Vice-Chair Choi, motion carried by the following vote:

Ayes: Commissioners: Garcia, Choi, Sullivan, Leung and Lee

Noes: Commissioners: None

Absent: Commissioners: None

Abstain: Commissioners: None

Hold Over Items

12. Design Review

13. Live/work Units

14. Office Professional (O-P) Zone

15. Master Conditional Use Permit for Major Development

Action Taken: The Planning Commission after considering the evidence presented during the public hearing **approved** code amendment of Title 21 Zoning of the Monterey

Park Municipal Code affecting residential, commercial, office professional, off-street parking, and procedural requirements (CA-15-03).

Motion: Moved by Vice-Chair Choi and seconded by Commissioner Sullivan, motion carried by the following vote:

Ayes:	Commissioners: Garcia, Choi, Sullivan, Leung, and Lee
Noes:	Commissioners: None
Absent:	Commissioners: None
Abstain:	Commissioners: None

NEW BUSINESS (PUBLIC HEARING):

None

COMMISSION COMMUNICATIONS:

Vice-Chair Choi inquired about who organizes groundbreakings and if the Planning Commission can be notified of groundbreaking events.

Director Huntley replied that the recent groundbreakings have been organized by the project developers. The groundbreakings are not City events. However, staff can reach out to the developers to invite the Planning Commission as well.

Commissioner Sullivan inquired about the food vendor on Atlantic Boulevard.

Attorney Berger replied that there are State protections for mobile food vendors. The City can regulate items that fall under the public nuisance statutes, but mobile food vendors do have particular rights. Code Enforcement has been advised on what can and cannot be done. For example, the grease in the public right-of-way is being monitored. Requiring mobile food vendors to move elsewhere is extremely difficult to do under State law. The Municipal Code regulations regarding food vendors are superseded by State law.

Commission Leung stated that in the meeting minutes of January 12, 2016, Commissioner Lee mentioned that there are provisions in the Building Code that states maximum occupancy within a dwelling and inquired if there was follow up on that.

Commission Lee replied that he recently submitted questions on the code provision to the ICC (International Code Council) and is waiting for a reply and once the reply is available, it will be shared with the Planning Commission. He stated that in 2012, the Building Code was separated into two codes, the IBC (International Building Code) and IRC (International Residential Code). The Residential Code applies to single-family homes and the Building Code applies to everything else. The Building Code has an occupancy load factor used to calculate the number of people allowed inside of a building depending on the square footage to determine the number of required exits. However, in the Residential Code there is no provision. If the code provision does not exist, then it cannot be used as a reason to regulate the number of people in a residential dwelling unit.

FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:

None

STAFF UPDATES:

Director Huntley provided an updated on the Marriott and Market Place developments.

CLOSED SESSION:

None

ADJOURNMENT:

There being no further business for consideration, the meeting was adjourned on January 26, 2016 at 8:30 p.m. to the next regular meeting on February 9, 2016 at 7:00 p.m. in the Council Chambers.



Michael A. Huntley
Director of Community and Economic Development

Approved on at the regular Planning Commission meeting.



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-A.

TO: The Honorable Mayor and City Council
FROM: Chu Thai, Director of Management Services
Annie Yaung, CPFO, Controller
SUBJECT: Warrant Register for the City of Monterey Park of
February 17, 2016

RECOMMENDATION:

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 17, 2016** totaling **\$1,328,604.42** 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 **307846-307090** and e-Payables numbered **000191-000205**.

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 **\$1,328,604.42.**

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
17TH DAY OF FEBURARY 2016
TOTALING \$1,328,604.42 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	\$ 256,188.76
Retirement Fund	480.00
State Gas Tax Fund	17,584.35
Sewer Fund	989.46
Refuse Fund	433,119.50
City Shop Fund	20,795.74
General Liability Fund	1,325.74
Technology Internal Service Fund	516.66
Public Safety Impact Fee	576.71
Special Deposits Fund	4,040.24
Business Improvement Area #1	56.52
Water Fund	466,040.53
OPA Proposition A	7,149.94
Measure R Fund	417.08
Library Tax Fund	1,622.44
STC Standards/Training/Corrections	682.84
POST	4,638.00
EI Civic Education Grant	106.23
Recreation Fund	16,841.28
Asset Forfeiture	11,012.54
Prop C	66,792.32
Grandparents & Books Grant	1,634.37
Maintenance District 93-1	550.00
Prop A - Per Parcel Grant	587.70
Used Oil Recycling Block Grant	195.00
Beverage Container Recycling	337.50
Used Oil Competitive Grant	(3,528.00)
LA County Open Space Grant	285.00
LA County NEEDS Assessment	1,187.22
City/Housing Successor Agency	16,378.75
TOTAL	\$ 1,328,604.42

PASSED, APPROVED AND ADOPTED THE 17TH DAY OF FEBURARY 2016.

Peter Chan, Mayor
City of Monterey Park, California

ATTEST

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

RESOLUTION NO.
Page 2

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 17th day of February 2016 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

ATTACHMENT 1

Warrant Register

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ROBERTO A AGUIRRE	0503-801-6502-31950	243.53	REIMBURSE-COUNTY ASSE MEETING		307846	243.53
ANTHEM BLUE CROSS	0010-801-5102-12330	6,244.70	02-03/16 MEDICAL INSURANCE		307868	6,244.70
ARGIL BLDG. MATERIAL CO.	0022-801-4202-22400	150.42-	VOID CHECK	16-0292	306810	150.42-
	0022-801-4202-22400	150.42	CONCRETE	16-0292	307847	150.42
AT & T	0010-801-3112-32050	484.22	PHONE SERVICE		307848	1,237.65
	0022-801-4206-32050	635.10	PHONE SERVICE		307848	
	0092-801-4222-32050	118.33	PHONE SERVICE		307848	
AT&T	0010-801-1408-32050	1,348.87	INTERNET/PHONE SERVICE		307849	
	0092-801-4222-32050	677.67	INTERNET/PHONE SERVICE		307849	
	0092-801-4220-32050	210.37	INTERNET/PHONE SERVICE		307849	
	0010-801-6502-32050	142.42	INTERNET/PHONE SERVICE		307849	
	0010-801-6001-32050	205.21	INTERNET/PHONE SERVICE		307849	
	0010-801-3201-32050	1,104.41	INTERNET/PHONE SERVICE		307849	
	0109-801-6511-32050	70.02	INTERNET/PHONE SERVICE		307849	
	0022-801-4206-32050	313.05	INTERNET/PHONE SERVICE		307849	
	0010-801-6517-32050	18.51	INTERNET/PHONE SERVICE		307849	
	0010-801-3114-41100	18.51	INTERNET/PHONE SERVICE		307849	
	0010-801-3113-32050	16.63	INTERNET/PHONE SERVICE		307849	
	0010-801-3112-32050	3,245.28	INTERNET/PHONE SERVICE		307849	
	0010-801-4209-32050	268.10	INTERNET/PHONE SERVICE		307849	
	0010-801-1801-32050	16.72	INTERNET/PHONE SERVICE		307849	
	0092-801-1404-32050	31.96	INTERNET/PHONE SERVICE		307849	
	0043-801-1404-32050	26.32	INTERNET/PHONE SERVICE		307849	
	0010-801-1408-32050	136.92	INTERNET/PHONE SERVICE		307849	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-1404-32050	52.35	INTERNET/PHONE SERVICE		307849	
	0010-801-1301-32050	16.65	INTERNET/PHONE SERVICE		307849	
	0010-801-3112-32050	899.24	INTERNET/PHONE SERVICE		307849	
	0010-801-3201-32050	449.62	INTERNET/PHONE SERVICE		307849	
	0010-801-6001-32050	149.87	INTERNET/PHONE SERVICE		307849	
	0169-801-2201-32050	149.87	INTERNET/PHONE SERVICE		307849	
	0010-801-1404-32050	599.25	INTERNET/PHONE SERVICE		307849	
	0043-801-1404-32050	441.56	INTERNET/PHONE SERVICE		307849	
	0092-801-1404-32050	536.18	INTERNET/PHONE SERVICE		307849	
						11,145.56
C.C. COLLECTIONS	0010-701-0010-02010	90.00-	VOID CHECK		307297	
	0077-701-0077-02110	113.04-	VOID CHECK		307297	
						203.04-
CHARTER COMMUNICATIONS	0092-801-1404-32050	32.19	INTERNET/CABLE SERVICE		307850	
	0043-801-1404-32050	26.52	INTERNET/CABLE SERVICE		307850	
	0010-801-3112-32050	65.11	INTERNET/CABLE SERVICE		307850	
	0010-801-1404-32050	35.99	INTERNET/CABLE SERVICE		307850	
	0010-801-4209-32050	173.28	INTERNET/CABLE SERVICE		307850	
						333.09
	0010-801-6003-38400	381.60	INTERNET/CABLE SERVICE		307869	
	0010-801-6003-38400	178.38	INTERNET/CABLE SERVICE		307869	
	0010-801-3201-32050	606.80	INTERNET/CABLE SERVICE		307869	
						1,166.78
THE CHINA PRESS	0503-801-6502-31950	440.00	COUNTY ASSE MEETING NOTICE		307851	
						440.00
DAN COSTLEY	0503-801-6502-31950	228.52	REIMBURSE-COUNTY ASSE MEETING		307852	
						228.52
DIRECTV, LLC	0010-801-3230-32050	117.49	EOC SERVICES		307853	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						117.49
DIVERSIFIED ALARM SERVICE	0344-801-5002-99290	225.00-	VOID CHECK		303272	
	0344-801-5002-99290	225.00-	VOID CHECK		303272	
						450.00-
EXPRESS SERVICE, INC	0010-801-1801-31950	754.00	TEMPORARY STAFFING SERVICES		307870	
	0092-801-1301-31950	922.20	TEMPORARY STAFFING SERVICES		307870	
	0010-801-1801-31950	565.50	TEMPORARY STAFFING SERVICES		307870	
	0092-801-1301-31950	910.60	TEMPORARY STAFFING SERVICES		307870	
	0010-801-1801-31950	603.20	TEMPORARY STAFFING SERVICES		307870	
	0092-801-1301-31950	371.20	TEMPORARY STAFFING SERVICES		307870	
						4,126.70
GAIL E. GRISWOLD	0075-450-0075-08615	320.46	CENTENNIAL PRINTING (TRUST)		307854	
						320.46
JONATHAN GIN	0010-801-3230-39400	473.45	REIMBURSE VEHICLE SUPPLIES		307871	
						473.45
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	317.19-	VOID CHECK	16-0030	147 *	
	0060-801-4211-23500	517.75-	VOID CHECK	16-0030	147 *	
	0060-801-4211-23500	283.40-	VOID CHECK	16-0030	147 *	
	0060-801-4211-23500	527.56-	VOID CHECK	16-0030	147 *	
						1,645.90-
	0060-801-4211-23500	317.19	FLEET TIRES-UNIT 053	16-0030	307872	
	0060-801-4211-23500	517.75	FLEET TIRES-UNIT 062/842	16-0030	307872	
	0060-801-4211-23500	283.40	FLEET TIRES	16-0030	307872	
	0060-801-4211-23500	527.56	FLEET TIRES-UNIT 092	16-0030	307872	
						1,645.90
HUNTINGTON BEACH POLICE	0136-801-3101-33250	136.00	POST TRAINING		307873	
						136.00
JOHN L. HUNTER & ASSOC., INC.	0043-801-4203-31950	4,252.50-	VOID CHECK	16-0480	307606	

* Indicates an E-Payable transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JOHN L. HUNTER & ASSOC., INC.	0184-801-4208-31950	142.50-	VOID CHECK		307606	
	0264-850-5004-96053	26,399.25-	VOID CHECK	90379	307606	
	0264-801-5004-96053	8,178.75-	VOID CHECK	16-0479	307606	
	0264-801-5004-96053	1,425.00-	VOID CHECK	16-0479	307606	40,398.00-
KOVATCH MOBILE EQUIPMENT	0060-801-3210-38400	158.85-	VOID CHECK	16-0192	307429	158.85-
LAWN MOWER CORNER/KNG POWER EQUIPME	0060-801-4211-22300	259.42-	VOID CHECK		125 *	
	0060-801-4211-23500	53.39-	VOID CHECK	16-0010	125 *	
	0060-801-4211-23500	108.96-	VOID CHECK	16-0010	125 *	421.77-
	0092-801-4222-24100	45.23-	VOID CHECK		149 *	
	0092-801-4222-24100	54.57-	VOID CHECK		149 *	99.80-
	0060-801-4211-22300	259.42	FLEET SUPPLIES		307874	
	0060-801-4211-23500	53.39	FLEET SUPPLIES-UNIT 084	16-0010	307874	
	0060-801-4211-23500	108.96	FLEET SUPPLIES-UNIT 069/070	16-0010	307874	
	0092-801-4222-24100	45.23	WATER SUPPLIES		307874	
	0092-801-4222-24100	54.57	WATER SUPPLIES		307874	521.57
	0503-801-6502-31950	166.20	REIMBURSE-COUNTY ASSE MEETING		307855	
	0503-801-6502-31950	108.97	REIMBURSE-COUNTY ASSE MEETING		307855	275.17
MARTIN FLORIST	0010-801-6508-31950	207.10	FLORAL ARRANGEMENTS		307856	207.10
MAUREEN KANE & ASSOCIATES, INC	0010-801-1301-39400	1,550.00	CITY CLERK TRAINING		307857	1,550.00
CARRIE MAZELIN	0136-801-3101-33250	18.00	POST TRAINING		307875	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						18.00
MONTEREY PARK PETTY CASH	0092-801-4223-22750	6.08	PETTY CASH-SUPPLIES		307858	
	0092-801-1406-24100	14.99	PETTY CASH-SUPPLIES		307858	
	0010-801-1403-39400	4.54	PETTY CASH-MILEAGE		307858	
	0010-801-1403-39400	7.13	PETTY CASH-MILEAGE		307858	
	0075-450-0075-08550	27.50	PETTY CASH-SUPPLIES (TRUST)		307858	
	0092-801-4223-22750	45.40	PETTY CASH-REFRESHMENTS		307858	
	0092-801-4223-22750	82.09	PETTY CASH-REFRESHMENTS		307858	
	0075-450-0075-08420	99.70	PETTY CASH-REFRESHMENTS(TRUST)		307858	
	0075-450-0075-08420	99.00	PETTY CASH-REFRESHMENTS(TRUST)		307858	
						386.43
MUNICIPAL AUDITING SERVICES LLC (DE	0010-701-0010-02010	105.70	BUSINESS LICENSE AUDITING SVCS	16-0511	307859	
	0010-701-0010-02010	142.80	BUSINESS LICENSE AUDITING SVCS	16-0511	307859	
	0010-701-0010-02010	1,750.53	BUSINESS LICENSE AUDITING SVCS	16-0511	307859	
	0010-701-0010-02010	1,418.20	BUSINESS LICENSE AUDITING SVCS	16-0511	307859	
						3,417.23
	0010-701-0010-02010	1,166.55	BUSINESS LICENSE AUDITING SVCS	16-0511	307876	
	0010-701-0010-02010	2,092.83	BUSINESS LICENSE AUDITING SVCS	16-0511	307876	
	0010-701-0010-02010	2,883.30	BUSINESS LICENSE AUDITING SVCS	16-0511	307876	
	0010-701-0010-02010	1,015.79	BUSINESS LICENSE AUDITING SVCS	16-0511	307876	
						7,158.47
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	228.00	PHONE SERVICE		307860	
						228.00
PATHOMRAT NEIL KUNAWONGSE	0214-801-4208-31950	337.50	BIKE RIDE PROMOTION CARDS		307861	
	0184-801-4208-31950	337.50	BIKE RIDE PROMOTION CARDS		307861	
						675.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1704-32200	79.54	POSTAGE		307877	
	0010-801-1801-32200	20.43	POSTAGE		307877	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-1802-32200	15.72	POSTAGE		307877	
	0010-801-3101-32200	2.91	POSTAGE		307877	
	0010-801-3102-32200	9.89	POSTAGE		307877	
	0010-801-3104-32200	41.14	POSTAGE		307877	
	0010-801-3113-32200	2.18	POSTAGE		307877	
	0010-801-3114-32200	73.00	POSTAGE		307877	
	0010-801-3120-32200	122.93	POSTAGE		307877	
	0010-801-3201-32200	32.93	POSTAGE		307877	
	0010-801-3205-32200	43.36	POSTAGE		307877	
	0010-801-6001-32200	72.09	POSTAGE		307877	
	0010-801-6502-32200	6.21	POSTAGE		307877	
	0043-801-1201-32200	3.60	POSTAGE		307877	
	0043-801-4212-32200	18.90	POSTAGE		307877	
	0075-450-0075-09230	52.54	POSTAGE (TRUST)		307877	
	0092-801-4221-32200	15.37	POSTAGE		307877	
	0010-801-1301-32200	24.45	POSTAGE		307877	
	0010-801-1403-32200	163.83	POSTAGE		307877	
	0010-801-1406-32200	332.48	POSTAGE		307877	
	0010-801-1701-32200	57.20	POSTAGE		307877	
	0010-801-1702-32200	46.56	POSTAGE		307877	
	0010-801-1703-32200	13.47	POSTAGE		307877	
						1,250.73
QUALITY TRAFFIC DATA, LLC	0010-801-4212-31950	2,100.00	TRAFFIC STUDY		307862	
						2,100.00
MANUEL REYES	0159-801-6507-31930	1,560.00	INSTRUCTOR-RECREATION CLASS		307863	
						1,560.00
SIMPLEXGRINNELL LP	0092-801-4210-38100	7,739.32	ALARM REPAIRS	16-0526	307864	
	0092-801-4210-38100	6,629.00	ALARM REPAIRS	16-0526	307864	
						14,368.32

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SOUTHERN CALIFORNIA PUBLIC	0010-801-1801-33200	79.00	HUMAN RESOURCES TRAINING		307865	
	0010-801-1801-33200	79.00	HUMAN RESOURCES TRAINING		307865	
	0010-801-1801-33200	79.00	HUMAN RESOURCES TRAINING		307865	237.00
SPRINT CORPORATION	0010-801-3115-38400	1,134.58	MOBILE DATA SERVICE	16-0151	307878	1,134.58
	0010-801-3115-38400	1,353.66	MOBILE DATA SERVICE	16-0151	307879	1,353.66
TWINING INC	0092-801-4224-82246	6,249.36	DE LA FUENTE REHAB	16-0539	307866	6,249.36
VERIZON WIRELESS	0022-801-4206-32050	19.76	WIRELESS VOICE & DATA SERVICE		307867	
	0010-801-4209-32050	23.65	WIRELESS VOICE & DATA SERVICE		307867	
	0010-801-4212-32050	10.81	WIRELESS VOICE & DATA SERVICE		307867	
	0092-801-4221-32050	17.86	WIRELESS VOICE & DATA SERVICE		307867	
	0092-801-4222-32050	0.90	WIRELESS VOICE & DATA SERVICE		307867	
	0092-801-4223-32050	17.76	WIRELESS VOICE & DATA SERVICE		307867	
	0010-801-6502-32050	0.22	WIRELESS VOICE & DATA SERVICE		307867	
	0010-801-6517-32050	2.63	WIRELESS VOICE & DATA SERVICE		307867	
	0109-801-6511-31180	12.13	WIRELESS VOICE & DATA SERVICE		307867	105.72
	0010-801-6001-32050	53.78	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-1408-32050	4.15	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-1701-32050	38.01	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-1702-32050	14.85	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-1703-32050	38.01	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-3112-32050	131.18	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-4209-32050	59.19	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-4212-32050	12.51	WIRELESS VOICE & DATA SERVICE		307880	
	0010-801-6517-32050	31.46	WIRELESS VOICE & DATA SERVICE		307880	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
VERIZON WIRELESS	0092-801-4220-32050	0.22	WIRELESS VOICE & DATA SERVICE		307880	
	0092-801-4221-32050	60.12	WIRELESS VOICE & DATA SERVICE		307880	
	0092-801-4222-32050	0.89	WIRELESS VOICE & DATA SERVICE		307880	
						444.37
	TOTAL FOR PREPAID WARRANTS					27,723.18
	PRINTED	29,890.65				
	E-PAYABLE	2,167.47-				

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
4IMPRINT, INC.	0010-801-1301-22750	797.65	GIVEAWAY ITEM-CNY		192 *	797.65
A & R NURSERY	0010-801-6517-22100	78.48	LANDSCAPE SUPPLIES	16-0537	307881	
	0010-801-6517-22100	122.08	LANDSCAPE SUPPLIES		307881	200.56
ADVANCE PEST TERMITE CONTROL	0010-801-3104-31950	30.00	PEST CONTROL		307882	
	0010-801-3113-38100	39.00	PEST CONTROL	16-0116	307882	69.00
AIR EXCHANGE, INC	0071-801-3210-38400	410.85	FIRE-REPAIR STATION 61		307883	410.85
ALL STATE POLICE EQUIPMENT	0010-801-3103-22300	904.71	POLICE SUPPLIES		307884	
	0010-801-3103-22300	66.49	POLICE SUPPLIES		307884	971.20
APL GLASS COMPANY	0092-801-4210-38100	250.00	BLDG MAINT SUPPLIES		307885	250.00
ARGIL BLDG. MATERIAL CO.	0022-801-4202-22400	175.49	CONCRETE	16-0292	307886	175.49
ARROW INTERNATIONAL	0010-801-3220-24200	1,208.64	FIRE MEDICAL SUPPLIES		307887	1,208.64
ARTE FLAMENCO DANCE THEATER	0159-801-6507-31930	232.40	INSTRUCTOR-RECREATION CLASS		307888	232.40
ASSOCIATED OF LOS ANGELES,	0010-801-4210-23400	2,143.29	BLDG MAINT SHOP LIGHTS	16-0486	307889	2,143.29
ATHENS SERVICES	0043-801-4208-41200	410,572.60	REFUSE COLLECTION SERVICES		307890	410,572.60
AUTOZONE WEST, INC	0060-801-4211-23500	94.58	FLEET PARTS-UNIT 063	16-0428	193 *	
	0060-801-4211-23500	22.29	FLEET PARTS-UNIT 970	16-0428	193 *	116.87

* Indicates an E-Payable transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
B A B STEERING HYDRAULICS, INC	0060-801-4211-38400	391.58	FLEET PARTS/REPAIR-UNIT 972	16-0022	307891	391.58
BAKER & TAYLOR INC	0010-801-6002-40000	75.46	BOOK(S) 6		307892	
	0010-801-6002-40000	102.97	BOOK(S) 5		307892	
	0010-801-6002-40000	220.15	BOOK(S) 19		307892	
	0010-801-6002-40000	165.46	BOOK(S) 9		307892	
	0010-801-6002-40000	23.11	BOOK(S) 1		307892	
	0010-801-6002-40000	80.46	BOOK(S) 5		307892	
	0010-801-6002-40000	59.33	BOOK(S) 3		307892	
	0010-801-6002-40000	10.84	BOOK(S) 1		307892	
	0010-801-6002-40000	202.29	BOOK(S) 13		307892	
	0010-801-6002-40000	31.84	BOOK(S) 1		307892	
	0131-801-6006-40000	44.37	BOOK(S) 8		307892	
	0131-801-6006-40000	83.80	BOOK(S) 6		307892	
	0131-801-6006-40000	41.94	BOOK(S) 9		307892	1,142.02
MICHELLE BARFIELD	0132-801-3101-33300	23.22	STC TRAINING		307893	23.22
BARTEL ASSOCIATES LLC	0012-801-5102-31850	480.00	MASS MUTUAL GASB68		307894	480.00
BEHAVIOR ANALYSIS TRAINING INSTITUE	0132-801-3101-33300	481.00	STC TRAINING		307895	
	0136-801-3101-33250	481.00	POST TRAINING		307895	962.00
BIG BEN INC. (DBA) BIG BEN ENGINEEF	0092-801-4224-82246	407,194.51	WATER SYSTEM IMPROVEMENTS	16-0269	307896	407,194.51
BROADCAST MUSIC INC.	0010-801-6508-39860	669.00	BROADCAST MUSIC LICENSE		307897	669.00
BRODART COMPANY	0010-801-6003-22450	40.98	LIBRARY CATALOG SERVICES		307898	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
BRODART COMPANY	0010-801-6003-22450	695.21	LIBRARY CATALOG SUPPLIES		307898	736.19
BSN SPORTS (DBA)	0010-801-6502-31150	777.74	RECREATION SUPPLIES		307899	777.74
CALIFORNIA ACUPUNCTURE MEDICAL ASSC	0075-450-0075-08630	150.00	REFUND FACILITY DEPOSIT(TRUST)		307900	150.00
CALIFORNIA FITNESS SOURCE INC	0075-450-0075-08550	150.00	LANGLEY EQUIPMENT MAINT(TRUST)		307901	150.00
CALOX, INC	0010-801-3210-22750	29.75	FIRE MEDICAL SUPPLIES		307902	143.00
	0010-801-3210-22750	21.25	FIRE MEDICAL SUPPLIES		307902	
	0010-801-3210-22750	92.00	FIRE MEDICAL SUPPLIES		307902	
CANON FINANCIAL SERVICES, INC.	0010-801-6505-39250	185.73	COPIER MACHINE RENTAL	16-0442	307903	185.73
CANON SOLUTIONS AMERICA, INC	0075-450-0075-08550	290.20	COPIER MAINTENANCE (TRUST)	16-0443	194 *	580.40
	0075-450-0075-08550	290.20	COPIER MAINTENANCE (TRUST)	16-0443	194 *	
MARLENE A CARDINALI	0159-801-6507-31930	210.00	INSTRUCTOR-RECREATION CLASS		307904	210.00
CHARLIES TIRE RECYCLING	0060-801-4211-31950	94.00	FLEET TIRE RECYCLING		307905	94.00
CHAU'S 76 INC.	0060-801-4211-22250	75.51	FLEET FUEL		307906	75.51
ESTEBAN CHAVEZ	0159-701-0159-07030	99.00	REFUND RECREATION CLASS		307907	99.00
CHINA CLASSICS (DBA)	0010-801-6002-40000	613.44	BOOK(S) 34		307908	717.12
	0010-801-6002-40000	103.68	BOOK(S) 6		307908	

* Indicates an E-Payable transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CITATION MANAGEMENT (DBA)	0010-701-0010-03630	3,627.58	PARKING CITATIONS SERVICE		307909	3,627.58
CITY LASER SERVICE	0010-801-1403-38400	279.10	PRINTER MAINTENANCE		307910	279.10
CODE R DECALS AND GRAPHICS	0010-801-3210-38400	109.00	FIRE DECALS INSTALL		307911	109.00
COIT SERVICES, INC	0159-801-6506-31150	225.00	CARPET CLEANING		307912	225.00
COME LAND MAINTENANCE COMPANY	0010-801-6505-38250	3,819.00	JANITORIAL SERVICE	16-0444	307913	7,738.00
	0010-801-6505-38250	500.00	JANITORIAL SERVICE	16-0444	307913	
	0010-801-6505-38250	3,019.00	JANITORIAL SERVICE	16-0444	307913	
	0010-801-6505-38250	400.00	JANITORIAL SERVICE	16-0444	307913	
COMMERCIAL DOOR OF LOS ANGELES	0010-801-4210-38100	302.00	FIRE DOOR REPAIR	16-0502	307914	302.00
COMPRESSED AIR SPECIALITIES	0010-801-3210-38400	1,312.77	FIRE-AIR COMPRESSOR REPAIR		307915	1,312.77
CONSTRUCTION EQUIPMENT 4 LESS	0060-801-4211-23500	40.08	FLEET PARTS		307916	40.08
CPS HUMAN RESOURCE SERVICES (DBA)	0010-801-1801-31950	877.80	RECRUITMENT SERVICES		307917	877.80
CROWN GRAPHICS (DBA)	0060-801-4211-38410	583.56	FLEET GRAPHICS	16-0007	307918	816.01
	0060-801-4211-38410	232.45	FLEET GRAPHICS	16-0007	307918	
DAILY JOURNAL CORPORATION	0010-801-1301-34050	156.00	LEGAL NOTICE	16-0147	307919	852.00
	0010-801-1301-34050	696.00	LEGAL NOTICE	16-0147	307919	
DAMEWOOD CONSULTING GROUP	0010-801-1801-39400	500.00	EMPLOYEE SAFETY TRAINING		307920	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						500.00
DEPARTMENT OF JUSTICE	0010-801-1801-39550	83.00	FINGERPRINT PROCESSING		307921	
	0010-701-0010-03710	1,782.00	FINGERPRINT PROCESSING		307921	
	0010-801-1801-39550	32.00	FINGERPRINT PROCESSING		307921	
	0010-701-0010-03710	17.00	FINGERPRINT PROCESSING		307921	
						1,914.00
DEPT OF TRANSPORTATION	0022-801-4206-41100	1,101.01	TRAFFIC SIGNALS & LIGHTING	16-0207	307922	
						1,101.01
DIVERSIFIED ALARM SERVICE	0010-801-4210-38100	622.50	SECURITY MONITORING SERVICES		195 *	
	0010-801-6502-38400	135.00	SECURITY MONITORING SERVICES	16-0218	195 *	
	0010-801-6502-38400	135.00	SECURITY MONITORING SERVICES	16-0218	195 *	
	0010-801-6502-38400	135.00	SECURITY MONITORING SERVICES	16-0218	195 *	
	0010-801-6502-38400	135.00	SECURITY MONITORING SERVICES	16-0218	195 *	
	0010-801-6502-38400	135.00	SECURITY MONITORING SERVICES	16-0218	195 *	
	0344-801-5002-99290	225.00	SECURITY MONITORING SERVICES		195 *	
	0344-801-5002-99290	225.00	SECURITY MONITORING SERVICES		195 *	
						1,747.50
DIVISION OF THE STATE ARCHITECT	0010-701-0010-02020	523.50	FEES COLLECTED UNDER SB1186		307923	
						523.50
EDWARD DOMINGUEZ	0132-801-3101-33300	35.75	STC TRAINING		307924	
						35.75
DRIVERS LICENSE GUIDE COMPANY	0075-450-0075-08325	49.97	SUBSCRIPTION (TRUST)		307925	
	0075-450-0075-08325	42.45	PUBLICATION (TRUST)		307925	
						92.42
DUNN-EDWARDS CORPORATION	0010-801-6517-23100	45.70	PAINT SUPPLIES		307926	
	0010-801-4202-23950	578.83	PAINT SUPPLIES		307926	
						624.53
ECHOSAT, INC.	0010-701-0010-06940	39.95	CNG STATION PAYMENT SYSTEM		307927	

* Indicates an E-Payable transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						39.95
DEAN N EDDOW	0159-801-6507-31930	307.50	INSTRUCTOR-RECREATION CLASS		307928	307.50
ELECTRIC 70	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		307929	75.00
EMERGENCY RESPONSE CRIME SCENE CLEANING	0010-801-3103-22750	150.00	MEDICAL WASTE PICK UP		307930	
	0010-801-3103-22750	650.00	BIOLOGICAL CLEANING		307930	800.00
EMPIRE CLEANING SUPPLY	0010-801-6001-22150	419.38	JANITORIAL SUPPLIES		196 *	
	0010-801-6505-22150	768.55	JANITORIAL SUPPLIES	16-0123	196 *	
	0010-801-6517-22150	564.08	JANITORIAL SUPPLIES	16-0307	196 *	
	0010-801-6517-22150	564.08	JANITORIAL SUPPLIES	16-0307	196 *	2,316.09
ENVIROTEK CORPORATION (DBA) ENVIRONMENTAL	0010-801-4202-23950	345.59	GRAFFITI REMOVAL CHEMICALS		307931	345.59
EVOQUA WATER TECHNOLOGIES LLC	0071-801-3210-38400	107.00	FIRE DI-IONIAED TANK	16-0121	307932	107.00
FEDERAL EXPRESS CORP.	0010-801-3103-22750	112.08	CARRIER SERVICES		307933	112.08
FEDEX OFFICE PRINTS & SHIP SERVICES	0010-801-4209-39250	78.48	LAMINATION		307934	
	0043-850-1403-39250	1,195.43	PRINTING & BINDING		307934	
	0092-850-1403-39250	1,195.43	PRINTING & BINDING		307934	2,469.34
FENSCO SERVICES INC	0010-801-4210-38100	1,311.00	INSTALLATION FENCE	16-0434	307935	
	0010-801-4210-38100	1,319.00	INSTALLATION FENCE	16-0434	307935	
	0010-801-4210-38100	70.00	INSTALLATION FENCE		307935	
	0092-801-4210-38100	325.00	INSTALLATION FENCE		307935	
	0010-801-4210-38100	1,489.00	INSTALLATION FENCE		307935	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						4,514.00
FIBERLINK COMMUNICATIONS CORPORATIO	0010-801-1404-31700	155.52	MOBILE MANAGEMENT		307936	155.52
FIESTA COOPERATIVE INC.	0109-801-6511-41200	1,150.79	DIAL-A-TAXI PROGRAM	16-0500	307937	
	0109-801-6511-41200	1,447.32	DIAL-A-TAXI PROGRAM	16-0500	307937	
	0109-801-6511-41200	722.78	DIAL-A-TAXI PROGRAM	16-0500	307937	
	0109-801-6511-41200	476.43	DIAL-A-TAXI PROGRAM	16-0500	307937	3,797.32
FIRST TRANSIT INC	0166-801-4201-31960	66,792.32	SPIRIT BUS OPERATION	16-0114	307938	
	0109-701-0109-07680	3,104.78-	SPIRIT BUS FARE		307938	
	0109-801-1202-31950	3,175.25	SPIRIT BUS GPS		307938	66,862.79
LILIANA FLORES	0132-801-3101-33300	26.68	STC TRAINING		307939	26.68
FORD OF MONTEBELLO	0060-801-4211-38400	80.69	FLEET PARTS-UNIT 972		307940	80.69
CHAI FOSTERLING	0159-801-6507-31920	239.20	INSTRUCTOR-RECREATION CLASS		307941	239.20
WINNIE FUNG	0159-801-6507-31930	182.00	INSTRUCTOR-RECREATION CLASS		307942	182.00
GARVEY EQUIPMENT COMPANY	0010-801-6517-24100	32.65	PARKS SUPPLIES	16-0315	307943	32.65
GENERAL PUMP COMPANY, INC.	0092-801-4222-38420	4,777.44	WATER-REPAIR RUSSELL BOOSTER	16-0510	307944	4,777.44
GEORGE G BOGHOSSIAN & ASSO INC	0010-701-0010-06700	4,596.00	PLAN CHECK		307945	
	0010-701-0010-06300	245.00	PLAN CHECK		307945	4,841.00
GOLDEN STATE WATER COMPANY	0092-801-4222-36300	52.76	WATER SERVICE		307946	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						52.76
GOVCONNECTION INC.	0063-850-5002-99055	516.66	COMPUTER SUPPLIES		307947	
	0010-801-1403-22750	309.00	COMPUTER SUPPLIES		307947	
	0010-801-1404-22750	64.54	COMPUTER SUPPLIES		307947	
	0010-801-1403-22750	36.99	COMPUTER SUPPLIES		307947	
	0010-801-1403-22750	13.03	COMPUTER SUPPLIES		307947	
	0010-801-1403-22750	10.85	COMPUTER SUPPLIES		307947	
	0010-801-1404-24150	145.50	COMPUTER SUPPLIES		307947	
	0010-801-1403-22750	34.40	COMPUTER SUPPLIES		307947	
						1,130.97
GRAINGER	0010-801-4202-23950	187.37	ELECTRICAL SUPPLIES	16-0299	307948	
	0022-801-4206-23900	624.59	ELECTRICAL SUPPLIES	16-0299	307948	
	0022-801-4202-22100	349.67	ELECTRICAL SUPPLIES	16-0299	307948	
	0022-801-4206-23100	1,415.39	ELECTRICAL SUPPLIES	16-0299	307948	
	0010-801-4202-23950	186.26	ELECTRICAL SUPPLIES	16-0299	307948	
	0010-801-4210-23400	185.16	ELECTRICAL SUPPLIES	16-0364	307948	
	0092-801-4210-23050	124.59	ELECTRICAL SUPPLIES	16-0364	307948	
	0010-801-6516-22300	638.27	ELECTRICAL SUPPLIES		307948	
	0092-801-4223-22300	106.07	ELECTRICAL SUPPLIES	16-0346	307948	
						3,817.37
H & H AUTO PARTS WHOLESALE	0060-801-4211-22250	251.14	FLEET PARTS/SUPPLIES		307949	
	0060-801-4211-23500	37.51	FLEET PARTS-UNIT 898	16-0328	307949	
	0060-801-4211-23500	64.45	FLEET PARTS-UNIT 088	16-0328	307949	
	0060-801-4211-23500	128.90	FLEET PARTS-UNIT 038	16-0328	307949	
	0060-801-4211-23500	86.87	FLEET PARTS-UNIT 040	16-0328	307949	
	0060-801-4211-23500	343.35	FLEET PARTS	16-0328	307949	
						912.22
BARBARA HAMER	0075-450-0075-08550	111.71	LANGLEY SUPPLIES (TRUST)		307950	
						111.71

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HANSON AGGREGATES	0022-801-4202-22400	505.09	ASPHALT	16-0280	197 *	
	0010-801-4202-23600	1,053.79	ASPHALT	16-0280	197 *	
	0022-801-4202-22400	487.99	ASPHALT	16-0280	197 *	
	0022-801-4202-22400	523.85	ASPHALT	16-0280	197 *	
	0022-801-4202-22400	1,017.77	ASPHALT	16-0280	197 *	3,588.49
HDL COREN & CONE	0010-801-1403-31400	4,200.00	PROPERTY TAX AUDIT SERVICES	16-0371	307951	4,200.00
HEALTHFIRST MEDICAL GROUP	0010-801-1801-31900	792.00	PRE-EMPLOYMENT PHYSICALS		307952	
	0010-801-1801-31900	322.00	PRE-EMPLOYMENT PHYSICALS		307952	1,114.00
HENSLEY LAW GROUP	0010-801-1702-31600	306.51	LEGAL-CODE ENFORCEMENT	16-0081	307953	
	0880-801-2207-31600	1,919.00	LEGAL-DIAZ ADV	16-0081	307953	
	0010-801-1601-31600	1,189.00	LEGAL-FIRST TRANSIT	16-0081	307953	
	0010-801-1601-31600	10,116.00	LEGAL-GOODVIEW	16-0081	307953	
	0075-450-0075-09204	725.00	LEGAL-MARKET PLACE (TRUST)	16-0081	307953	
	0010-801-1601-31600	1,885.00	LEGAL-GENERAL LITIGATION	16-0081	307953	
	0010-801-1601-31600	850.03	LEGAL-VILLA GARFIELD	16-0081	307953	
	0043-801-1601-31600	20,000.00	LEGAL-GENERAL SERVICES	16-0086	307953	36,990.54
EDUARDO HIDALGO	0075-450-0075-08630	300.00	REFUND FACILITY DEPOSIT(TRUST)		307954	300.00
SONJA HOLLADAY	0159-801-6507-31930	1,771.00	INSTRUCTOR-RECREATION CLASS		307955	
	0159-801-6507-31920	7,029.75	INSTRUCTOR-RECREATION CLASS		307955	8,800.75
HOME DEPOT CREDIT SERVICES	0010-801-6503-38100	12.58	HARDWARE SUPPLIES	16-0119	307956	
	0010-801-6508-39860	44.24	HARDWARE SUPPLIES	16-0119	307956	
	0010-801-6508-39860	61.22	HARDWARE SUPPLIES	16-0119	307956	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0092-801-4210-23050	17.84	HARDWARE SUPPLIES	16-0416	307956	
	0022-801-4206-23900	190.73	HARDWARE SUPPLIES	16-0279	307956	
	0022-801-4206-23900	88.90	HARDWARE SUPPLIES	16-0279	307956	
	0022-801-4206-23900	286.94	HARDWARE SUPPLIES	16-0279	307956	
	0022-801-4206-23900	39.90	HARDWARE SUPPLIES	16-0279	307956	
	0010-801-6505-23050	165.99	HARDWARE SUPPLIES	16-0237	307956	
	0010-801-6517-22400	69.41	HARDWARE SUPPLIES	16-0314	307956	
						977.75
HOWROYD-WRIGHT EMPLOYMENT AGENCY, I	0010-801-6001-31950	324.80	TEMPORARY STAFFING SERVICES		307957	
						324.80
INLAND VALLEY EMERGENCY PET CLINIC	0160-801-3103-22800	319.20	K-9 TREATMENT		307958	
						319.20
INTERNATIONAL ASSOCIATION OF	0010-801-3101-39300	150.00	MEMBERSHIP-POLICE		307959	
						150.00
INTERNATIONAL CODE COUNCIL, INC	0010-801-3205-39350	136.08	COMM DEV-PUBLICATION		307960	
						136.08
IP LEARNING CENTER	0159-801-6507-31930	1,245.38	INSTRUCTOR-RECREATION CLASS		307961	
						1,245.38
J1 INNOVATIONS LLC	0010-701-0010-02010	225.00	REFUND BUSINESS LICENSE		307962	
						225.00
JAYVEE DANCE (DBA)	0159-801-6507-31930	41.20	INSTRUCTOR-RECREATION CLASS		307963	
						41.20
JCL BARRICADE COMPANY	0010-801-4203-23300	114.38	STREET SUPPLIES	16-0301	307964	
						114.38
JEANINE CARR (DBA) TIPPI TOES WEST	0159-801-6507-31930	281.78	INSTRUCTOR-RECREATION CLASS		307965	
						281.78
JHM SUPPLY INC	0010-801-6517-23300	228.98	PARKS PARTS	16-0316	307966	
	0010-801-6517-23300	3.36	PARKS PARTS	16-0316	307966	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
JHM SUPPLY INC	0010-801-6517-23300	115.74	PARKS PARTS	16-0316	307966	
	0010-801-6517-23300	2.90	PARKS PARTS	16-0316	307966	
	0010-801-6517-23300	57.99	PARKS PARTS	16-0316	307966	
	0010-801-6517-23300	9.92	PARKS PARTS	16-0316	307966	
						418.89
JIM'S AUTOMOTIVE SERVICE	0060-801-4211-38400	117.70	FLEET REPAIR-UNIT 865	16-0079	307967	
	0060-801-4211-38400	413.73	FLEET REPAIR-UNIT 898	16-0079	307967	
						531.43
JIM'S BAKERY	0010-701-0010-06850	366.00	REFUND-IND WASTE PERMIT		307968	
						366.00
JOHN L. HUNTER & ASSOC., INC.	0264-850-5004-96053	26,399.25	USED OIL COMPETITIVE GRANT	90379	307969	
	0264-801-5004-96053	3,225.75	USED OIL COMPETITIVE GRANT	16-0479	307969	
	0264-801-5004-96053	1,425.00	USED OIL COMPETITIVE GRANT	16-0479	307969	
	0264-801-5004-96053	1,425.00	USED OIL COMPETITIVE GRANT	16-0479	307969	
						32,475.00
JOHN R DONALDSON CONSTRUCTION INC	0010-701-0010-02010	200.00	REFUND BUSINESS LICENSE FEE		307970	
						200.00
JP ALLEN, INC. (DBA) HOLIDAY INN BL	0136-801-3101-33250	2,664.00	POST TRAINING		307971	
						2,664.00
JSE ENVIRONMENTAL SERVICES INC	0060-801-4211-31950	715.00	FLEET-WASTE DISPOSAL SERVICE	16-0317	307972	
	0060-801-4211-31950	385.00	FLEET-WASTE DISPOSAL SERVICE	16-0317	307972	
	0060-801-4211-31950	110.00	FLEET-WASTE DISPOSAL SERVICE	16-0317	307972	
						1,210.00
JWA URBAN CONSULTANTS INC	0169-801-2201-31850	1,323.50	CDBG/HOME SERVICES	16-0522	307973	
	0880-801-2207-31950	9,432.75	CDBG/HOME SERVICES	16-0522	307973	
	0169-801-2201-31850	161.00	CDBG/HOME SERVICES	16-0522	307973	
	0880-801-2207-31950	5,027.00	CDBG/HOME SERVICES	16-0522	307973	
						15,944.25

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GABRIELA KASANJIAN	0159-801-6507-31930	104.00	INSTRUCTOR-RECREATION CLASS		307974	104.00
KELLEY BLUE BOOK	0010-801-3114-39350	98.00	POLICE SUBSCRIPTION		307975	98.00
KNIGHT COMMUNICATIONS INC	0160-801-3115-31700	10,250.00	SYSTEM MANAGEMENT SERVICE	16-0090	307976	23,292.05
	0010-801-1301-38400	497.17	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-1404-38400	464.96	SYSTEM MANAGEMENT SERVICE		307976	
	0043-801-1404-38400	548.29	SYSTEM MANAGEMENT SERVICE		307976	
	0092-801-1404-38400	714.97	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-1701-38400	376.67	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-1702-38400	376.67	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-1703-38400	376.67	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-1801-38400	733.75	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-3115-38400	1,282.50	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-3201-38400	897.50	SYSTEM MANAGEMENT SERVICE		307976	
	0022-801-4202-38400	524.08	SYSTEM MANAGEMENT SERVICE		307976	
	0092-801-4210-38400	386.75	SYSTEM MANAGEMENT SERVICE		307976	
	0060-801-4211-38400	1,716.66	SYSTEM MANAGEMENT SERVICE		307976	
	0043-801-4212-38400	552.92	SYSTEM MANAGEMENT SERVICE		307976	
	0092-801-4220-38400	1,628.33	SYSTEM MANAGEMENT SERVICE		307976	
	0131-801-6001-38400	853.33	SYSTEM MANAGEMENT SERVICE		307976	
	0010-801-6502-38400	1,110.83	SYSTEM MANAGEMENT SERVICE		307976	
OLEXANDR KYSEL	0010-701-0010-07430	16.08	BOOK REFUND		307977	16.08
LAW OFFICES OF CARPENTER & ROTHANS	0010-801-1601-31600	141.96	LEGAL SERVICE-S ZHAO		307978	
	0010-801-1601-31600	20,556.97	LEGAL SERVICE-KITAHARA		307978	
	0010-801-1601-31600	95.00	LEGAL SERVICE-S ZHAO		307978	
	0010-801-1601-31600	1,048.80	LEGAL SERVICE-KITAHARA		307978	

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LAW OFFICES OF CARPENTER & ROTHANS	0010-801-1601-31600	126.06	LEGAL SERVICE-OSUNA		307978	
	0010-801-1601-31600	1,613.61	LEGAL SERVICE-W RUAN		307978	23,582.40
XIAOXIN LIANG	0159-801-6507-31930	558.75	INSTRUCTOR-RECREATION CLASS		307979	558.75
LIEBERT CASSIDY WHITMORE	0010-801-1801-31951	1,422.80	LEGAL SERVICE-POLICE		307980	
	0010-801-1801-31954	2,033.00	LEGAL SERVICE-LIBRARY		307980	
	0043-801-1601-31600	3,617.80	LEGAL SERVICE-GENERAL		307980	
	0043-801-1601-31600	192.50	LEGAL SERVICE-ACA ADVICE		307980	7,266.10
LIFE-ASSIST INC	0010-801-3220-24200	727.79	FIRE SUPPLIES	16-0064	307981	
	0010-801-3220-24200	1,469.32	FIRE SUPPLIES	16-0064	307981	
	0010-801-3210-22350	245.90	FIRE SUPPLIES	16-0064	307981	2,443.01
LOGAN SUPPLY CO., INC.	0092-801-4223-24100	450.82	WATER SUPPLIES/TOOLS	16-0372	307982	
	0092-801-4223-24100	930.78	WATER SUPPLIES/TOOLS	16-0372	307982	
	0092-801-4223-24100	98.97	WATER SUPPLIES/TOOLS	16-0372	307982	
	0092-801-4223-24100	577.97	WATER SUPPLIES/TOOLS	16-0372	307982	
	0092-801-4223-24100	690.23	WATER SUPPLIES/TOOLS	16-0372	307982	2,748.77
LOS ANGELES COUNTY DEPT. OF	0022-801-4206-41100	289.33	TRAFFIC SIGNALS MAINTENANCE		307983	289.33
LOS ANGELES COUNTY DISTRICT	0010-801-3104-31950	322.98	LEGAL SERVICES	16-0126	307984	322.98
LOS ANGELES COUNTY POLICE	0160-801-3101-39400	300.00	LACPCA SPRING CONFERENCE		307985	300.00
LOS ANGELES FREIGHTLINERS	0060-801-4211-23500	85.52	FLEET PARTS-UNIT 906		307986	85.52

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LOS ANGELES TIMES	0010-801-6002-40000	353.60	SUBSCRIPTION		307987	353.60
BETTY LU	0010-801-1801-39400	75.00	BOOK REIMBURSEMENT		307988	75.00
CHIA CHI LUO	0136-801-3101-33250	18.00	POST TRAINING		307989	18.00
MAE Y. PANG	0159-801-6507-31930	319.13	INSTRUCTOR-RECREATION CLASS		307990	319.13
MAJESTIC FIRE INC.	0010-801-3210-38400	26.25	FIRE EXTINGUISHERS SERVICES		307991	26.25
MAK FIRE PROTECTION ENGINEERING & C	0010-701-0010-06330	1,781.14	FIRE PLAN CHECK	16-0110	307992	1,781.14
MARILYNN'S UNLIMITED PRINTING	0010-801-1801-34100	572.62	HR PROMOTIONAL ITEM		307993	572.62
MATCO TOOLS (DBA)	0060-801-4211-24100	68.63	FLEET TOOLS	16-0190	307994	68.63
CARRIE MAZELIN	0132-801-3101-33300	90.00	STC TRAINING		307995	90.00
MCNEILL SECURITY AND FIRE SYSTEMS (	0092-801-4210-38100	1,194.53	ALARM SERVICES		307996	3,196.22
	0092-801-4210-38100	2,001.69	ALARM SERVICES		307996	
ERLINDA MEDINA	0132-801-3101-33300	18.74	STC TRAINING		307997	18.74
METRON-FARNIER, LLC	0092-801-4223-23350	6,649.14	WATER METER/PARTS	16-0477	307998	6,649.14
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	3,200.00	LANGLEY TAP CARD	16-0187	307999	3,200.00
MISSION SUPER HARDWARE	0010-801-6517-23050	112.56	HARDWARE SUPPLIES	16-0342	308000	

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MISSION SUPER HARDWARE	0010-801-6517-23050	12.75	HARDWARE SUPPLIES	16-0342	308000	
	0010-801-6517-23050	26.07	HARDWARE SUPPLIES	16-0342	308000	
	0022-801-4202-22400	62.06	HARDWARE SUPPLIES	16-0406	308000	
	0022-801-4206-23800	6.38	HARDWARE SUPPLIES	16-0406	308000	219.82
MOBILE MINI LLC	0010-801-6508-39860	115.26	FARMER MARKET STORAGE		308001	115.26
MOBILE VISION IN CAR VIDEO	0160-801-3103-22750	143.34	POLICE CAMERA SYSTEM		308002	143.34
PETER MORRIS	0159-801-6507-31930	79.95	INSTRUCTOR-RECREATION CLASS		308003	79.95
MR. ROOTER PLUMBING (DBA)	0092-801-4210-38100	1,617.23	PLUMBING SERVICES		308004	
	0092-801-4210-38100	1,157.06	PLUMBING SERVICES	16-0262	308004	
	0092-801-4210-38100	217.65	PLUMBING SERVICES	16-0262	308004	
	0092-801-4210-38100	499.71	PLUMBING SERVICES	16-0262	308004	
	0092-801-4210-38100	289.00	PLUMBING SERVICES	16-0262	308004	
	0092-801-4210-38100	181.74	PLUMBING SERVICES	16-0262	308004	
	0092-801-4210-38100	35.91	PLUMBING SERVICES		308004	
	0010-801-6517-31950	1,745.00	PLUMBING SERVICES		308004	
	0010-801-6517-31950	2,205.00	PLUMBING SERVICES		308004	7,948.30
MUSCO SPORTS LIGHTING, LLC	0010-801-6502-32050	1,700.00	PARKS REMOTE CONTROLLER		308005	1,700.00
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	308006	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	308007	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	308008	

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						190.00
MUSIC GEM	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	308009	190.00
	0075-450-0075-08550	190.00	LANGLEY DANCE BAND (TRUST)	16-0319	308010	190.00
NATIONAL TELEPHONE MESSAGE CORPORAT	0010-801-3120-39700	314.01	POLICE PROMOTIONAL ITEMS		308011	
	0010-801-3120-39700	1,684.09	POLICE PROMOTIONAL ITEMS		308011	
						1,998.10
NETWORK INNOVATIONS US INC.	0010-801-3230-32050	31.02	EOC PHONE SERVICE		308012	31.02
GEORGE NORIEGA	0010-801-1801-39400	138.00	TUITION REIMBURSEMENT		308013	138.00
NUTRI-RICH INTERNATIONAL INC	0010-701-0010-02010	70.00	REFUND BUSINESS LICENSE		308014	70.00
O'REILLY AUTO PARTS	0060-801-4211-23500	298.79	FLEET PARTS-UNIT 032	16-0242	308015	
	0060-801-4211-23500	202.89	FLEET PARTS-UNIT 842	16-0242	308015	
	0060-801-4211-23500	46.86	FLEET PARTS-UNIT 088	16-0242	308015	
	0060-801-4211-23500	52.37	FLEET PARTS	16-0242	308015	
	0060-801-3210-38400	61.70	FIRE PARTS		308015	
						662.61
OCLC, INC	0010-801-6003-31700	1,035.50	LIBRARY CATALOGING SERVICE		308016	
						1,035.50
OFFICE DEPOT INC.	0060-801-4211-23500	11.98	OFFICE SUPPLIES		308017	
	0010-801-4209-21350	37.68	OFFICE SUPPLIES-CREDIT	16-0170	308017	
	0010-801-4209-21350	4.13	OFFICE SUPPLIES	16-0170	308017	
	0010-801-4212-24150	4.35	OFFICE SUPPLIES		308017	
	0010-801-4212-24150	4.35	OFFICE SUPPLIES		308017	
	0010-801-4212-24150	163.46	OFFICE SUPPLIES		308017	

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OFFICE DEPOT INC.	0010-801-4212-24150	23.90	OFFICE SUPPLIES		308017	
	0010-801-3210-21300	35.62	OFFICE SUPPLIES	16-0061	308017	
	0010-801-3210-21350	9.23	OFFICE SUPPLIES	16-0061	308017	
	0010-801-3210-21350	1.66	OFFICE SUPPLIES	16-0061	308017	
	0010-801-1704-21300	74.14	OFFICE SUPPLIES		308017	
	0010-801-1704-21300	32.69	OFFICE SUPPLIES		308017	
	0075-450-0075-08325	37.92	OFFICE SUPPLIES (TRUST)		308017	
	0075-450-0075-08325	43.59	OFFICE SUPPLIES (TRUST)		308017	
	0010-801-6006-22450	137.60	OFFICE SUPPLIES		308017	
	0010-801-6001-39250	124.76	OFFICE SUPPLIES		308017	
	0010-801-6001-22150	45.17	OFFICE SUPPLIES		308017	
	0010-801-6001-22150	22.06	OFFICE SUPPLIES		308017	
	0010-801-6004-22450	321.43	OFFICE SUPPLIES		308017	
	0010-801-6004-22450	19.82	OFFICE SUPPLIES		308017	
	0142-801-6005-21350	106.23	OFFICE SUPPLIES		308017	
	0010-801-3114-21350	34.87	OFFICE SUPPLIES	16-0072	308017	
	0010-801-3114-21350	84.98	OFFICE SUPPLIES	16-0072	308017	
	0010-801-3114-21350	10.94-	OFFICE SUPPLIES-CREDIT	16-0072	308017	
						1,370.68
OFFICE SOLUTIONS	0010-801-1301-21350	255.31	OFFICE SUPPLIES	16-0117	198 *	
						255.31
NELSON ONG	0159-801-6507-31930	936.75	INSTRUCTOR-RECREATION CLASS		308018	
						936.75
PARKHOUSE TIRE, INC.	0060-801-4211-23500	779.84	FLEET TIRES-UNIT 052	16-0212	308019	
	0060-801-4211-23500	1,638.47	FLEET TIRES	16-0212	308019	
	0060-801-4211-23500	1,258.67	FLEET TIRES-UNIT 020/004/242	16-0212	308019	
						3,676.98
PAYKE GYMNASTIC ACADEMY	0159-801-6507-31930	82.40	INSTRUCTOR-RECREATION CLASS		308020	
						82.40

* Indicates an E-Payable transaction

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THE PHONE GUY	0010-801-4212-31950	683.11	VOICE/DATA CABLING		308021	683.11
PLUMBERS DEPOT INC	0010-801-4204-23700	226.72	STREETS PARTS	16-0272	308022	226.72
PLUMBING WHOLESALE OUTLET	0010-801-4210-23300	158.05	PLUMBING SUPPLIES	16-0263	308023	158.05
PREMIER TRAILER LEASING, INC.	0010-801-5002-99726	388.00	TRAILER-990 MONTEREY PASS	16-0397	308024	1,183.08
	0010-801-5002-99726	45.08	TRAILER-990 MONTEREY PASS	16-0397	308024	
	0010-801-5002-99726	750.00	TRAILER-990 MONTEREY PASS	16-0397	308024	
PROSOURCE FACILITY SUPPLY	0010-801-4210-22150	559.99	JANITORIAL SUPPLIES	16-0361	308025	1,278.97
	0010-801-4210-22150	718.98	JANITORIAL SUPPLIES	16-0361	308025	
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22150	22.26	SHOP RAGS	16-0447	199 *	97.36
	0010-801-3210-22150	13.76	SHOP RAGS	16-0447	199 *	
	0060-801-4211-22150	22.26	SHOP RAGS	16-0447	199 *	
	0010-801-3210-22150	13.76	SHOP RAGS	16-0447	199 *	
	0060-801-4211-22300	25.32	UNIFORMS	16-0447	199 *	
PUBLIC WORKS SAFETY SUPPLIES	0010-801-6517-22150	1,121.53	PARKS SUPPLIES		308026	1,121.53
BROOKE PUCHI	0159-801-6507-31930	32.18	INSTRUCTOR-RECREATION CLASS		308027	32.18
PUI SHEUNG YUK (DBA) YACA EDUCATION	0159-801-6507-31930	367.60	INSTRUCTOR-RECREATION CLASS		308028	367.60
PUMPING SOLUTIONS INC.	0092-801-4223-24100	1,881.75	WATER TRUCK PUMP		308029	1,881.75
QUALITY TRAILER PRODUCTS LP	0010-801-4204-23700	407.78	FLEET PARTS-UNIT 923		308030	

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						407.78
QUILL CORPORATION	0010-801-3205-21350	58.49	OFFICE SUPPLIES		308031	58.49
QUINN COMPANY	0060-801-4211-23500	227.12	FLEET SUPPLIES		308032	227.12
R. M. BODY SHOP	0060-801-4211-38450	1,099.24	FLEET REPAIR-UNIT 026	16-0013	308033	1,099.24
MARGARET RAMIREZ	0010-801-1301-22670	25.00	COUNCIL PRESENTATION PHOTO	16-0124	308034	25.00
RED WING SHOE STORES	0010-801-4209-22310	197.09	SAFETY BOOTS-J CHICO	16-0228	308035	197.09
RI-TEC INDUSTRIAL PRODUCTS	0010-801-6517-22150	183.00	PARKS SUPPLIES		308036	183.00
RIVERSIDE COUNTY SHERIFFS DEPT	0136-801-3101-33250	195.00	POST TRAINING		308037	195.00
ROBERTSON'S	0022-801-4202-22400	405.48	CONCRETE	16-0293	308038	405.48
ROCHESTER MIDLAND	0178-801-6505-22150	587.70	JANITORIAL SUPPLIES	16-0134	308039	587.70
JESSICA SUE RODRIGUEZ	0010-801-6001-33100	8.59	LIBRARY TRAINING		308040	8.59
RUDY CONTRERAS	0136-801-3101-33250	500.00	POST TRAINING		308041	500.00
S C FUELS (DBA)	0060-801-4211-22250	8,050.36	FUEL	16-0165	308042	8,050.36
SAFETY KLEEN SYSTEM, INC.	0060-801-4211-38400	373.09	FLEET PARTS		308043	
	0060-801-4211-38400	35.00-	FLEET PARTS-CREDIT		308043	338.09

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SAN GABRIEL NURSERY & FLORIST	0010-801-6517-31950	14.13	PARK SUPPLIES	16-0335	308044	14.13
SAN GABRIEL VALLEY NEWSPAPER	0010-801-6002-40000	404.97	SUBSCRIPTION		308045	404.97
SAN GABRIEL VALLEY POLICE CHIEF'S A	0010-801-3101-39300	250.00	POLICE MEMBERSHIP		308046	250.00
SUSAN SAXE-CLIFFORD, PH.D.	0010-801-1801-31900	900.00	PSYCHOLOGICAL EVALUATION		308047	900.00
RENA R. SEARS	0132-801-3101-33300	7.45	STC TRAINING		308048	7.45
SHRED-IT US JV LLC	0010-801-3114-38400	239.95	DESTRUCTION SERVICES		308049	314.95
	0010-801-3114-38400	75.00	DESTRUCTION SERVICES		308049	
SIGMANET, INC	0010-801-1404-31700	730.00	NETWORK INFRASTRUCTURE		308050	730.00
SIMPLEXGRINNELL LP	0092-801-4210-38100	571.00	ALARM REPAIRS	16-0526	308051	1,357.00
	0092-801-4210-38100	786.00	ALARM REPAIRS	16-0526	308051	
SMS INC	0010-801-3115-38400	682.00	SERVER MAINTENANCE	16-0148	200 *	682.00
SONG OF SONGS MUSIC STUDIO (DBA)	0159-801-6507-31930	48.80	INSTRUCTOR-RECREATION CLASS		308052	48.80
SOUTHWESTERN BAG CO.	0010-801-5002-96082	2,371.84	DISASTER PREPAREDNESS SUPPLIES		201 *	2,371.84
STETSON ENGINEERS, INC,	0092-850-4225-82253	271.27	NPDES PERMIT APPLICATION	90702	308053	271.27
REGGIE STEVENS	0159-801-6507-31930	40.63	INSTRUCTOR-RECREATION CLASS		308054	40.63

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SUP BOOKSTORE	0010-801-6002-40000	906.79	BOOK(S) 83		308055	906.79
SUPERCO SPECIALTY PRODUCTS (DBA)	0042-801-4204-23700	342.00	STREET SUPPLIES		308056	
	0010-801-4202-23950	2,154.10	STREET SUPPLIES		308056	2,496.10
SUPERIOR COURT OF CALIFORNIA - COUN	0010-701-0010-03620	9,482.26	CITATION PROCESSING		308057	9,482.26
SUPERIOR DOCUMENT SERVICE, INC	0062-801-5101-35650	168.95	CLAIM SERVICES-KITAHARA		308058	
	0062-801-5101-35650	274.68	CLAIM SERVICES-KITAHARA		308058	
	0062-801-5101-35650	536.28	CLAIM SERVICES-ZHAO		308058	979.91
TAISHAN DUHU ASSOCIATION	0010-701-0010-02010	45.00	REFUND BUSINESS LICENSE		308059	
	0077-701-0077-02110	56.52	REFUND BID FEE		308059	101.52
PAUL TALBOT	0010-801-1201-39400	657.86	ICA WINTER SEMINAR		308060	
	0010-801-1201-33200	370.27	LCC MEETING		308060	1,028.13
LINGXI TENG	0010-701-0010-02010	90.00	REFUND BUSINESS LICENSE		308061	
	0077-701-0077-02110	113.04	REFUND BUSINESS LICENSE		308061	203.04
THOMSON REUTERS (LEGAL) INC.	0010-801-3101-39350	755.15	POLICE INFORMATION SERVICES		308062	755.15
FENG TINGTING	0010-701-0010-03630	53.00	REFUND PARKING CITATION		308063	53.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-4209-22310	91.81	UNIFORMS-M MENCHACA	16-0169	308064	
	0010-801-4209-22310	107.91	UNIFORMS-R HARRIS	16-0169	308064	
	0010-801-3210-22320	264.87	UNIFORMS-J HIRSCH	16-0057	308064	
	0010-801-3210-22310	92.65	UNIFORMS-C KILBURN	16-0056	308064	

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TOM'S CLOTHING & UNIFORMS INC	0010-801-3210-22310	42.51	UNIFORMS-M HALLOCK	16-0056	308064	
	0010-801-3210-22310	70.85	UNIFORMS-C KILBURN	16-0056	308064	
	0010-801-3210-22310	139.12	UNIFORMS-R MATA	16-0056	308064	
	0010-801-3103-22310	181.00	UNIFORMS-T GRANT	16-0093	308064	
	0071-801-3120-22310	58.86	UNIFORMS-G SIMS	16-0093	308064	
	0010-801-3101-22320	176.58	UNIFORMS-J REYES	16-0093	308064	1,226.16
YUSHAN TONG	0075-450-0075-08630	300.00	REFUND FACILITY DEPOSIT(TRUST)		308065	300.00
TRANSTECH	0501-801-5004-91734	285.00	EDISON TRAILS DRIVEWAY		308066	
	0010-801-5004-91544	1,642.50	CASCADES PARKING LOT		308066	
	0010-801-5004-91544	1,200.00	CASCADES WALKWAY		308066	
	0010-801-5004-91544	5,002.50	CASCADES WALKWAY		308066	
	0010-801-1704-31860	525.00	MARKETPLACE		308066	
	0010-801-4212-31500	475.00	GARVEY RANCH BASKETBALL COURT		308066	
	0010-801-5004-91544	100.00	SCE MESA SUBSTATION		308066	9,230.00
LAURINDA SU TRUONG	0159-801-6507-31930	330.75	INSTRUCTOR-RECREATION CLASS		308067	330.75
DOROTHY TSU	0159-801-6507-31930	236.93	INSTRUCTOR-RECREATION CLASS		308068	236.93
TUMBLEWEED PRESS INC.	0131-801-6006-40000	599.00	BOOK DATABASE SUBSCRIPTION		308069	599.00
TURNOUT MAINTENANCE COMPANY LLC	0010-801-3210-22300	200.13	FIRE UNIFORM CLEAN/REPAIR		308070	
	0010-801-3210-22300	308.98	FIRE UNIFORM CLEAN/REPAIR		308070	509.11
UNDERGROUND SERVICE ALERT	0092-801-4223-39300	154.50	UNDERGROUND UTILITY SERVICES		308071	154.50

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UNITED TRAFFIC SERVICES SUPPLY	0042-801-4204-23700	647.46	WATER UNIFORM	16-0286	308072	812.76
	0022-801-4206-23900	165.30	WATER TOOLS	16-0286	308072	
UNITED WATER WORKS, INC	0092-801-4223-23350	2,775.48	WATER SUPPLIES	16-0512	308073	4,319.83
	0092-801-4223-23350	1,000.65	WATER SUPPLIES	16-0512	308073	
	0092-801-4223-23350	264.75	WATER SUPPLIES	16-0512	308073	
	0092-801-4223-23350	278.95	WATER SUPPLIES	16-0512	308073	
TONY URICH	0136-801-3101-33250	90.00	POST TRAINING		308074	90.00
	0136-801-3101-33250	500.00	POST TRAINING		308075	500.00
VCA CODE GROUP	0010-701-0010-06100	7,682.37	PLAN CHECK SERVICE	16-0003	308076	7,682.37
DAVID VERA	0010-801-1801-39400	138.00	TUITION REIMBURSEMENT		308077	138.00
VERITEX CORP.	0062-801-5101-35650	345.83	LEGAL-W RUAN		308078	345.83
VETERINARY HEALTHCARE CENTER	0010-801-3111-31550	25.00	VETERINARY SERVICE		308079	50.00
	0010-801-3111-31550	25.00	VETERINARY SERVICE		308079	
VULCAN MATERIAL CO	0110-801-4202-23600	190.75	ASPHALT	16-0470	308080	417.08
	0110-801-4202-23600	226.33	ASPHALT	16-0470	308080	
JULIE WAGONER	0136-801-3101-33250	18.00	POST TRAINING		308081	18.00
WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	1,179.55	BLDG MAINT SUPPLIES	16-0415	308082	
	0010-801-4210-23400	502.20	BLDG MAINT SUPPLIES		308082	

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WALTERS WHOLESALE ELECTRIC CO	0010-801-4210-23400	154.59	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	1,957.04	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	2,322.53	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	15.83	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	422.11	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	295.10	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	318.63	BLDG MAINT SUPPLIES	16-0532	308082	
	0010-801-4210-23400	1,260.03	BLDG MAINT SUPPLIES	16-0532	308082	
						8,427.61
JENNIFER WALTERS	0136-801-3101-33250	18.00	POST TRAINING		308083	
						18.00
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	3.25	FLEET PARTS-UNIT 925	16-0240	202 *	
	0060-801-4211-23500	39.27	FLEET PARTS-UNIT 921	16-0240	202 *	
	0060-801-4211-23500	52.13	FLEET PARTS-UNIT 052	16-0240	202 *	
	0060-801-4211-23500	25.78	FLEET PARTS-UNIT 032	16-0240	202 *	
	0060-801-4211-23500	20.66	FLEET PARTS-UNIT ST53	16-0240	202 *	
	0060-801-4211-23500	186.64	FLEET PARTS-UNIT 016	16-0240	202 *	
						327.73
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	15,812.45	TREE MAINTENANCE SERVICES	16-0536	308084	
	0010-801-6516-31190	18,333.55	TREE MAINTENANCE SERVICES	16-0531	308084	
	0010-801-6516-31190	279.40	TREE MAINTENANCE SERVICES	16-0498	308084	
	0010-801-6516-31190	509.40	TREE MAINTENANCE SERVICES	16-0498	308084	
	0010-801-6516-31190	15.60	TREE MAINTENANCE SERVICES		308084	
	0010-801-6516-31190	5,498.85	TREE MAINTENANCE SERVICES	16-0531	308084	
	0010-801-6516-31190	558.80	TREE MAINTENANCE SERVICES	16-0531	308084	
	0010-801-6516-31190	558.80	TREE MAINTENANCE SERVICES	16-0531	308084	
						41,566.85
WESTCO SERVICE COMPANY	0010-801-6001-38100	399.00	AIR CONDITIONING REPAIR		308085	
						399.00

* Indicates an E-Payable transaction

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016**

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WESTERN GRAPHIX / WESTERN ID (DBA)	0010-801-1801-21350	108.39	EMPLOYEE ID SUPPLIES		308086	108.39
WHITTIER FERTILIZER CO.	0176-801-6516-38400	242.00	PARKS SUPPLIES		203 *	
	0176-801-6516-38400	48.40	PARKS SUPPLIES		203 *	
	0176-801-6516-38400	259.60	PARKS SUPPLIES		203 *	
	0010-801-6517-22100	243.20	PARKS SUPPLIES		203 *	
	0010-801-6517-22100	324.50	PARKS SUPPLIES	16-0499	203 *	
	0010-801-6517-22100	48.40	PARKS SUPPLIES	16-0499	203 *	
						1,166.10
WILLIES TIRES AND ALIGNMENT	0060-801-4211-23500	351.44	FLEET TIRES-CT11	16-0015	308087	351.44
WOLFE & WYMAN, LLP	0010-801-1601-31600	405.00	LEGAL SERVICES-HAGEDORN		308088	
	0010-801-1601-31600	2,509.18	LEGAL SERVICES-F ZUNIGA		308088	
	0010-801-1601-31600	570.00	LEGAL SERVICES-P THOMPSON		308088	
	0010-801-1601-31600	780.25	LEGAL SERVICES-STATE FARM		308088	
	0010-801-1601-31600	750.00	LEGAL SERVICES-C BALLON		308088	
	0010-801-1601-31600	705.00	LEGAL SERVICES-O PAEZ		308088	
						5,719.43
X-IGENT PRINTING, INC	0043-801-4208-39250	245.33	DOOR HANGERS		204 *	
	0043-801-4208-39250	69.77	DOOR HANGERS-CREDIT		204 *	
						175.56
RUI YANG	0010-701-0010-02010	50.00	REFUND BUSINESS LICENSE		308089	50.00
YOGA DARSANA	0159-801-6507-31930	279.20	INSTRUCTOR-RECREATION CLASS		308090	279.20
ZUMAR INDUSTRIES, INC.	0022-801-4206-23800	1,172.30	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	1,788.73	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	1,025.64	STREET SIGNS & SUPPLIES	16-0533	205 *	

* Indicates an E-Payable transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ZUMAR INDUSTRIES, INC.	0022-801-4206-23800	726.63	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	2,459.47	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	283.25	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	104.12	STREET SIGNS & SUPPLIES	16-0533	205 *	
	0022-801-4206-23800	796.35	STREET SIGNS & SUPPLIES	16-0533	205 *	
						8,356.49
	TOTAL FOR REGULAR WARRANTS					1,300,881.24
	PRINTED	1,278,301.85				
	E-PAYABLE	22,579.39				

* Indicates an E-Payable transaction

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016

TOTAL FOR PREPAID WARRANTS	27,723.18
TOTAL FOR PREPAID E-PAYABLES	0.00
TOTAL FOR PRINTED WARRANTS	1,278,301.85
TOTAL FOR PRINTED E-PAYABLES	22,579.39
TOTAL WARRANTS	1,328,604.42
TOTAL VOID CHECKS	8
TOTAL PREPAID CHECKS	35
TOTAL PREPAID E-PAYABLES	0
TOTAL CHECKS PRINTED	210
TOTAL E-PAYABLES PRINTED	14
TOTAL CHECKS ISSUED	259

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/17/2016
FUND SUMMARY**

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	38,260.76	217,928.00	256,188.76
0012	RETIREMENT FUND	0.00	480.00	480.00
0022	STATE GAS TAX FUND	967.91	16,616.44	17,584.35
0042	SEWER FUND	0.00	989.46	989.46
0043	REFUSE FUND	3,735.60-	436,855.10	433,119.50
0060	CITY SHOP FUND	158.85-	20,954.59	20,795.74
0062	GENERAL LIABILITY FUND	0.00	1,325.74	1,325.74
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	516.66	516.66
0071	PUBLIC SAFETY IMPACT FEE FUND	0.00	576.71	576.71
0075	SPECIAL DEPOSITS FUND	599.20	3,441.04	4,040.24
0077	BUSINESS IMPROVEMENT AREA #1	113.04-	169.56	56.52
0092	WATER FUND	24,690.06	441,350.47	466,040.53
0109	OPA PROPOSITION A	82.15	7,067.79	7,149.94
0110	MEASURE R FUND	0.00	417.08	417.08
0131	LIBRARY TAX FUND	0.00	1,622.44	1,622.44
0132	STC STANDARDS/TRAINING/CORREC	0.00	682.84	682.84
0136	POST	154.00	4,484.00	4,638.00
0142	EL CIVIC EDUCATION GRANT	0.00	106.23	106.23
0159	RECREATION FUND	1,560.00	15,281.28	16,841.28
0160	ASSET FORFEITURE	0.00	11,012.54	11,012.54
0166	PROPOSITION C	0.00	66,792.32	66,792.32
0169	CDBG FUND	149.87	1,484.50	1,634.37
0176	MAINTENANCE DISTRICT 93-1	0.00	550.00	550.00
0178	PROP A - PER PARCEL GRANT	0.00	587.70	587.70
0184	USED OIL RECYCLING BLOCK GRANT	195.00	0.00	195.00
0214	BEVERAGE CONTAINER RECYCLING	337.50	0.00	337.50
0264	USED OIL COMPETITIVE GRANT	36,003.00-	32,475.00	3,528.00-
0344	MAINTENANCE GRANT (075)	450.00-	450.00	0.00

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/17/2016
 FUND SUMMARY

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0501	LA COUNTY OPEN SPACE GRANT	0.00	285.00	285.00
0503	LA COUNTY NEEDS ASSESSMENT	1,187.22	0.00	1,187.22
0880	CITY/HOUSING SPECIAL REVENUE	0.00	16,378.75	16,378.75
	TOTAL	27,723.18	1,300,881.24	1,328,604.42



City Council Staff Report

AGENDA ITEM NO: February 17, 2016

**New Business
Agenda Item 6-B.**

TO: The Honorable Mayor and City Council
FROM: Joseph Leon, City Treasurer
SUBJECT: Monthly Investment Report – January 2016

RECOMMENDATION: It is recommended that the City Council:

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

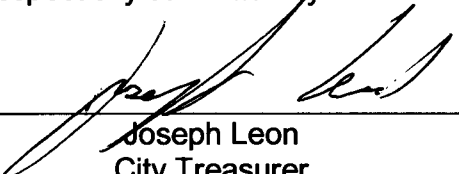
EXECUTIVE SUMMARY:

As of January 31, 2016 invested funds for the City of Monterey Park is \$74,123,522.58.

BACKGROUND:

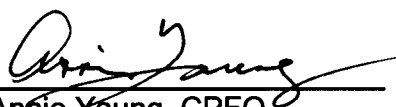
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months.

Respectfully submitted by:



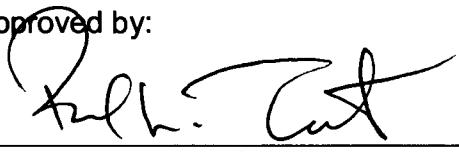
Joseph Leon
City Treasurer

Prepared by:



Annie Yaung, CPFO
Controller

Approved by:



Paul L. Talbot
City Manager



Chu Thai
Director of Management Services

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF JANUARY 31, 2016**

INSTITUTION NAME	PURCHASE DATE	MATURITY DATE	INTEREST RATE	% OF PORTFOLIO	AMOUNT
INVESTMENTS:					
CERTIFICATES OF DEPOSIT					
AMERICAN PLUS BANK	12/02/15	12/02/17	1.15%		240,000.00
ASIAN PACIFIC NATIONAL BANK	03/04/15	03/03/16	1.05%		200,000.00
CATHAY BANK	08/14/15	08/14/16	0.80%		100,000.00
CATHAY BANK	10/07/15	04/07/17	1.20%		150,000.00
EVERTRUST BANK	11/12/15	11/14/16	1.20%		100,000.00
EVERTRUST BANK	10/07/15	10/11/16	0.80%		150,000.00
FIRST CHOICE BANK	08/07/15	08/10/16	0.80%		240,000.00
FIRST GENERAL BANK	08/15/15	08/15/17	1.00%		240,000.00
PREFERRED BANK	06/06/15	06/06/16	1.05%		100,000.00
PREFERRED BANK	03/03/15	03/03/16	0.85%		140,000.00
TOMATO BANK, N.A.	03/04/15	03/04/16	0.90%		100,000.00
TOMATO BANK, N.A.	02/04/15	02/04/16	0.80%		140,000.00
ROYAL BUSINESS BANK	06/24/15	06/23/16	0.80%		250,000.00
GE CAPITAL RETAIL BANK	09/13/13	09/13/16	1.05%		240,000.00
CAPITAL ONE BK USA	01/22/15	01/23/17	0.70%		240,000.00
DISCOVER BANK	05/13/15	05/15/17	0.95%		240,000.00
AMERICAN EXPR CENT BANK	09/19/13	09/19/16	1.10%		240,000.00
BLUE HILLS BANK	05/30/14	05/30/17	0.95%		240,000.00
ALLY BK MIDVALE UTAH	09/17/15	09/18/17	1.25%		245,000.00
COMENITY CAP BK SALT LAKE CITY	09/21/15	09/18/17	1.20%		245,040.27
BMW BK NORTH AMERICA	09/23/15	09/21/18	1.70%		245,000.00
MERRICK BK SOUTH JORDAN UTAH	09/30/15	03/30/17	0.90%		245,000.00
KEY BANK, N.A.	09/30/15	10/02/17	1.15%		245,000.00
SALLIE MAE BANK	10/07/15	10/09/18	1.65%		245,000.00
GOLDMAN SACHS BANK	10/14/15	10/16/17	1.15%		245,000.00
CAPITAL ONE NATL BANK	10/21/15	10/23/17	1.15%		245,000.00
MEDALLION BANK	10/26/15	04/26/18	1.25%		245,000.00
WEBBANK	10/30/15	07/30/18	1.25%		245,000.00
WELLS FARGO BANK	11/12/15	11/13/18	1.40%		245,000.00
BMO HARRIS BANK	11/18/15	11/20/17	1.25%		245,000.00
BANKUNITED NATL ASSN.	11/25/15	05/24/17	0.90%		245,000.00
COMPASS BANK BIRMINGHAM	12/09/15	12/11/17	1.30%		245,000.00
TCF NATL BANK	12/23/15	12/23/16	0.70%		245,000.00
TOTAL CDs (33)		Average	1.071%	9.48%	<u>7,025,040.27</u>
LA COUNTY TREASURY POOL		ON DEMAND	0.700%	90.10%	<u>66,782,171.63</u>
LOCAL AGENCY INVESTMENT FUND		ON DEMAND	0.380%	0.43%	<u>316,310.68</u>
TOTAL INVESTMENTS				100.00%	<u>\$ 74,123,522.58</u>
BANK BALANCE: ⁽¹⁾					<u>\$ 5,604,503.28</u>
AVERAGE MATURITY DAYS					49
AVERAGE INTEREST RATE FOR THE MONTH					0.735%
THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.					
INTEREST EARNINGS FOR 2ND QUARTER 2015-2016 (CUMULATIVE)			<u>\$ 188,145.00</u>		
THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.					
CERBT STRATEGY 1 3-YEAR PERFORMANCE RETURN:			5.54%		

(1) Bank balance is maintained to cover outstanding warrants and payroll checks as well as compensated balances.



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-C.

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

- (1) Approve the minutes from the special Centennial meeting of January 13, 2016 and the regular and special meeting of January 20, 2016; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

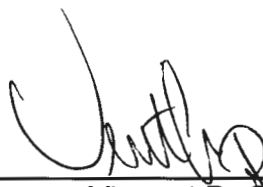
BACKGROUND:

None.

FISCAL IMPACT:

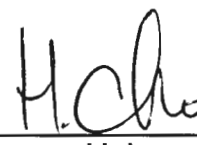
None.

Respectfully submitted,



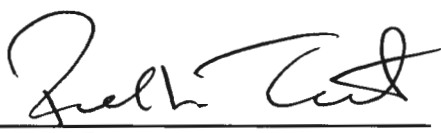
Vincent D. Chang
City Clerk

Prepared by:



Helena Cho
Secretary

Approved By:



Paul L. Talbot
City Manager

Attachments: January 13, 2016 special Centennial meeting minutes
January 20, 2016 regular and special meeting minutes

ATTACHMENT 1

Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
CENTENNIAL COMMITTEE
SPECIAL JOINT MEETING
JANUARY 13, 2016**

The City Council and Centennial Committee of the City of Monterey Park held a Special Joint Meeting at Garvey Ranch Park, located at 781 South Orange Avenue in the City of Monterey Park, Wednesday, January 13, 2015 at 6:00 p.m.

CALL TO ORDER:

Mayor Peter Chan called the meeting to order at 6:03 p.m.

ROLL CALL:

Recreation and Community Services Director Dan Costley called the roll:

Council Members Present: Teresa Real Sebastian, Mitchell Ing, Peter Chan

Council Members Absent: Stephen Lam and Hans Liang

Centennial Committee Members: A majority of the committee members were present

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS

None.

UNFINISHED BUSINESS:

1. Presentation by Fiesta Floats, Tim Estes

Discussion: Tim Estes from Fiesta Floats, spoke about their 28 years of experience in the float building business and the numerous Sweepstakes Awards they have won. He described how they deal with the media to get great coverage. He also mentioned that they can do a VIP reception at their facility. Chuck Hayes from Phoenix Parade, spoke about their accomplishments. They have created 773 floats in their 30 years in the business. They have 4 designers on staff and 35 full time members and headquartered in Pasadena, California.

Action Taken: Discussion only, no action taken.

2-A. Program Committee Reports - Event Update, Submit Budgets and Dates

Discussion:

Rose Parade:

Mayor Pro-Tem Ing announced he has received a commitment from Sing Poli to fund the cities Rose Parade entry for 2017.

5K Run:

Chair Moreno reported the 2K Run in November was beneficial in planning for the 5K. The 5K Run will be a Pajama Run.

Essay Contest:

No Report.

Summer Concert Series:

Los Lobos is unable to perform due to a prior commitment. The Committee is now working on getting a classical group to play at the third concert on August 20th at the Amphitheatre. The other two concerts will feature Disco music, and music from the 70's, 80's, and 90's.

Coming Home with Lions Club Breakfast:

No Report.

Food Event - Prosperity Dinner:

Final Title: "Celebrating a Century of Success & Prosperity" with an Americana theme, blending multi-cultural entertainment and food. Cost per person is \$20. Committee is looking for sponsors ranging from \$500 to \$2,000.

Centennial Monument:

City Manager Talbot provided Council Member Liang with department logos for use within the monument. The Committee will ask Council Member Liang to provide a picture or mock up of the monument before it is constructed.

Play Days:

The Committee will talk to residents about ideas they may have. The Committee suggested having former Mayors act as the Grand Marshall's for the Parade. Work with the Sister Cities groups to provide dancers and other entertainers for the parade. There would also be a dinner on Friday, May 13th and a possible performance at Mark Keppel on May 15th.

Bike Event :

Chair Chang showed off updated jerseys that will be on sale online.

Time Capsule:

No report.

Flag Project:

David & Cici Lau have checked on prices from 3 vendors for the flag.

Book or website:

No report

Flash Mob:

No report

Action Taken: Discussion only, no action taken.

2-B. Calendar

Discussion: The calendar of events were taken with each event discussion.

2-C. Update on Marketing Campaign

- Individual
- Event Publicity Plans

Discussion: Director Costley asked for the subcommittees to provide information for events that can be used across many platforms.

Action Taken: Discussion only, no action taken.

2-D. Fundraising Efforts

- Follow up calls to potential donors

Discussion: Director Costley asked for assistance from Council to make follow up calls for the Centennial fundraising efforts.

Action Taken: Discussion only, no action taken.

NEW BUSINESS:

3-A. Approval of Minutes: December 9, 2015

Discussion: The City Council portion of the meeting was cancelled due to a lack of quorum.

Action Taken: None. Directly Costley will bring back the December 9, 2015 Centennial Committee minutes for approval at a future meeting

ADJOURNMENT

There being no further business for consideration, the City Council and the Centennial Committee meeting was adjourned at 7:30 p.m.

The next special joint meeting of the City Council and Centennial Committee is February 10, 2016 at Garvey Ranch Park.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
JANUARY 20, 2016**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 20, 2016 at 6:00 p.m.

CALL TO ORDER:

Mayor Chan called the meeting to order at 6:00 p.m.

ROLL CALL:

City Manager Paul Talbot called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Mitchell Ing, Peter Chan

Council Members Absent: None

Also Present: City Manager Paul Talbot, City Attorney Mark Hensley

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION- The City Council adjourned to Closed Session at 6:00 p.m.

**1. CONFERENCE LEGAL COUNSEL, EXISTING LITIGATION -GOVERNMENT
CODE § 54956.9 (a) - Number of Cases: one**

Angelo Iacono vs. City of Monterey Park

WCAB No: ADJ8123820

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present and the meeting was adjourned at 6:20 p.m.

Action Taken: No reportable action taken during Closed Session.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
JANUARY 20, 2016**

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, Wednesday, January 20, 2016 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 Chan called the meeting to order at 7:02 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Hans Liang, Stephen Lam, Teresa Real Sebastian, Peter Chan, Mitchell Ing

Council Members Absent: None.

ALSO PRESENT: City Manager Paul Talbot, City Attorney Mark Hensley, City Treasurer Joseph Leon, Public Works Director/Assistant City Manager Ron Bow, Fire Chief Scott Haberle, Police Chief Jim Smith, Recreation and Community Services Director Dan Costley, Management Services Director Chu Thai, Community and Economic Development Director Michael Huntley, Human Resources Director Tom Cody, City Librarian Norma Arvizu, Controller Annie Yaung, Water Utility Manager Frank Heldman, Deputy City Clerk Cindy Trang, Economic Development Specialist Donna Ramirez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Manager Talbot reported that on item 4A, it references Bellflower when it should have been Monterey Park. He also reported an amended resolution for Item No. 6E and Item No. 6I is tabled to the next council meeting.

ORAL AND WRITTEN COMMUNICATIONS

- David Barron, representative for the Greater Monterey Park Chamber of Commerce, announced the upcoming Lunar New Year Gala event on February 18, 2016.

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

- Russell Haas, member of the Lion's Club, talked about having to choose between using their funds for eye screening children or paying rental of a city facility.
- Song Park, member of the Lion's Club, spoke about events held to raise funds for eye screening of children. He asked the City to continue supporting these events.
- Andy Islas, member of the Lion's Club, said the Lion's Club had helped to build and renovated many facilities in the city. He asked the Council to reconsider and bring this item back for discussion in the future.
- John Leung, representative of the San Gabriel Municipal Water District, encouraged the residents to continue to conserve water and announced that the Water District has increased their rebate program. An educational conference for council members will be held in San Jose regarding California water system.

1. PRESENTATION

None.

2. SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)

NEW BUSINESS

2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF JANUARY 20, 2016

See Successor Agency Minutes

2B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – DECEMBER 2015

See Successor Agency Minutes

2C. SUCCESSOR AGENCY (SA) MINUTES

See Successor Agency Minutes

2D. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2016 – JUNE 30, 2017

See Successor Agency Minutes

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

3. **CITY OF MONTEREY PARK CONSENT CALENDAR**

None.

4. **PUBLIC HEARING**

4A. **PUBLIC HEARING – RECOMMEND THAT THE CITY COUNCIL ADOPT A ZONING CODE AMENDMENT EXPRESSLY PROHIBITING COMMERCIAL CANNABIS ACTIVITIES, CULTIVATION OF MEDICAL CANNABIS, AND DELIVERY OF MEDICAL CANNABIS IN ALL AREAS OF THE CITY**

The Monterey Park Municipal Code expressly prohibits medical marijuana dispensaries in the City. Recent legislation signed by Governor Brown expressly authorizes cities to regulate or prohibit the cultivation and delivery of medical cannabis, and commercial cannabis activities, generally. If cities in California do not prohibit the cultivation of medical cannabis by March 1, 2016, the State will become the exclusive licensing authority for medical cannabis cultivation. Although these medical marijuana-related activities are already technically prohibited under the City's permissive zoning scheme (viz. any use that is not expressly permitted is prohibited), staff recommends adoption of an ordinance that expressly prohibits these medical marijuana-related activities in order to avoid any possible ambiguity.

On January 12, 2016, the Planning Commission adopted Resolution No. 01-16 which recommended that the City Council adopt the ordinance. A copy of that Resolution and the Planning Commission staff report are included for reference. Should the City Council decide to introduce the draft ordinance, the second reading and adoption would be scheduled for February 3, 2016.

Action Taken: The City Council (1) opened the public hearing at 7:45 p.m.; (2) took testimonial and documentary evidence; (3) closed the public hearing at 7:47 p.m. with no registered speakers; and (4) adopted Urgency Ordinance No. 2125 and introduced and waived first reading of the ordinance and scheduling a second reading and adoption for February 3, 2016.

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

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

Ordinance No. 2125, entitled:

AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ADDING CHAPTER 9.102 TO TITLE 9 AND CHAPTER 21.46 TO TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE TO CLARIFY THAT COMMERCIAL CANNABIS ACTIVITIES, CULTIVATION OF MEDICAL CANNABIS AND DELIVERY OF MEDICAL CANNABIS ARE PROHIBITED IN ALL ZONES AND SPECIFIC PLAN AREAS OF THE CITY

5. UNFINISHED BUSINESS

5A. AWARD OF CONTRACT - LABORATORY ANALYSIS SERVICES FOR THE WATER SYSTEM

The Water Utility Division issued a Request for Proposal (RFP) for laboratory analysis services for water samples taken from the City's water system. Staff received and reviewed three proposals and is seeking City Council approval for award of a three-year contract beginning with fiscal year 2015-2016.

Action Taken: The City Council (1) awarded a three-year contract to Eurofin Easton Analytical, Inc., for all Title 22 and NPDES water analyses in the amount of \$185,143.20 (\$168,312.00 plus a 10% contingency of \$16,831.20) per year commencing on July 1, 2015; and (2) authorized the City Manager, or his designee, to execute a contract on behalf of the City in a form approved by the City Attorney.

Motion: Moved by Council Member Liang and seconded by Council Member Lam, motion carried by the following vote:

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

5B. ADOPTING A RESOLUTION AUTHORIZING APPLYING FOR A GRANT FROM THE STATE LAND WATER CONSERVATION FUND FOR THE BARNES POOL PROJECT AFTER REVIEWING THE RESOLUTION

At the January 6th City Council meeting, staff recommended the City Council approve the application for Grant Funds from the State Land Water Conservation Fund for the Barnes Park Pool Project. After input by the public and discussion by the Council, the Council voted unanimously to approve the Staff Recommendation – unfortunately, the required Resolution was not attached to the staff report for Council's review.

Action Taken: The City Council adopted Resolution No. 11815 approving the application for Grant Funds from the State Land Water Conservation Fund for the Barnes Pool Project that would include authorization for the City Manager to execute documents and expenditure of up to \$2M from the General Fund Capital Reserve Account as a 50/50 match, if grant funds are received.

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

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

Resolution No. 11815, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND SUBMIT AN APPLICATION FOR A LAND AND WATER CONSERVATION FUND FOR BARNES POOL PROJECT

6. NEW BUSINESS

6A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JANUARY 20, 2016

It is required that the City Council approve all disbursements. Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 307545-307657 and e-Payables numbered 000160-000170.

Action Taken: The City Council approved payment of warrants and adopted a Resolution No. 11816 allowing certain claims and demands per Warrant Register dated January 20, 2016 totaling \$805,118.87 and specifying the funds out of which the same are to be paid.

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

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

Resolution No. 11816 entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 20TH DAY OF JANUARY 2016 TOTALING \$805,118.87 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6B. MONTHLY INVESTMENT REPORT – DECEMBER 2015

As of December 31, 2015 invested funds for the City of Monterey Park is \$70,089,109.73.

Action Taken: The City Council received and filed the monthly investment report.

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

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

6C. CITY COUNCIL MINUTES

Approve the minutes from the regular and special meeting of December 16, 2015.

Action Taken: The City Council approved the minutes from the regular and special meeting of December 16, 2015.

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

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

6D. DROUGHT UPDATE AND DECLARATION OF STAGE 3 DROUGHT EMERGENCY

Ordinance 2121 was adopted on July 1, 2015. During this time, council declared a Stage 2 Drought Emergency by resolution. The objective of the Stage 2 was to comply with the mandatory conservation of 20% for the City of Monterey Park. Since the mandatory conservation was implemented by the State Water Resources Board, staff has been diligently monitoring the conservation progress. As of December 2015, the City of Monterey Park has achieved the monthly 20% conservation target 2 of the last 7 months. As a direct result, the cumulative conservation percentage and total water saved has steadily decreased.

Each month the conservation goal is not achieved, the deficit is carried over to the next month. Through the first five months (June to October) the city was able to save a minimum of 17%. However, in November and December the percentages dropped to 13.3% and 13.9% respectively. Staff evaluation demonstrated that as of January 11, 2016 the conservation has dropped to 11.5% or 8.3 Million Gallons (MG) for the month.

In order to increase the cumulative percentage up to the mandated goal of 20%, the city would need to save 81.3 MG or 40.3% for the month of January. The initial reporting period was set to end on February 29, 2016 leaving only approximately 45 days to make up for the deficit. On January 6, 2016, the Governor has released the 4th of a series of Executive Orders. This most recent action by the Governor will direct the State Water Resources Board to extend the mandatory conservation through the end of October 2016.

Declaring a Stage 3 drought emergency is designed to save 25% to 35% of water demands. Increasing from Stage 2 to Stage 3 will assist the staff as well as water consumers to lower the water usage by limiting outside watering to one time a week (Monday). It will also limit filling of pools and similar fixtures to once a week (Monday). The other two differences are that Stage 3 limits fire hydrant use and prohibits the washing of cars and other motorized and on motorized equipment.

Public Speakers:

- Virginia Kiehl spoke about the use of water meters and encouraged the Council to look into other methods for water conservation instead of declaring a Stage 3 Drought Emergency.

Action Taken: The City Council continued this item to a future meeting date and directed staff to add an announcement of declaring a potential Stage 3 Drought Emergency in the near future on water bills and to do further outreach.

RECESSED AND RECONVENED

The City Council recessed at 9:24 p.m. and reconvened with all council members present at 9:32 p.m.

6E CONSIDERATION AND POSSIBLE ADOPTION OF A JOINT RESOLUTION APPROVING THE EXCESS BOND EXPENDITURE AGREEMENT REGARDING THE USE OF EXCESS BOND PROCEEDS FROM THE 2002 TAX ALLOCATION BONDS ISSUED BY THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY IN THE ATLANTIC-GARVEY REDEVELOPMENT PROJECT NO. 1

In June 2011, ABx1 26 dissolved California redevelopment agencies and prohibited the spending of any outstanding unspent bond proceeds ("Dissolution Law"). AB 1484 subsequently amended the Dissolution Law and provided a mechanism to allow successor agencies to spend unspent bond proceeds from bonds issued prior to January 1, 2011. Upon obtaining a Finding of Completion ("FOC"), successor agencies are allowed to spend unspent bond proceeds from pre-2011 bonds. An FOC is required to be issued upon California Department of Finance ("DOF") acceptance of required reports and payment of available cash balances. The Successor Agency completed all required steps and received its FOC on March 29, 2013.

Currently, the Successor Agency may only pay obligations approved on a Recognized Obligation Payment Schedule ("ROPS") which, as of January 1, 2016, is to be submitted to the Oversight Board and DOF once a year. The ROPS are required to be submitted several months prior to the effective date which creates timing problems in terms of entering into obligations related to projects funded by unspent bond proceeds.

As a result, the DOF has advised the Successor Agency and City may enter into an agreement to transfer unspent bond proceeds to the City to complete projects and activities consistent with the original bond requirements, including spending the proceeds within the project areas. The proposed agreement was drafted based on information from DOF staff and is modeled upon similar agreements DOF has approved. Under the agreement, only the initial transfer of the excess bond proceeds is required to be included on an approved ROPS.

The 2002 Tax Allocation Bonds for the Atlantic-Garvey Redevelopment Project No. 1 ("Bonds") were issued for the purpose of financing improvements within the

Atlantic-Garvey Redevelopment Project No. 1 area (Project Area), refinancing certain outstanding obligations of the former Redevelopment Agency, funding a Reserve Account for the Bonds, and paying the costs of issuing the Bonds. The specific area of the Atlantic-Garvey Redevelopment Project area where the bonds were intended to be used is along Potrero Grande, in close proximity to the Market Place project.

The development of the Market Place power center creates the need to improve the streets leading into the project, both the infrastructure and the aesthetics. Proceeds of the Bonds must be used to finance various improvements within the Project Area, including acquisition of property and rights-of-way, street improvements, landscaping, parking facilities, retaining walls, utility improvements and general public infrastructure.

Action Taken: This item was heard with Item No. 2D. The City Council adopted a joint resolution No. SA-111 / 11814 of the City of Monterey Park ("City") and Successor Agency to the former Redevelopment Agency ("Successor Agency") approving a Bond Expenditure Agreement between the City and Successor Agency. Motion taken with Item No. 2A.

Resolution No. SA-111 / 11814, entitled:

A JOINT RESOLUTION OF THE CITY COUNCIL ACTING ON BEHALF OF THE CITY OF MONTEREY PARK AND THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY APPROVING A BOND EXPENDITURE AGREEMENT BETWEEN THE CITY AND THE SUCCESSOR AGENCY AND DIRECTING STAFF TO SUBMIT THE SAME TO THE STATE OF CALIFORNIA, DEPARTMENT OF FINANCE

6F. NEIGHBORHOOD PRESERVATION TITLE – GENERAL PENALTIES UPDATE; PUBLIC NUISANCE UPDATE; AND ADMINISTRATIVE CITATIONS UPDATE

In January 2015, the City Attorney's office assumed responsibility for assisting code enforcement actions and prosecutions. During the past year, the City Attorney's office reviewed the effectiveness of the current regulations within the Monterey Park Municipal Code ("MPMC") as to code enforcement resources. After consulting with the Police, Fire, and Community and Economic Development Departments (which is primarily responsible for code enforcement), we recommend that the City Council consider updating the City's current regulations. Part of that update includes moving current code enforcement regulations into one title of the MPMC so that staff – and the public – can more easily identify the enforcement regulations. The three ordinances proposed as part of this staff report are the first of several that will help improve the MPMC's effectiveness as to code enforcement. If adopted, the ordinances would (a) move current regulations into a new Title 4 entitled "Neighborhood Preservation"; (b) update existing regulations as to general penalties, public nuisances, and administrative citations to make them more efficient; (c) allow the City to recover (in most instances) code enforcement costs including attorney's fees; and (d) give greater flexibility to code enforcement personnel to help abate nuisances.

Action Taken: The City Council (1) introduced and waived first reading of three ordinances that would (a) create a new Title 4 in the Monterey Park Municipal Code (“MPMC”) entitled “Neighborhood Preservation”; (b) update the MPMC’s current regulations regarding general penalties; (c) update the MPMC’s current regulations regarding public nuisances; and (d) update the MPMC’s current regulations regarding Administrative Citations; and (2) scheduled second reading and possible adoption for February 3, 2016. At that time, the City Council could also consider adopting a new fine schedule to implement Title 4.

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

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

6G. RESOLUTION AUTHORIZING SUBMITTAL OF APPLICATION FOR CAL RECYCLE PAYMENT PROGRAMS

CalRecycle requires all jurisdictions to adopt a resolution that authorizes the City to submit applications to payment programs. The City receives approximately \$16,000 annually from the State for projects and programs related to beverage container recycling.

Action Taken: The City Council adopted Resolution No. 11817 authorizing the City Manager, or designee, to execute all grant related documents, in a form approved by the City Attorney.

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

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

Resolution No. 11817, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, SUBMIT APPLICATIONS, RECEIVE, AND APPROPRIATE PAYMENT PROGRAM FUNDS FROM THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY.

6I. AWARD OF CONTRACT FOR ARCHITECTURAL SERVICES – WLC ARCHITECTS, INC.

On November 16, 2015, a Request for Proposals (“RFP”) was issued to obtain architectural design services for Fire Stations 61, 62, and 63 remodel, reconstruction and evaluation assistance. Proposals were due on December 14,

2015. Staff seeks City Council consideration to award the contract to WLC Architects, Inc. in an amount not to exceed \$268,000.

Action Taken: The City Council (1) awarded the contract for architectural services to WLC Architects, Inc. in an amount not to exceed \$268,000 for Fire Stations 61, 62, and 63 remodel and reconstruction projects was amended to allocate an amount not to exceed \$68,000 for architectural services for Fire Stations 61 and 63; and (2) authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney.

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

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

Action Taken: The City Council (1) awarded the contract for architectural services to WLC Architects, Inc. in an amount not to exceed \$268,000 for Fire Stations 61, 62, and 63 remodel and reconstruction projects was amended to allocate an amount not to exceed \$200,000 for architectural services for Fire Station 62; and (2) authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney.

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

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

6J. MIDYEAR REVIEW REPORT WITH PROPOSED ADJUSTMENTS TO THE ADOPTED BUDGET 2015-2016

On January 13, 2016, Finance completed the 2015-16 Midyear Review Report and 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 process, staff is proposing to the City Council nine (9) budget items to address community issues and to accommodate operation needs.

It is recommended that the City Council:

- (1) Approve budget amendments 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.

Action Taken: This item was tabled to the next council meeting of February 3, 2016.

7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Liang reported that he attend a Sister Cities Commission meeting. Council Member Lam said he attended the Lion's Club meeting and asked the Council to reconsider the members' concerns regarding waiving the rental fees. Council Member Real Sebastian stated she attended the Southern California Association of Government 710 Freeway meeting and the 6th Annual Southern California Economic Summit. Mayor Pro Tem Ing invited the residents to attend the upcoming Centennial Committee meeting scheduled for February 10 and talked about seeking contributions for the celebration and a float in the Tournament of Roses parade. Mayor Chan announced the Recreation and Parks Commission will have a workshop to discuss improvements of parks in the city and the Marriot Courtyard Hotel ground breaking ceremony on January 23. He invited residents to attend the Lunar New Year festival on January 30 and 31.

7A. DISCUSSION ON CITY'S PAST AND FUTURE PRACTICES REGARDING THE ISSUANCE OF CITY PROCLAMATIONS - REQUESTED BY COUNCIL MEMBER REAL SEBASTIAN

The Council ensued in a discussion regarding policies and procedures regarding certificates for political action committees. The City Council requested to agendize this item for a future council meeting date to further streamline the policies and procedures regarding certificate requests.

8. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:11 p.m.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-D.

TO: Honorable Mayor and Members of the City Council
FROM: Michael Huntley, Director of Community and Economic Development
SUBJECT: Moratorium on "Vaping Stores"

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Whether to adopt an urgency ordinance upon a 4/5 vote to extend the temporary prohibition on the City from issuing permits to allow the construction or operation of "vaping stores" as defined in the draft ordinance; or
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On April 1, 2015, the City Council adopted an urgency ordinance temporarily prohibiting the City from issuing permits for the construction or operation of electronic cigarette and "vaping" stores. The interim ordinance was to expire on May 16, 2015. Subsequently, on May 6, 2015, the City Council adopted an urgency ordinance to extend the temporary prohibition on vaping stores. The interim ordinance will expire on March 21, 2016. Given the City Council's expressed interest in this matter, staff is presenting a new interim ordinance for City Council consideration. If adopted by a 4/5 vote, the interim ordinance would be effective for an additional 12 months (until February 17, 2017). No more than two extensions may be adopted for the interim ordinance.

BACKGROUND:

As noted in previous discussions regarding this matter, the City Council is concerned that Monterey Park would receive an influx of vaping stores because neighboring jurisdictions adopted their own moratoria regarding this land use. In particular, the City Council was concerned that the Monterey Park Municipal Code ("MPMC") did not adequately regulate vaping and electronic cigarette sales.

Neither state nor federal regulations yet exist that govern electronic cigarettes or vaping stores. On January 28, 2015, the California Department of Health issued a Health Advisory which informs "health care professionals of the public health risks posed by the marketing, sale and use of electronic cigarettes (e-cigarettes) especially to children and young people." As reported in the Los Angeles Times, "state health officials...called for

tighter regulations of the devices and announced an educational campaign to combat their use.”

In August 2015, the California State Senate passed a bill to regulate electronic cigarettes as tobacco products, sending the measure to the State Assembly where a similar bill died earlier in 2015. The measure was one of several anti-tobacco bills that advanced in the State Senate, including one to raise the legal age for buying cigarettes to 21 from 18. The bill is backed by the American Cancer Society and numerous other public health organizations that state electronic cigarettes are highly addictive and can serve as a gateway to tobacco dependence and regular smoking.

According to the U.S. Food and Drug Administration (FDA), e-cigarettes have not been evaluated for safety or effectiveness. When the FDA conducted limited laboratory studies of certain samples, FDA found significant quality issues that indicate that quality control processes used to manufacture these products are substandard or non-existent. The FDA found that cartridges labeled as containing no nicotine contained nicotine and that three different electronic cigarette cartridges with the same label emitted a markedly different amount of nicotine with each puff. Experts have also raised concerns that the marketing of products such as e-cigarettes can increase nicotine addiction among young people and may lead kids to try other tobacco products.

Pursuant to Government Code § 65858(d), the City prepared a written report to describe the measures taken to alleviate the condition which led to the adoption of the urgency moratorium ordinance on April 1, 2015. As stated in the April 1, 2015 report, staff has continued to collect pertinent information relative to electronic cigarette and vaping stores.

Staff surveyed the code provisions for electronic cigarette and vaping stores in neighboring cities. Based on the survey, neighboring cities mostly allow electronic cigarette and vaping stores as a retail use and very few to no new applications have been received for electronic cigarette and vaping stores within the past year.

Electronic Cigarette Survey

Cities	Regulation	Number of New Applications
Alhambra	Retail Use	None
Duarte	Minor Use Permit	None
Monrovia	Retail Use	One
Rosemead	Retail Use	None
San Gabriel	Retail Use	Five
South El Monte	Retail Use	None
South Pasadena	Retail Use	None
Temple City	CUP	
West Covina	Retail Use	None

In order for the City Council to adopt or extend the interim ordinance, the ordinance must contain legislative findings that there is a current and immediate threat to the

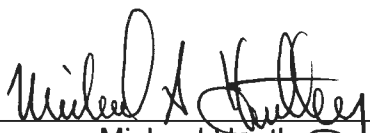
public health, safety, or welfare, and that the approval of additional subdivisions, use permits, variances, building permits, or any other applicable entitlement for use which is required in order to comply with a zoning ordinance would result in that threat to public health, safety, or welfare. Staff believes that the number of new applications have substantially decreased not only in Monterey Park, but also in neighboring cities. However, staff can continue to collect pertinent information and monitor actions at the state and federal levels related to electronic cigarettes and vaping stores.

FISCAL IMPACT:

There is a de minimis fiscal impact to the General Fund for publication costs.

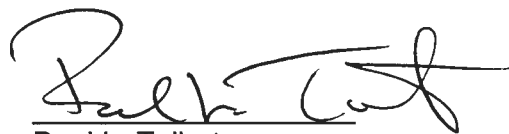
Respectfully submitted,

By:



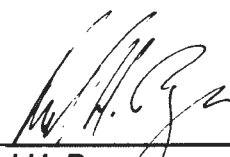
Michael Huntley
Director of Community and
Economic Development

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

Exhibit A: Draft Interim Ordinance
Exhibit B: Supporting Documents

EXHIBIT A
Draft Interim Ordinance

ORDINANCE NO. _____

**AN INTERIM ORDINANCE PROHIBITING PERMITS FOR
CONSTRUCTION OR PLACEMENT OF VAPING STORES
WITHIN THE CITY'S JURISDICTION TO CONSIDER AMENDING
THE MONTEREY PARK MUNICIPAL CODE.**

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

SECTION 1: This Ordinance is adopted pursuant to Government Code §§ 36937, 65858, and other applicable laws.

SECTION 2: *Findings.* The City Council finds, determines and declares as follows:

- A. The City can adopt and enforce all laws and regulations not in conflict with the general laws and the City holds all rights and powers established by California law.
- B. Electronic cigarettes, as defined by the Monterey Park Municipal Code ("MPMC") and California law, are currently being considered for regulation by the State of California and the United States Food and Drug Administration (FDA).
- C. Various studies have demonstrated that electronic cigarettes contain carcinogens, vary in nicotine content, and can be used for various controlled substances besides nicotine including, without limitation, cannabis.
- D. In addition to those studies identified by the FDA at www.federalregister.gov/a/2014-09491, and as set forth in the entire administrative record, the City Council takes specific notice of the following studies that are contained within the record:
 1. Corey, Wang, et al., *Notes From the Field: Electronic Cigarette Use Among Middle and High School Students—United States, 2011-2012* (2013) Morbidity and Mortality Weekly Report, 62(35):729-730;
 2. Rogers, Feighery, et al., *Current Practices in Enforcement of California Laws Regarding Youth Access to Tobacco Products and Exposure to Secondhand Smoke* (2007) Survey Report — June 2007, Technical Assistance Legal Center, California Department of Public Health, Tobacco Control; and

3. *Regulating Toxic Vapor, A Policy Guide to Electronic Smoking Devices* (2014) ChangeLab Solutions.

- E. The FDA asserts that electronic cigarettes should be regulated as drug delivery devices.
- F. Based upon reports from the FDA and the State of California, there are no objective scientific reports demonstrating that electronic cigarettes can help smokers to quit smoking.
- G. While the City Council previously amended the MPMC to help regulate electronic cigarettes, the City anticipates receiving applications for placing "Vaping Stores" (as defined below) within the City's jurisdiction based upon the decision by neighboring jurisdictions to adopt interim land use regulations affecting electronic cigarettes.
- H. The provisions of the MPMC that may regulate the construction and placement of Vaping Stores in the City are inadequate and need review, study, and revision. The current provisions also fail to fully take into account the impacts related to the location and manner of construction of Vaping Stores, and the related public health, safety, and welfare concerns.
- I. Additionally, the City Council has concerns about the construction and installation of Vaping Stores and the impacts they may have on parking, surrounding uses, and the community.
- J. The City Council further desires to evaluate and enhance the public works and aesthetic standards regarding such facilities, if necessary.
- K. Without the enactment of this Ordinance, multiple applicants could receive entitlements that would allow the installation of Vaping Stores that pose a threat to the public health, safety, and welfare.
- L. The City Council determines that the MPMC requires updating to protect the public against health, safety, and welfare dangers caused by multiple applicants each constructing separate Vaping Stores. The City needs additional time to prepare, evaluate and adopt reasonable regulations regarding the placement and construction of Vaping Stores and to ensure such regulations are applied in a nondiscriminatory manner.
- M. In order to prevent frustration of these studies and the

implementation of new regulations, the public interest, health, safety, and welfare require enactment of this Ordinance. The absence of this Ordinance would impair the orderly and effective implementation of contemplated MPMC amendments, and any further authorization of these uses within the City during the period of the moratorium may be in conflict with or may frustrate the contemplated updates and revisions of the MPMC.

- N. Based on the foregoing, the City finds that that this Ordinance is necessary in order to protect the City from the potential effects and impacts of uncoordinated and conflicting construction of Vaping Stores in the City, potential increases in crime, fire hazards, multiple obstructions of traffic and commerce on City streets, impacts on parking availability in the business areas of the City, the aesthetic impacts to the City, and other similar or related effects on property values and the quality of life in the City's neighborhoods.
- O. The City Council further finds that this moratorium is a matter of local and City-wide importance and is not directed towards any particular business that currently seeks to construct a Vaping Store.
- P. The City Council finds that this Ordinance is authorized by the City's police powers. The City Council further finds that the length of the moratorium imposed by this Ordinance will not in any way deprive any person of rights granted by state or federal laws, because the moratorium is short in duration and essential to protect the public health, safety and welfare.

SECTION 3: Environmental Assessment. Adoption of this Ordinance is exempt from further environmental review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*) because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. This Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adoption of this Ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the Ordinance is for general policies and procedure-making. This Ordinance does not authorize any new development entitlements, but simply establishes policies and procedures for allowing the previously approved project to be constructed. Any proposed project that will utilize the changes set forth in this Ordinance will be subject to CEQA review as part of the entitlement review of the project. The Ordinance will not adversely impact the environment and is therefore exempt from the provisions of CEQA.

SECTION 4: Interim regulations. The following provisions are adopted as interim requirements for issuing permits pursuant to the MPMC for construction or operation of Vaping Stores, and any construction or operation in the City in conflict with these provisions is expressly prohibited:

- A. Restricted Activities. For a period of twelve (12) months after adoption of this Ordinance, the City will not issue a permit or land use entitlement to any person for constructing, placing, or operating new Vaping Stores within the City's jurisdiction. The City Manager, or designee, must review any application for a permit or land use entitlement to determine compliance with the provisions of this Ordinance. City staff, including City boards and commissions, are directed to refrain from accepting or processing any application for any land use entitlement, including, without limitation, use permits, variances, building permits, licenses and certificates of occupancy, necessary for constructing, placing, or operating Vaping Stores within the City's jurisdiction, and to refrain from issuing any land use entitlement for any pending applications already received. These prohibitions will remain effective for twelve (12) days following adoption of this Ordinance.
- B. Definitions. In addition to the definitions contained in the MPMC, the following words and phrases will, for the purposes of this Ordinance, be defined as follows, unless it is clearly apparent from the context that another meaning is intended. Should any of the definitions be in conflict with the current provisions of the MPMC, the following definitions will prevail:
 - 1. "Electronic Cigarette" has the same meaning as set forth in Health and Safety Code § 119405 and similar devices intended to emulate smoking, which permit a person to inhale vapors or mists that may or may not include nicotine.
 - 2. "Vaping Retailer" means any person that operates a store, stand, concession, or other place at which sales, or other exchanges for value, of electronic cigarettes are made to purchasers for consumption or use.
 - 3. "Vaping Store" means a vaping retailer that devotes at least ten percent (10%) of the floor area of its business to the use, display and sale of electronic cigarettes.

SECTION 5: Construction. This Ordinance must be broadly construed in order to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 6: *Enforceability.* Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 7: *Validity of Previous Code Sections.* If this entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other city ordinance by this Ordinance will be rendered void and cause such previous MPMC provision or other the city ordinance to remain in full force and effect for all purposes.

SECTION 8: *Severability.* 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: *Publication.* 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: *Report.* Pursuant to Government Code § 65858, the City Manager, or designee, must prepare a report for City Council consideration describing the measures taken to address the conditions which led to adoption of this Ordinance. This report must be provided to the City Council so that it may be considered and issued not later than 10 days before this Ordinance expires.

SECTION 11: *Effective Date.* This Ordinance will become effective immediately upon adoption pursuant to Government Code §§ 36937 and 65858 for the immediate preservation of the public peace, health, safety, and welfare. Pursuant to those statutes this Ordinance is adopted by a four-fifths vote.

SECTION 12: *Expiration Date.* After adoption, this Ordinance will be repealed by operation of law on February 17, 2017, unless a subsequent ordinance is adopted by the City Council that extends this date.

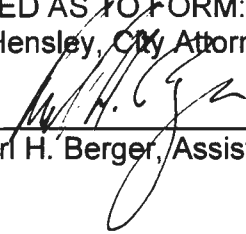
PASSED AND ADOPTED this ____ day of _____, 2016.

Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By: 

Karl H. Berger, Assistant City Attorney

EXHIBIT B
Supporting Documents

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The White House

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For Immediate Release

January 28, 2016

SHARE
THIS:

Statement by the Press Secretary on S. 142, S. 1115 and S. 1629



On Thursday, January 28, 2016, the President signed into law:

S. 142, the “Child Nicotine Poisoning Prevention Act of 2015,” which requires the packaging of liquid nicotine containers to be subject to existing child poisoning prevention packaging standards;

S. 1115, the “Grants Oversight and New Efficiency Act or the GONE Act,” which provides the Congress with additional information on the status of Federal Agencies' outstanding grant awards; and

S. 1629, the “District of Columbia Courts, Public Defender Service, and Court Services and Offender Supervision Agency Act of 2015,” which amends certain authorities of the District of Columbia Courts, the Court Services and Offender Supervision Agency, and the Public Defender Service for the District of Columbia.

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114TH CONGRESS
1ST SESSION

S. 142

AN ACT

To require special packaging for liquid nicotine containers,
and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

1 **SECTION 1. SHORT TITLE.**

2 This Act may be cited as the “Child Nicotine Poi-
3 soning Prevention Act of 2015”.

4 **SEC. 2. SPECIAL PACKAGING FOR LIQUID NICOTINE CON-**
5 **TAINERS.**

6 (a) **REQUIREMENT.**—Notwithstanding section 2(f)(2)
7 of the Federal Hazardous Substances Act (15 U.S.C.
8 1261(f)(2)) and section 3(a)(5) of the Consumer Product
9 Safety Act (15 U.S.C. 2052(a)(5)), any nicotine provided
10 in a liquid nicotine container sold, offered for sale, manu-
11 factured for sale, distributed in commerce, or imported
12 into the United States shall be packaged in accordance
13 with the standards provided in section 1700.15 of title 16,
14 Code of Federal Regulations, as determined through test-
15 ing in accordance with the method described in section
16 1700.20 of title 16, Code of Federal Regulations, and any
17 subsequent changes to such sections adopted by the Com-
18 mission.

19 (b) **SAVINGS CLAUSE.**—

20 (1) **IN GENERAL.**—Nothing in this Act shall be
21 construed to limit or otherwise affect the authority
22 of the Secretary of Health and Human Services to
23 regulate, issue guidance, or take action regarding
24 the manufacture, marketing, sale, distribution, im-
25 portation, or packaging, including child-resistant
26 packaging, of nicotine, liquid nicotine, liquid nicotine

1 containers, electronic cigarettes, electronic nicotine
2 delivery systems or other similar products that con-
3 tain or dispense liquid nicotine, or any other nico-
4 tine-related products, including—

5 (A) authority under the Federal Food,
6 Drug, and Cosmetic Act (21 U.S.C. 301 et
7 seq.) and the Family Smoking Prevention and
8 Tobacco Control Act (Public Law 111–31) and
9 the amendments made by such Act; and

10 (B) authority for the rulemaking entitled
11 “Deeming Tobacco Products to Be Subject to
12 the Federal Food, Drug, and Cosmetic Act, as
13 Amended by the Family Smoking Prevention
14 and Tobacco Control Act; regulations on the
15 Sale and Distribution of Tobacco Products and
16 the Required Warning Statements for Tobacco
17 Products” (April 2014) (FDA–2014–N–0189),
18 the rulemaking entitled “Nicotine Exposure
19 Warnings and Child-Resistant Packaging for
20 Liquid Nicotine, Nicotine-Containing E-Liq-
21 uid(s), and Other Tobacco Products” (June
22 2015) (FDA–2015–N–1514), and subsequent
23 actions by the Secretary regarding packaging of
24 liquid nicotine containers.

1 (2) CONSULTATION.—If the Secretary of
 2 Health and Human Services adopts, maintains, en-
 3 forces, or imposes or continues in effect any pack-
 4 aging requirement for liquid nicotine containers, in-
 5 cluding a child-resistant packaging requirement, the
 6 Secretary shall consult with the Commission, taking
 7 into consideration the expertise of the Commission
 8 in implementing and enforcing this Act and the Poi-
 9 son Prevention Packaging Act of 1970 (15 U.S.C.
 10 1471 et seq.).

11 (c) APPLICABILITY.—Notwithstanding section
 12 3(a)(5) of the Consumer Product Safety Act (15 U.S.C.
 13 2052(a)(5)) and section 2(f)(2) of the Federal Hazardous
 14 Substances Act (15 U.S.C. 1261(f)(2)), the requirement
 15 of subsection (a) shall be treated as a standard for the
 16 special packaging of a household substance established
 17 under section 3(a) of the Poison Prevention Packaging
 18 Act of 1970 (15 U.S.C. 1472(a)).

19 (d) DEFINITIONS.—In this section:

20 (1) COMMISSION.—The term “Commission”
 21 means the Consumer Product Safety Commission.

22 (2) LIQUID NICOTINE CONTAINER.—

23 (A) IN GENERAL.—Notwithstanding sec-
 24 tion 2(f)(2) of the Federal Hazardous Sub-
 25 stances Act (15 U.S.C. 1261(f)(2)) and section

1 3(a)(5) of the Consumer Product Safety Act
2 (15 U.S.C. 2052(a)(5)), the term “liquid nico-
3 tine container” means a package (as defined in
4 section 2 of the Poison Prevention Packaging
5 Act of 1970 (15 U.S.C. 1471))—

6 (i) from which nicotine in a solution
7 or other form is accessible through normal
8 and foreseeable use by a consumer; and

9 (ii) that is used to hold soluble nico-
10 tine in any concentration.

11 (B) EXCLUSION.—The term “liquid nico-
12 tine container” does not include a sealed, pre-
13 filled, and disposable container of nicotine in a
14 solution or other form in which such container
15 is inserted directly into an electronic cigarette,
16 electronic nicotine delivery system, or other
17 similar product, if the nicotine in the container
18 is inaccessible through customary or reasonably
19 foreseeable handling or use, including reason-
20 ably foreseeable ingestion or other contact by
21 children.

22 (3) NICOTINE.—The term “nicotine” means
23 any form of the chemical nicotine, including any salt
24 or complex, regardless of whether the chemical is
25 naturally or synthetically derived.

1 **SEC. 3. EFFECTIVE DATE.**

2 This Act shall take effect on the date that is 180 days
3 after the date of the enactment of this Act.

 Passed the Senate December 10, 2015.

Attest:

Secretary.

114TH CONGRESS
1ST SESSION

S. 142

AN ACT

To require special packaging for liquid nicotine
containers, and for other purposes.

E-cigarettes, as used, aren't helping smokers quit, study shows

14 January 2016



Credit: TheNorlo/Wikipedia

Electronic cigarettes are widely promoted and used to help smokers quit traditional cigarettes, but a new analysis from UC San Francisco found that adult smokers who use e-cigarettes are actually 28 percent less likely to stop smoking cigarettes.

The study—a systematic review and meta-analysis of published data—is the largest to quantify whether e-cigarettes assist smokers in quitting cigarettes.

The findings will be published online January 14, 2016 in *The Lancet Respiratory Medicine*.

"As currently being used, e-cigarettes are associated with significantly less quitting among smokers," concluded first author Sara Kalkhoran, MD who was a clinical fellow at the UCSF School of Medicine when the research was conducted. She is now at Massachusetts General Hospital and Harvard Medical School.

"E-cigarettes should not be recommended as effective smoking cessation aids until there is evidence that, as promoted and used, they assist smoking cessation," Kalkhoran wrote.

Electronic cigarettes, known by a variety of names including vapor pens, are battery-powered devices that heat nicotine and flavorings to deliver an aerosol inhaled by the user. While they are promoted as a way to quit traditional cigarettes, they also are promoted as a way to get nicotine in environments where traditional cigarettes are prohibited, even though more than 430 cities and several states ban their use in smoke free sites where conventional cigarettes are also prohibited.

In 2015, the U.S. Preventive Services Task Force concluded that there was insufficient evidence to recommend the devices to help adults quit smoking. No e-cigarette company has submitted an application to the U.S. Food and Drug Administration to approve e-cigarettes for smoking cessation, and the FDA has not taken any action against companies that claim e-cigarettes are effective for quitting smoking.

In their analysis, the UCSF team reviewed 38 studies assessing the association between e-cigarette use and cigarette cessation among adult smokers. They then combined the results of the 20 studies that had control groups of smokers not using e-cigarettes in a meta-analysis that concluded that the odds of quitting smoking were 28 percent lower in smokers who used e-cigarettes compared to those who did not.

There were no language restrictions imposed on the studies, which included both real-world observational as well as clinical studies. The studies included smokers who both were and were not interested in quitting, and included people as young as 15 years old.

The studies included in the analysis controlled for many variables, including demographics, past attempts to quit, and level of nicotine dependence.

"The irony is that quitting smoking is one of the main reasons both adults and kids use e-cigarettes,



but the overall effect is less, not more, quitting," said co-author Stanton A. Glantz, PhD, UCSF professor of medicine and director of the UCSF Center for Tobacco Control Research and Education. "While there is no question that a puff on an e-cigarette is less dangerous than a puff on a conventional cigarette, the most dangerous thing about e-cigarettes is that they keep people smoking conventional cigarettes."

"The fact that they are freely available consumer products could be important," Glantz added.

E-cigarette regulation has the potential to influence marketing and reasons for use, the authors wrote:

"The inclusion of e-cigarettes in smoke-free laws and voluntary smoke-free policies could help decrease use of e-cigarettes as a cigarette substitute, and, perhaps, increase their effectiveness for smoking cessation. The way e-cigarettes are available on the market - for use by anyone and for any purpose - creates a disconnect between the provision of e-cigarettes for cessation as part of a monitored clinical trial and the availability of e-cigarettes for use by the general population."

Provided by University of California, San Francisco

APA citation: E-cigarettes, as used, aren't helping smokers quit, study shows (2016, January 14) retrieved 5 February 2016 from <http://medicalxpress.com/news/2016-01-e-cigarettes-smokers.html>

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City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-E.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Assistant City Manager/Public Works Director
Dan Costley, Recreation & Community Services Director
SUBJECT: Award of Contract to GST Information Technology Solutions, for the installation of Audio Visual Equipment in the City Council Chambers at a cost of \$45,882 (Spec.# 851)

RECOMMENDATION:

It is recommended that the City Council:

- (1) Award a contract for the purchase and installation of Audio/Visual Equipment for \$41,711 (+ a 10% contingency of \$4,171 for a total of \$45,882) to GST Information Technology Solutions to be funded out of the Charter Communications Video Equipment Fund (account # 0075-450-0075-08640) and
- (2) Authorize the City Manager to execute a standard public works contract, in a form approved by the City Attorney, with GST Information Technology Solutions, and
- (3) Take such additional, related, action that may be desirable

EXECUTIVE SUMMARY:

At the July 15, 2015 City Council meeting, the Council adopted a resolution authorizing advertisement of the Audio Visual Upgrade project for the City Council Chambers. The project was advertised in the locally adjudicated newspapers and on electronic bid boards; eight companies requested bid packets, three of those companies attended the mandatory 'walk-through' meeting, and those same three companies turned in bids on the project.

Rank	Company	Bid
1	GST Information Technology Solutions	\$41,711.33
2	Western Audio Visual	\$49,486.88
3	Digital Network Group	\$78,698.00

GST Information Technology Solutions provided references from two colleges, one school district, and one private school; the references said the company completed their project on budget and within the agreed timeline. Additionally, they noted the company did not have any safety or labor issues, and they would hire GST Information Technology Solutions again.

BACKGROUND:

During the course of the year, the City Council Chambers are used for approximately 24 City Council meetings, 24 Planning Commission meetings, 12 Recreation and Parks Commission meetings, etc., as well as numerous hearings and training sessions; the need to provide clear & concise visual presentations for policy makers and the public continues to grow.

The project will include three LCD projectors mounted in the ceiling (see attachment), two new screens (the current north wall screen will remain in place), and two control systems – one at the City Clerk's position and one in the cable television control room. The west wall screen will be increased by 20% to 116", and the new northeast screen will be 92" wide; the north wall screen is 116" wide.

CEQA

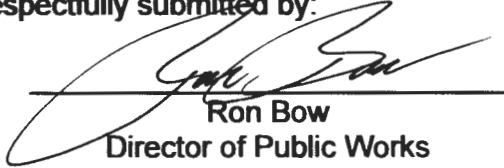
Since the proposed work is a minor alteration to an existing public facility, this project is a Class 1 Categorically Exempt pursuant to the California Environmental Quality Act.

FISCAL IMPACT:

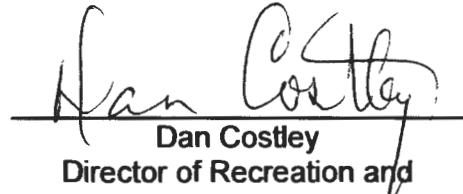
The cost of this agreement is \$41,711 (Adding a 10% contingency of \$4,171 for any unforeseen construction changes, the estimated total project cost is \$45,882).

Funding for this contract will come from the Charter Communications Video Equipment Fund account # 0075-450-0075-08640.

Respectfully submitted by:

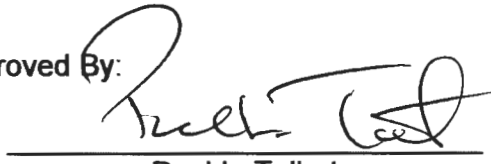


Ron Bow
Director of Public Works
Assistant City Manager



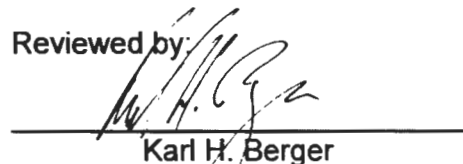
Dan Costley
Director of Recreation and
Community Services

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



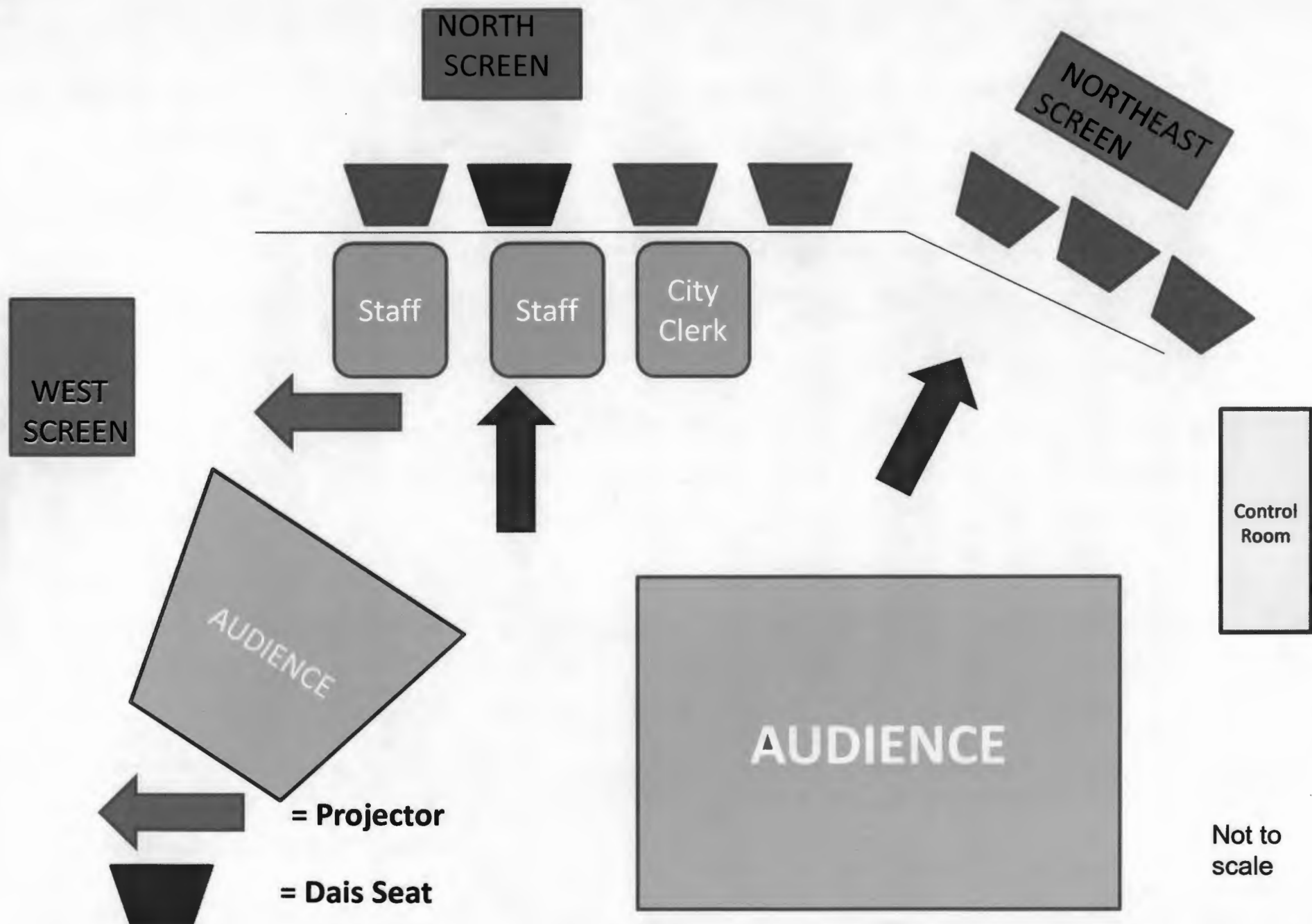
Karl H. Berger
Assistant City Attorney

Attachments:

1. Diagram and Pictures

ATTACHMENT A

Diagram & Pictures





**WEST WALL –
SCREEN SIZE TO BE INCREASED**



**ADD A CEILING MOUNTED PROJECTOR
AIMED TOWARD NORTH SCREEN**



**ADD A SCREEN ABOVE COUNCIL
SEATS,
PLUS A PROJECTOR AIMED TOWARD
SCREEN**



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-F.

TO: The Honorable Mayor and City Council
FROM: Dan Costley, Recreation & Community Services Director
SUBJECT: Award of Contract to Carnival Midway Attractions, to provide entertainment and amusement devices for the annual Play Days Festival.

RECOMMENDATION:

It is recommended that the City Council:

- (1) Award 3 year contract to Carnival Midway Attractions, to provide entertainment and amusement devices for the annual Play Days Festival. Revenue from the Carnival will be deposited into account 0075-450-0075-08610;
- (2) Authorize the City Manager to execute a standard contract, in a form approved by the City Attorney, with Carnival Midway Attractions; and
- (3) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

At the conclusion of the 2015 carnival contract, the Play Days Committee submitted a Request for Proposal (RFP) to eight carnival companies. Carnival Midway Attractions was the only respondent. Staff has had the opportunity to witness Carnival Midway Attractions in action for the past 5 years at the Annual Lunar New Year Festival. The Play Days committee and staff evaluated the proposal and determined the company would provide a safe, clean, high quality operation for the event. Carnival Midway will give the City 33% of the pre-sale revenue and 25% of the onsite revenue generated through carnival ride tickets. Additionally, the City will receive a minimum of \$2,000 for 10 game booths and \$300 for any food booth. The operator has also guaranteed a payment to the City of no less than \$7,500 annually. The proposed agreement is for 2016, beginning March 1, 2016, through June 30, 2018.

BACKGROUND:

The City of Monterey Park traditionally celebrates its Birthday in May with Play Days. As part of the festivities, the City contracts with an amusement contractor, to provide rides, game booths, and concessions at Barnes Park as part of "Play Days." This year marks the City's 100th Anniversary and Play Days will be one of the highlights of the Centennial Celebration. In addition to the Carnival, the four day event will include entertainment, food, the unveiling of the Centennial monument, the burying of a time capsule, and the announcement of the Essay Contest winners. The other spotlighted event will be the annual Play Days Parade on May 14th on Garvey Avenue.

FISCAL IMPACT:

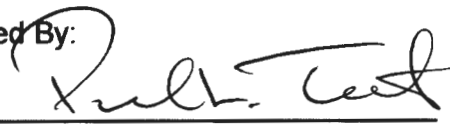
Expected revenue to the Play Days account (0075-450-0075-08610) is \$13,000 annually. This account is used to fund the Play Days Parade, Play Days entertainment, publicity and to offset City costs related to Play Days.

Respectfully prepared and submitted,



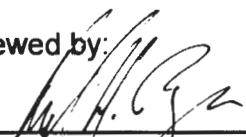
Dan Costley
Recreation and Community
Services Director

Approved By:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachments:

1. Request for Proposal
2. Proposal from Carnival Midway

Attachment 1 Request for Proposal

REQUEST FOR PROPOSALS

For Carnival Vendors

To provide a Carnival

At a City Owned Park

Issue Date:

September 23, 2015

Proposal Due Date:

October 14, 2015

REQUEST FOR PROPOSAL

Notice is hereby given that sealed proposals will be received for **ONE CARNIVAL TO BE PROVIDED AT Barnes Park (350 S. McPherrin Ave., Monterey Park, CA 91754)** per the attached specifications, at **5:00P.M.** If further information is needed, contact Robert Aguirre via email at raguirre@montereypark.ca.gov , or phone at (626) 307-1390.

Proposals should be mailed or delivered to:

City of Monterey Park
Support Services Division
320 W. Newmark Ave.
Monterey Park, CA 91754

Attention: Carnival Bid

It is the responsibility of the proposer to see that any proposal submitted shall have sufficient time to be received by the Support Services Division prior to proposal due date and time. **Late proposals will be returned to the vendor unopened.** The receiving time in the Support Services Division will be the governing time for acceptability of proposals. Telegraphic, telephonic, email and facsimile proposals will not be accepted.

I. GENERAL

1. PROPOSAL SUBMISSIONS

Proposals must be submitted in a sealed envelope showing on the outside, the name of the bidder, and the proposal due date and time. All proposals must be signed by an authorized representative of the vendor.

2. PROPOSAL WITHDRAWAL

Proposals may be withdrawn by written request received before the hour set for the opening. After that time, the vendor may not withdraw proposals for a period of ninety (90) days from the date of the opening.

3. LATE PROPOSALS

It is the responsibility of the vendor to see that any proposal submitted shall have sufficient time to be received by the Budget and Accounting Section prior to the proposal due date and time shall not be responsible for proposals lost or delayed in the mail. **Late proposals will be returned to the vendor unopened.**

4. REQUIRED DOCUMENTS

Vendor must return the following complete documents with their proposal:

- Detailed proposal of services in accordance with the specifications detailed in Section V (Specifications). Proposal should take into consideration the evaluation criteria included in Section IV and should not to exceed 10 pages.
- Signed proposal form
- Compensation to the City form
- A letter or printout of vendor's safety related incidents from insurance company, current or previous, spanning the past three (3) years Complete vendor's references sheet;
- A resume or summary detailing vendor's qualifications, accomplishments, and membership in any professional and /or industry organizations;
- A representative sample of photos of vendor's past events and / or vendor's equipment;
- A list of ride equipment owned, used and /or operated in vendors events, with description and age of all rides;
- Any other information the vendor may chose to submit.

Vendor must submit one original and eight photocopies of each proposal offered.

5. RIGHT RESERVED

The right is reserved by the City of Monterey Park to reject any or all proposals or to waive any informality or technical defect in a proposal.

6. LICENSE AGREEMENT

Successful vendor will be required to enter into a License Agreement with the City of Monterey Park. The City reserves the right to enter into an agreement with said License Agreement with any, all, or none of the vendors for a three-year period, with the option of extending the License Agreement for two additional one –year terms.

7. SELL OR ASSIGN

The successful vendor shall not have the right to sell, assign, or transfer any obligations resulting from this proposal without the specific written consent of the City.

8. LOCAL SALES TAX CONSIDERATION

In accordance with the one percent (1%) preference will be applied to all proposals for taxable goods submitted by suppliers located within the City limits of Monterey Park

9. RECEIVING TIME

The receiving time in the Support Services Division will be the governing time for acceptability of proposals. Telegraphic, telephonic and facsimile proposals will not be accepted.

10. COMPLIANCE WITH LAWS

All proposals shall comply with current federal, state, and other laws relative thereto. Vendor further agrees that the services proposed comply with all applicable Federal and State Occupational Safety and Health laws, standards for regulations, and that vendor will indemnify and hold the City harmless for any failure to so conform.

11. REFERENCE TO SUCCESSFUL VENDOR

The terms vendor, supplier, proposer, or contractor may be used interchangeably in these specifications and shall refer exclusively to the vendor (s) with whom the City enters into contract as a result of this request for proposal.

12. INQUIRIES

Refer inquiries in writing via email to Robert Aguirre,
raguirre@montereypark.ca.gov

13. AWARD OF BASE PROPOSAL OR ALTERNATE PROPOSAL

The City of Monterey Park reserves the right to award either the Base Proposal or any Alternate Proposals offered, whichever is in the best interest of the City.

14. RIGHT RESEVED

The City reserves the right to contract with any, all or none of the carnival vendors who submit base proposals and /or alternate proposals.

15. E-MAIL COMMUNICATIONS

To facilitate the RFP process, vendors are required to monitor and respond to e-mail requests on a daily basis.

II. SCOPE

The City of Monterey Park is requesting proposals from carnival vendors to provide Amusement rides including at least 5 small (Kiddie) Rides, 6 medium (Family) Rides and two large (Spectacular) Rides; the carnival will be held at Barnes Park (350 S. McPherrin Ave., Monterey Park, CA 91754) as part of a community festival. The community festival, known as “Play Days” is a celebration of the City’s anniversary, and has been successfully operated for over forty years. Other elements of the event include community food booths, the Taiwanese Heritage Festival, and stage entertainment. The event traditionally attracts residents from throughout the city; Monterey Park’s demographic breakdown is approximately 60% Asian and 29% Hispanic.

A map of the park with the general event area highlighted is attached to this RFP for applicant’s reference. Exact locations for carnival rides and equipment will be identified at the pre-event meeting.

The term of the contract will be for three years. Companies may submit a proposal for Option A and/or a separate proposal for Option B, but dates cannot be intermixed between the two options.

Option A	Option B
May 12 to 15, 2016	May 19 to 22, 2016
May 11 to 14, 2017	May 18 to 21, 2017
May 10 to 13, 2018	May 17 to 20, 2018

III. EVALUATION OF PROPOSALS

Vendors will be evaluated based on their ability to conduct successful events. An evaluation committee will recommend the most qualified vendor. A committee of City staff representing various department will evaluate all proposal based on the following criteria:

Equipment, Capability, and Functionality of Vendor

1. Equipment and related safety specifications of equipment to be used.
2. Training and safety precautions taken to ensure that attractions and /or staff pose no danger to event participants or the general public.
3. Vendor’s financial ability to provide a safe, enjoyable carnival while meeting all specifications.
4. Proposed Marketing efforts

Level of Service and Support

1. Responsiveness and thoroughness of proposal
2. Ability to accommodate proposed carnival dates and location.

Experience of firm and Personnel

1. All carnival personnel, including operator, proposed to work at carnivals and the qualifications of those individuals.
2. Experience and technical expertise of personnel, including operators, with implementing carnivals and special events in other cities.

Past Performances

1. Past record of performance on contracts with other cities governmental agencies or public bodies, including such factors as reliability, park damage prevention and compliance with contract terms and conditions.
2. The vendor's capacity to perform the work within time specifications.
3. Acceptable, verifiable references and site reviews, and a three (3) year summation of vendor's record of carnival related incidents from vendor's insurance company.

Compensation to the City

1. The vendor's proposal should include percentages or flat fees for ride sales, game booths, food trailers, and additional attractions. As a point of reference, in the recently concluded contract, the Vendor agreed to pay the City 30% from all ride ticket sales, plus \$2,000 for the first five (5) game booths, and \$200 for each additional game booth or attraction plus \$250 for each food trailer.

SPECIFICATIONS

Vendor must submit a detailed proposal of the services offered in response to specifications below. Proposal must include a detailed response that addresses the specifications and should not to exceed 10 pages. A Vendor must also return all requested documents with their proposal as specified in Item I.4 (Required Documents), of this document. Applicants are asked to use 12 point Times New Roman font.

1. **PROOF OF INSURANCE** - To place with an insurance company approved by the City' Risk Manager (and to keep in effect during the life of this Agreement) insurance for the benefit of the City of Monterey Park, as well as for the benefit of the vendor, covering public liability of all kinds with a combined single limit of not less than \$1,000,000.00 per person, \$1,000,000.00 per accident, and \$1,000,000.00 property damage in case of damage or injury to property or any other persons. Vendor will apply for said insurance no later than the execution of a License Agreement in order to provide sufficient underwriting time and will, prior to entry upon BARNES PARK, deposit with the City of Monterey Park the Certificate or Certificates of such insurance and will demonstrate that any or all premiums on said policy

or policies have been paid in full. Commercial General Liability insurance shall not exclude coverage for carnival rides, bounce houses, games, rides. In addition to Commercial General Liability Insurance, the vendor shall also provide proof of workers compensation insurance in accordance with California State law. If the vendor is operating a vehicle on City Property they should also provide evidence of automobile Insurance coverage.

Certificates & Endorsements:

- The vendor must provide the city with a Certificate of Insurance as well as the appropriate endorsements evidencing the required insurance set forth above prior to starting the project.
- The Certificates of Insurance shall name the City of Monterey Park, its elected and non elected officials, employees, representatives and agents as additional insured's. All insurance coverage required of the Contractor/Vendor shall be primary over any insurance or self-insurance program carried by The City of Monterey Park. Any insurance maintained by The City shall not contribute with insurance required of Contractor/Vendor.
- All certificates and endorsements shall be issued on an insurance industry certificate of insurance forms such as an Accord Certificate.
- All evidence of insurance must be authorized by person with authority to bind coverage. Authorized persons would include, agent, broker, underwriter.
- The acceptance of any Certificate of Insurance evidencing the required insurance coverage's and limits does not constitute approval or agreement by the City of Monterey Park that the insurance requirements have been met or that the insurance policies shown in the Certificates of Insurance are in compliance with the requirements.
- Failure of the City of Monterey Park to demand such certificate or other evidence of full compliance with these insurance requirements or failure of the City of Monterey Park to identify a deficiency from evidence that is provided shall not be construed as a waiver of the Contractor's/Vendors obligation to maintain such insurance.

2. REQUIRED PLOT PLAN CHECK PROCESS – Vendor must provide a plot plan utilizing the land use certificate format for the overall equipment set up by a minimum of ten (10) business days before the event. The plot plan must include entrances, exits, all necessary barricading, location of rides, booth, restrooms, and electrical equipment. This plot plan is required by the Risk Manager, the Fire Department, the Building Division, and the Recreation & Community Services

Department. The Fire Department will be responsible for all fire and life safety issues, while the Building Division will be responsible for all electrical issues and ride inspections. Vendor must walk the plot plan through the City Planning. For further information on the plan check process, please contact Robert Aguirre at (626) 307-1390. Copy of approved plot plan must be provided to the Recreation & Community Services Department and the Fire Department. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.

3. **COMPENSATION TO CITY** –Payment of the agreed upon compensation shall be in the form of cash, cashiers check, or company check, and due to the City, no later than 12 noon on the Monday following the completion of the show. The Director of Management Services, or his designated representative shall have access to all booths on the places where tickets are sold and cash collected in order to examine tickets and count cash collected.
4. **FIRE AND ELECTRICAL INSPECTION** – Ten (10) business days prior to the event, the vendor must schedule appointments with the Fire Department and the Building Division for an electrical inspection of all generators, carnival equipment, and booths to be used at the carnival. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.
5. **FOOD TRAILERS** – Carnival may operate up to two food trailers, but must not compete with booths operated by participating community organizations. Items that may be sold include cotton candy, caramel corn, peanuts, candy apples, and hot dogs on a stick. All food trailers must meet Los Angeles County Health Department requirements.
6. **PRE-EVENT AND POST EVENT INSPECTIONS WITH PARK PERSONNEL** - Vendor must arrange to meet with the Park Superintendent by calling to schedule a walk through the park before and after the event. The pre-inspection and post-inspection meetings will determine the condition of sited before and after the event. A pre-inspection meeting must occur on the Tuesday prior to the carnival event. Vendor must bring the proposed plot plan to this meeting. Vendor shall not set up until pre-inspection has been completed. Set up prior to event date and/or before the pre-inspection meeting.

A post-inspection meeting shall be completed on the day following the carnival activity at 2:00 pm., unless otherwise stipulated by representatives of the Police Department and the Recreation & Community Services Department. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.

The vendor understands and agrees that the Park Superintendent shall be the final authority regarding interpretations of the sites existing conditions both before and

after the event. Failure by the vendor to set and attend these meeting will result in the Park Superintendent performing the walk through the park site without the vendor and all conditions recorded by the Park Superintendent shall be deemed as accurate and final.

PROTECTION OF FIELD AND TURF - Vendor shall be responsible for placing the carnival equipment in a way as not to cause damage to the park turf or irrigation system (sprinkler heads, etc). Such precautions may include painting around or covering the sprinkler heads with a “metal disk”, or whatever efforts are necessary to protect the irrigation equipment at vendor’s expense. Funds to repair damages incurred to the turf or irrigation equipment due to the carnival event will be deducted from the security deposit. In the even that the cost of damages exceeds the deposit amount, vendor must pay the balance within ten (10) days of the conclusion of the event. All concerns must be resolved prior to continuing with future events. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.

7. CARNIVAL EQUIPMENT SET UP AND REMOVAL

None of the equipment may be moved into the park prior to the completion of the pre-event inspection meeting and/or the Monday prior to the first day of the carnival. All equipment must be removed no later than the Tuesday following the carnival, unless approved in the writing by the Recreation & Community Services Department. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.

8. CARNIVAL HOURS

The carnival may not operate earlier than 5 p.m. on Thursday and Friday, and 12 noon on Saturday and Sunday; the carnival shall not operate any later than 10 p.m. on Thursday and Sunday, and 12 midnight on Friday and Saturday. Ticket sales and food sales must stop one half hour prior to the scheduled carnival closing time. In the final contract, there will be financial penalties for failing to meet these requirements per the schedule.

VENDOR'S REFERENCES

This sheet must be completed in full and returned with vendor's proposal.

List and describe fully the last three contracts performed by your firm, which demonstrate your ability to provide carnival service in accordance with the specifications in Section V. Attach additional pages if necessary. The City reserves the right to contact each of the references listed for additional information regarding your firm's qualifications.

Also, please attach a letter or printout from the vendor's insurance provider(s), current and/or prior, who have provided your business with insurance over the last three (3) years, detailing any claims that have been filed in connection with vendor's carnival operations.

Reference No.1

Customer Name: _____ Contact Individual: _____

Address: _____ Phone Number: _____

Compensation Terms: _____ Year: _____

Description of equipment and services provided:

Reference No. 2

Customer Name: _____ Contact Individual: _____

Address: _____ Phone Number: _____

Compensation Terms: _____ Year: _____

Description of equipment and services provided:

Reference No. 3

Customer Name: _____ Contact Individual: _____

Address: _____ Phone Number: _____

Compensation Terms: _____ Year: _____

Description of equipment and services provided:

Compensation to the City

This sheet must be completed and returned with vendor’s proposal.

	<i>Percentage of Gross</i>	<i>and/or</i>	<i>Flat Fee</i>
<u>Ride Ticket Revenue</u>			
<u>Game Booths</u>			
<u>Food Booths</u>			
<u>Other Attractions</u> <u>Photo Booth,</u> <u>Souvenir Stand, etc.)</u>			

PROPOSAL FORM

Responses to this Request for Proposal are due at **5:00 p.m. Wednesday, October 14, 2015**. The undersigned Vendor agrees to provide carnival services at Barnes Park in accordance with the specification. I/We have stated herein the services and fee that I/we will furnish and deliver as specified.

Award shall be based upon the evaluation criteria included this document. Where there is a discrepancy between words and figures, WORDS SHALL GOVERN.

The City of Monterey Park reserves the right to cancel any license agreement in the event that terms under which carnival vendor is contracted are violated.

Name of Vendor
(Person, Firms, Corp.)

Signature of Authorized Rep.

Address

Name and Title (Please Print)

Address

Date

Telephone Number

Fax Number

Attachment I

Scope of Work

The Contractor will carry out the following, without limitation, activities to ensure the success of the Festival.

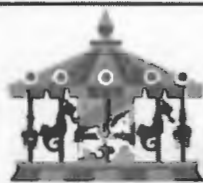
Operation of Rides, Games, and Food Concessions:

- Provide a minimum of 13 amusement rides
- Provide a minimum of 2 ticket dispensing booths (exact number to be determined in conjunction with City staff)
- Provide approximately 10 game booths and at least 1 concession stand (exact numbers to be determined in conjunction with City staff)

Event Logistics:

- Develop timeframes for completion of tasks (e.g., installation and take-down of amusement rides and carnival booths) in coordination with City staff. Coordinate with City staff to make sure that the daily arrival and departure of Contractor employees, as well as the installation and take-down of amusement rides and booths, occurs with minimal traffic and access impacts in and around the Festival site.
- Coordinate required plot plan check process and fire/electrical inspections with City staff, Fire Department, Building Division, the Recreation & Community Services Department, and City Planning
- Coordinate pre-event and post-event inspections with City staff
- Provide all documents required by the Professional Services Agreement
- Provide daily transportation for all carnival personnel to and from the event site
- Ensure that employees follow all terms and conditions of participating in the event as set forth in the Professional Services Agreement
- Coordinate with City staff regarding delegation of marketing and promotions tasks

Attachment 2 Proposal from Carnival Midway



CARNIVAL MIDWAY ATTRACTIONS

CARNIVAL PROPOSAL



**City of Monterey Park
Support Services Division
320 W. NEWMARK AVE
Monterey Park, CA 91754**

**2560 E. Chapman Ave, Suite #245
Orange, California 92869
714-962-5441 Phone 714-962-0738 Fax**



CARNIVAL MIDWAY ATTRACTIONS

October 14, 2015

Robert Aguirre
City of Monterey Park
Support Services Division
320 W. Newmark Ave.
Monterey Park, CA 90280

Attention: Carnival Bid

Dear Mr. Aguirre:

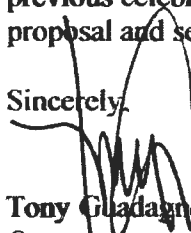
It is our pleasure to present to you our proposal for the annual Monterey Park Play Days celebration that takes place each year in Barns Park. Based on the proposed dates in the RFP we choose **Option A**, May 12 to 15, 2016, May 11 to 14, 2017 and May 10 to 13, 2018. We look forward to providing you with an exciting carnival midway in celebration of this great community event.

Our family has been in the mobile amusement industry for over 50 years as Guadagno & Sons Amusements, G & S Shows. In 1978 I graduated from college with a degree in Architecture. I returned to the family business and worked there until 1996 when I decided to start my own carnival and Carnival Midway Attractions was born. I work in conjunction with my family as a complete separate business. My carnival plays 45 community fairs, fairs and local celebrations for non-profit organizations all over southern California. We actually supplied the carnival for Monterey Park Play Days in 2012, 2013 and 2014 when your previous carnival could not fulfill their contract.

In addition to running Carnival Midway Attractions, I manage the midway at the San Diego County Fair, which boast an annual attendance of over a million visitors and is one of the largest carnival midways in the country. It is my responsibility to book all of the independent ride, game and food operators as well as providing the fair with the layout, move in, set up, on site operations during the month long fair.

We have put together a spectacular combination of rides and games to make your annual event the biggest and best carnival ever. We take this opportunity to Thank You for letting us be part of your previous celebrations and thank you again for giving us the privilege and opportunity to provide this proposal and serve your community.

Sincerely,


Tony Guadagno Jr.
Owner



CARNIVAL MIDWAY ATTRACTIONS

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15. Compensation to the City Form	Inserted
16. Signed Proposal City Form	Inserted



CARNIVAL MIDWAY ATTRACTIONS

WHY CARNIVAL MIDWAY ATTRACTIONS

- ✓ *We provide state of the art, exciting rides that are up to date and in demand today. Our equipment is clean, painted and well maintained.*
- ✓ *We provide state fair type games that look beautiful and are fun and affordable for the entire family.*
- ✓ *Family owned and operated. There is always a owner/manager on site at all times.*
- ✓ *We operate one of the cleanest and fastest growing carnival in California.*
- ✓ *All employees are required to pass criminal background checks including Meghan Law checks, and must pass a drug test at time of hire. We perform random drug testing throughout the year.*
- ✓ *All employees are required to wear clean uniforms while on duty.*
- ✓ *We provide a NON-SMOKING midway.*
- ✓ *We have an Excellent Safety Record with no claims or losses since 2013.*
- ✓ *All rides are California licensed by Cal-OSHA DOSH.*
- ✓ *We provide our experience and expertise when needed in marketing.*



CARNIVAL MIDWAY ATTRACTIONS

2016 PROPOSED RIDE LIST

SPECTAURLAR

Yo-Yo Swing Ride (1982)

Kamikaze (1995)

Pharaoh's Fury (1995)

Zipper (1995)

MEDIUM FAMILY

3 Abreast Carousel 91975)

Gravitron (1989)

Twist (1987)

Aladdin (1994)

Paratrooper (1975)

Fun Slide (1990)

Raiders (1990)

Surf City (1999)

KIDDIE RIDES

Dragon Wagon (1991)

Berry Go Round (1996)

Wave Runner (1995)

Spinning Flowers (2000)

Bumble Bees (2001)

Red Baron Mini Jets (1997)

The above referenced ride list is what we propose for the 2016 Monterey Park Play Day Celebration. We guarantee that we will meet the minimum requirements as specified in the RFP of two (2) Spectaculars, six (6) Medium Family and five (5) Kiddie Rides. We have provided the carnival for this celebration and are very familiar with the site and layout and feel confident that we can provide 14 to 16 rides based on the available space.

2016 PROPOSED GAME FOOD LIST

	<u>GAME</u>	<u>PRICE</u>
1.	<i>Water Race</i>	<i>\$3.00 and \$5.00 (Prize Every Time)</i>
2.	<i>Basketball Throw</i>	<i>\$1.00 and \$3.00</i>
3.	<i>Bank A Ball</i>	<i>\$3.00 and \$5.00</i>
4.	<i>Tub Game</i>	<i>\$3.00 and \$5.00</i>
5.	<i>Ring a Coke</i>	<i>\$1.00 and \$5.00</i>
6.	<i>Balloon Darts</i>	<i>\$3.00 and \$5.00</i>
7.	<i>Catch A Fish</i>	<i>\$1.00 and \$5.00 (Prize Every Time)</i>
8.	<i>Machine Gun</i>	<i>\$3.00 and \$5.00</i>
9.	<i>Soccer Kick</i>	<i>\$1.00 and \$3.00</i>
10.	<i>Buoy Pitch</i>	<i>\$1.00 and \$3.00</i>
11.	<i>Candy Wagon</i>	<i>\$1.00 to \$5.00 for various food items</i>



CARNIVAL MIDWAY ATTRACTIONS

SAFETY PROGRAM OVERVIEW

Carnival Midway Attraction has an extensive Employee Injury and Illness Prevention Program as required by the Division of Occupational Safety and Health (DOSH) department for the state of California. All of our employees are required to follow the safety guidelines as required by our company and the state of California.

All rides are inspected when they are set up and again every day before operation. Some rides, depending on the manufacture's recommendations, are additionally inspected during the day to check for secure blocking and other items. Every ride is inspected and licensed by the California Division of Occupational Safety and Health, OSHA and CALOSHA, according to California law in order to obtain their annual California "C" sticker (license) to legally operate in the state. In addition to the state inspections and our own safety program, the rides are periodically inspected by other professional organizations such as insurance company inspectors, local city and county inspectors and professional inspection firms contracted by various fairs and state agencies.

EMPLOYEE POLICIES

- Employee Hiring:** All employees must be legally eligible for employment, and pass drug and background checks including Meghan's law compliance.
- Training:** Training seminars are held throughout the year covering a variety of subjects such as preventative maintenance, operational maintenance crowd control, emergency procedures and counterfeit tickets. Additional subjects are added throughout the year as required. Training on specific ride operations is usually held on a one-to-one basis with the ride foreman or manager. Ride Operators must be at least 18 years old and are trained with tenured employees and unit managers to assure proper training in safety procedures, ride maintenance and all other aspects of their position. All employees are cross-trained on several rides and attractions. During set-up and tear down all employees are required to wear hard hats and proper work related shoes. We follow OSHA and DOSH rules and regulations.
- Appearance:** All employees are required to be in clean uniforms during operating hours. They must be showered, clean-shaven and hair must be kept clean and trimmed. All employees are required to wear uniform shirts and clean well cared for pants. Employees are not allowed to smoke while on the midway.
- Drug Testing:** All employees must pass a drug test prior to being hired and we also hold random drug tests during the season. Any employee found under the influence of an illegal substance or alcohol will be fired or suspended until the employee completes a drug and/or alcohol program. Upon completion of the program, the employee will be re-tested on a weekly basis until the



CARNIVAL MIDWAY ATTRACTIONS

company is satisfied the employee will remain drug free and then will be tested on a random basis until management no longer considers it necessary.

Customer Service: Employees are trained to greet our guests with a smile and to be polite at all times. If a guest has a complaint, employees are trained to locate their manager to address the complaint and keep the guests happy.

INSURANCE INFORMATION

Carnival Midway Attractions carries liability insurance in the amount of one million dollars combined single limit per occurrence (\$1,000,000) and excess liability for five million dollars (\$5,000,000). We will supply an insurance certificate prior to each event naming the City of Monterey Park as Additionally Insured.

Additionally, we carry Auto Liability insurance with limits of one million combined single limits per occurrence (\$1,000,000)

As per California State Statues, our Worker's Compensation Insurance is up to required standards and provided by State Fund Insurance

For additional information, you can contact the following for current insurance information:

INSURANCE CONTACTS

General Liability & Auto Insurance

Tom Plouffe, Broker
P O Box 16901
West Haven, CT 06516
203-931-7095

Worker's Compensation Insurance

Andy Manale
State Compensation Insurance Fund
2833 Leonis Blvd
Vernon, CA 90058
323-581-4846

Speciality Insurance, Ltd

Thomas A. Plouffe
Michael H. Plouffe
Henry L. Plouffe

PO Box 16901
WEST HAVEN, CT 06516
PHONE 203-931-7095
FAX 203-931-0682

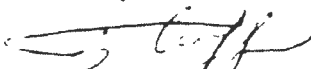
September 9, 2015

RE: Carnival Midway Attractions

To whom it may concern,

We have written the insurance for Carnival Midway Attractions since 2014. To date there have been no claims presented or losses paid. Please feel free to contact me with any questions or concerns.

Sincerely,



Thomas A. Plouffe
CEO

AMUSEMENT & ENTERTAINMENT SPECIALIST
EMAIL: TPLOUFFE@PEOPLEPC.COM
WWW.SPECIALTY-INSURANCE.NET

"America's Premier Supplier of Insurance to The Amusement & Entertainment Industries"

Date: 10/13/15
Time: 13:37:52

T.H.E. Insurance
Insured Losses

User: TGUAJARDO
Page: 1

Account: C00001 Carnival Midway Attractions

Policy/ TOP ISO ST	Claim No	Status	Resp	Description of Loss	Loss Date/ Reported	Amount/ Subro	Fees	Indemnity L.A.E.
CPP0101016-00 618 CA	00146383:0001 0001	Closed	PR	IV - 2000 FORD #1890 WAS REAR ENDED BY C V OWNED BY THOMAS BASS.	5/11/10 5/12/10	5565.00 .00	675.00	.00 .00
CPP0101016-00 611 CA	00146383:0002 0001	Closed	PR	IV - 2000 FORD #1890 WAS REAR ENDED BY C V OWNED BY THOMAS BASS.	5/11/10 5/12/10	.00 .00	.00	.00 .00
CPP0101016-00 611 CA	00148000:0001 0001	Closed	Z1	IV - 2004 Isuzu #6115 pulled out of gas station & collided with CV owned by Stev e Roysner. Disputed	9/24/10 9/28/10	5342.48 .00	90.00	.00 .00
CPP0101016-01 611 CA	00151990:0001 0001	Closed	Z1	IV - 2004 Isuzu #6115 backed into CV own ed by Mart ha Rodriguez which was also b acking.	9/03/11 9/14/11	310.00 .00	50.00	.00 .00
CPP0101016-01 334 CA	00155882:0001 0001	Closed	AK	Tony Denard, independant contractor, wor king on rig & the radiator fan amputated his rt pinky.	8/31/11 8/07/12	35000.00 .00	755.00	.00 .00
CPP0101016-02 611 CA	00156234:0001 0001	Closed	PR	IV - 2004 Isuzu #6115 rear ended CV owne d by Johns on Tran.	6/27/12 9/12/12	500.39 .00	345.00	.00 .00
CPP0101016-02 611 CA	00156908:0001 0001	Closed	PR	IV - 1992 Ford #6037 struck CV owned by Germaine N avarrow which was making left turn at light.	10/11/12 10/12/12	.00 .00	80.00	.00 .00
CPP0101016-03 611 CA	00161151:0001 0001	Closed	JY	IV merged into CV owned by David Lambie. CV sus si e & axel damage.	10/07/13 10/08/13	4646.90 .00	183.50	.00 .00
CPP0101016-03 334 CA	00161158:0001 0001	Closed	AK	Madilynn Key 17 Aladdin sus lac on ankle when exit ing gate. Required (4) stitch es.	6/15/13 10/10/13	2800.00 .00	115.00	.00 .00
CPP0101016-04 334 CA	00163258:0001 0001	Closed	E5	Grace Tiu 9 Twist repeatedly hit head wh ile on rid e. Sus bleeding on face.	6/13/14 6/17/14	1500.00 .00	.00	.00 .00
CPP0101016-04 920 CA	00166034:0001 0001	Closed	PR	Theft of Lead Wire.	2/03/15 2/05/15	27312.64 .00	.00	.00 .00
CPX0042513-00 611 CA	00121326:0001 0001	Closed	PR	Anthony Cuadagni IVD changing lanes hit Karl Cade CVD,CV sus dmg to rt side door /mirror	9/01/04 9/22/04	4311.77 .00	165.00	.00 .00
CPX0042513-00 334 CA	00132984:0001 0001	Closed	P1	Claim Set Up In Error. Xref: 133152-01	5/01/04 3/02/07	.00 .00	.00	.00 .00
CPX0056386-00 611 CA	00123928:0001 0001	Closed	PR	Camilo Rodriguez CVD rearended by IVD pu lling trai ler,trailer kept going hit ba ck of IV	6/13/05 7/13/05	2189.65 .00	420.00	.00 .00
CPX0056386-00 611 CA	00125764:0001 0002	Closed	PR	Audrey Wells alleges something fell off load from insd's veh driven by Mark Jabo ar hitting 2002 Thun	8/16/05 9/13/05	1747.93 .00	150.00	.00 .00

Date: 10/13/15
Time: 13:37:52

T.H.E. Insurance
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Account: C00001 Carnival Midway Attractions

Policy/ TOP ISO ST	Claim No	Status	Resp	Description of Loss	Loss Date/ Reported	Amount/ Subro	Fees	Indemnity L.A.E.
CPX0060111-00 611 CA	00128607:0001 0001	Closed	PR	Insd's 94 Intl #4881 clipped clmt's bump er while s he was traveling on his bl ind side. Dmg to rear	5/08/06 5/11/06	3767.91 249.00	420.00	.00 .00
CPX0060111-00 611 CA	00128607:0002 0001	Closed	PR	Claimant alleges soft tissue neck/back	5/08/06 5/11/06	10000.00 .00	280.00	.00 .00
CPX0060111-00 611 CA	00128644:0001 0002	Closed	PR	James Bidstrup IVD on hwy pulling traile r, rearende d Aurello Martinez causing hi m to rearend Jerry Mu	5/09/06 5/16/06	2180.55 .00	1672.80	.00 .00
CPX0060111-00 611 CA	00128644:0002 0003	Closed	PR	James Bidstrup IVD on hwy pulling traile r, rearende d Aurello Martinez causing hi m to rearend Jerry Mu	5/09/06 5/16/06	.00 .00	45.00	.00 .00
CPX0060111-00 611 CA	00128644:0003 0002	Closed	PR	James Bidstrup IVD on hwy pulling traile r, rearende d Aurello Martinez causing hi m to rearend Jerry Mu	5/09/06 5/16/06	9000.00 .00	310.00	.00 .00
CPX0060111-00 334 CA	00132329:0001 0001	Closed	S4	Analisa Ramos 9 going down slide as clmn t came to end of slide sus inj to her knl ee, possible dislocat	10/14/06 11/15/06	.00 .00	160.00	.00 .00
CPX0060111-00 334 CA	00132381:0001 0002	Closed	S4	Blake Grantham 3 on Raiders foot went th rough open ing in bridge, fell backwall rd	5/14/06 11/29/06	3500.00 .00	.00	.00 .00
CPX0060111-00 334 CA	00133092:0001 0003	Closed	KH	Tracy Crawford was sliding down clown ar ound slid e with kid sus burn to left ar m by elbow.	3/10/07 3/16/07	.00 .00	115.00	.00 .00
CPX0060111-00 334 CA	00133092:0002 0004	Closed	KH	Vincent Lopez Crawford was sliding down slide sus burn to left arm by elbow.	3/10/07 3/16/07	.00 .00	.00	.00 .00
CPX0060111-00 334 CA	00133092:0003 0005	Closed	KH	Dominique Crawford sliding down slide su s burn to left arm by elbow.	3/10/07 3/16/07	.00 .00	.00	.00 .00
CPX0060111-00 334 CA	00140997:0001 0006	Closed	JZ	Shokat Saboorihaght alleges fell at car nival inj rt wrist, forearm rt shoulder neck & bilat knee pa	6/24/06 6/16/07	15000.00 .00	21543.69	.00 .00
CPX0073897-00 611 CA	00137114:0001 0001	Closed	PR	CVD and IVD at stop light, IVD tried to make a rig ht turn from left lane, strik ing CVD's side passen	12/03/07 1/02/08	2215.84 .00	240.00	.00 .00
CPX0087432-00 618 CA	00141379:0001 0001	Closed	PR	IV - 2000 Ford F350 #51890 stolen from e vent parki ng lot.	2/20/09 2/20/09	.00 .00	65.00	.00 .00
CPX0090628-00 920 CA	00141975:0001 0001	Closed	PR	IV - 1987 A.R.M. Twister being pulled by Alamo Amu sement vehicle involved in rollover MVA.	5/26/09 5/26/09	67425.19 .00	640.00	.00 .00

Date: 10/13/15
Time: 13:37:52

T.H.E. Insurance
Insured Losses

User: TGUAJARDO
Page: 3

Account: C00001 Carnival Midway Attractions

Policy/ TOP ISO ST	Claim No	Status	Resp Description of Loss	Loss Date/ Reported	Amount/ Subro	Fees	Indemnity L.A.E.
				TOTALS -	204316.25	28519.99	.00
				COUNT -	29 249.00		.00
				ZZ/RO TOTALS -	.00	.00	.00
				ZZ/RO COUNT -			.00



CARNIVAL MIDWAY ATTRACTIONS

MARKETING AND PROMOTIONS

We market our carnival as affordable families value that is a fun for the entire family. Our marketing department utilizes a variety of special carnival ride promotions in the production of our yearly events. We work closely with our sponsors to provide them complete support in assisting with the successful marketing of their event. Once we have an agreement in place, we will meet with your marketing committee at your request to assist in any way we can to help make the event a success. Below we have listed the promotions we will offer for your event.

Advance Sale Ride Coupons – sold 32 for \$20.00. Advance sale tickets offer a substantial savings off the on grounds coupon ticket price.

Dollar Day – All rides are \$1.00 each. This promotion is used on slow mid-week days, such as a Thursday night opening day promotion.

Pay One Price – We offer a Pay One Price wristband to help drive sales during slow times of the day. This promotion is available for your event on Saturday and/or Sunday afternoon.

Cable TV - For our 2016 season we have partnered with a Los Angeles based Cable TV Company. We can custom design ads specific to your event for television advertising. There is an additional fee, which is determined by the number of ads purchased, and can be shared cost paid for from the over all ride gross.

Fliers - Custom Designed Fliers. Fliers are 5" x 8" and are printed in English on one side and Spanish on the other. 500 to 2,000 (other languages available such as Chinese Mandarin)



CARNIVAL MIDWAY ATTRACTIONS

VENDOR'S REFERENCES

This sheet must be completed in full and returned with vendor's proposal.

List and describe fully the last three contracts performed by your firm, which demonstrate your ability to provide carnival service in accordance with the specifications in Section

V. Attach additional pages if necessary. The City reserves the right to contact each of the references listed for additional information regarding your firm's qualifications.

Also, please attach a letter or printout from the vendor's insurance provider(s), current and/or prior, who have provided your business with insurance over the last three (3) years, detailing any claims that have been filed in connection with vendor's carnival operations.

NOTE: CARNIVAL MIDWAY ATTRACTIONS CONSIDERS THE FOLLOWING INFORMATION CONFIDENTIAL.

REFERENCE NO.1

Customer Name: World Journal L.A. LLC/Chinese Daily News
Address: 1588 Corporate Center Dr
Monterey Park, CA 91754

Contact Individual: Konan Tuen
Phone Number: 323-859-8991

Compensation Terms: 20% of rides sales up to \$20,000
25% over \$20,000

Year: 2015

Description of equipment and services provided:

Provide a minimum of 8 to 10 rides. At least four (4) adult and four (4) children rides. Provide up to four (4) to six to (6) games of skill and one (1) candy food wagon. Operate these attractions for the two-day festival.

REFERENCE NO.2

Customer Name: St Edward the Confessor Catholic Church
Address: 33926 Calle La Primavera
Dana Point, CA 92629

Contact Individual: Doug Ekizian
Phone Number: 949-517-8220

Compensation Terms: 30% of pre sale rides ticket sales.
25% of on ground ride ticket sales

Year: 2015

Description of equipment and services provided:

Provide a minimum of 12 to 14 rides. Provide up to four (4) games of skill. Provide all support equipment and personnel to successfully operate these attractions for the three-day festival.

2560 E. Chapman Ave, Suite #245
Orange, California 92869
714-962-5441 Phone 714-962-0738 Fax



CARNIVAL MIDWAY ATTRACTIONS

REFERENCE NO.3

Customer Name: Our lady of Perpetual Help Church
Address: 23233 Lyons Ave
Santa Clarita, CA 91321

Contact: Kevin McCarthy
Phone Number: 661-259-2276

Compensation Terms: 35% of pre sale rides ticket sales.
30% of on ground ride ticket sales
4200 per game concession

Year: 2015

Description of equipment and services provided:

Provide a minimum of 18 carnival rides. Provide ten (10) to fifteen (15) games of skill. Provide all support equipment and personnel to successfully operate these attractions for the three-day festival.

INSURANCE:

Following is letter/printouts from our current and past insurance carriers providing loss and claim information for the last three years.



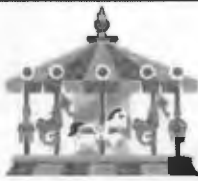
CARNIVAL MIDWAY ATTRACTIONS

Compensation to the City

This sheet must be completed and returned with vendor's proposal.

	Percentage of Gross	Flat Fee
<u>Ride Ticket Revenue</u>	33% of the pre-Sale and 25% of on grounds sales up to \$40,000 and 30% of on grounds sales over \$40,000, With a guaranteed minimum payment to the City of no less than \$7500.00	
<u>Game Booths</u>		We will provide a minimum of 10 games at \$200 for each game. A guarantee of \$2,000 plus \$200 per game for any games over 10.
<u>Food Booths</u>		\$300 for Food
<u>Other Attractions</u> <u>Photo Booths,</u> <u>Souvenir Stands, etc.</u>		\$200.00 each

2560 E. Chapman Ave, Suite #245
Orange, California 92869
714-962-5441 Phone 714-962-0738 Fax



CARNIVAL MIDWAY ATTRACTIONS

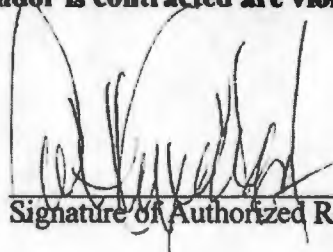
PROPOSAL FORM

Responses to this Request for Proposal are due at 5:00 p.m. Wednesday, October 14 2015. The undersigned Vendor agrees to provide carnival services at Barnes Park in accordance with the specification. I/We have stated herein the services and fee that I/we will furnish and deliver as specified.

Award shall be based upon the evaluation criteria included this document. Where there is a discrepancy between words and figures, WORDS SHALL GOVERN.

The City of Monterey Park reserves the right to cancel any license agreement in the event that terms under which carnival vendor is contracted are violated.

Anthony Guadagno Jr.
Carnival Midway Attractions
Name of Vendor
(Person, Firms, Corp.)


Signature of Authorized Rep.

Address:

2560 E. Chapman Ave,
Suite 245
Orange, CA 92869

Anthony Guadagno Jr., Owner
Name and Title

October 14, 2015
Date

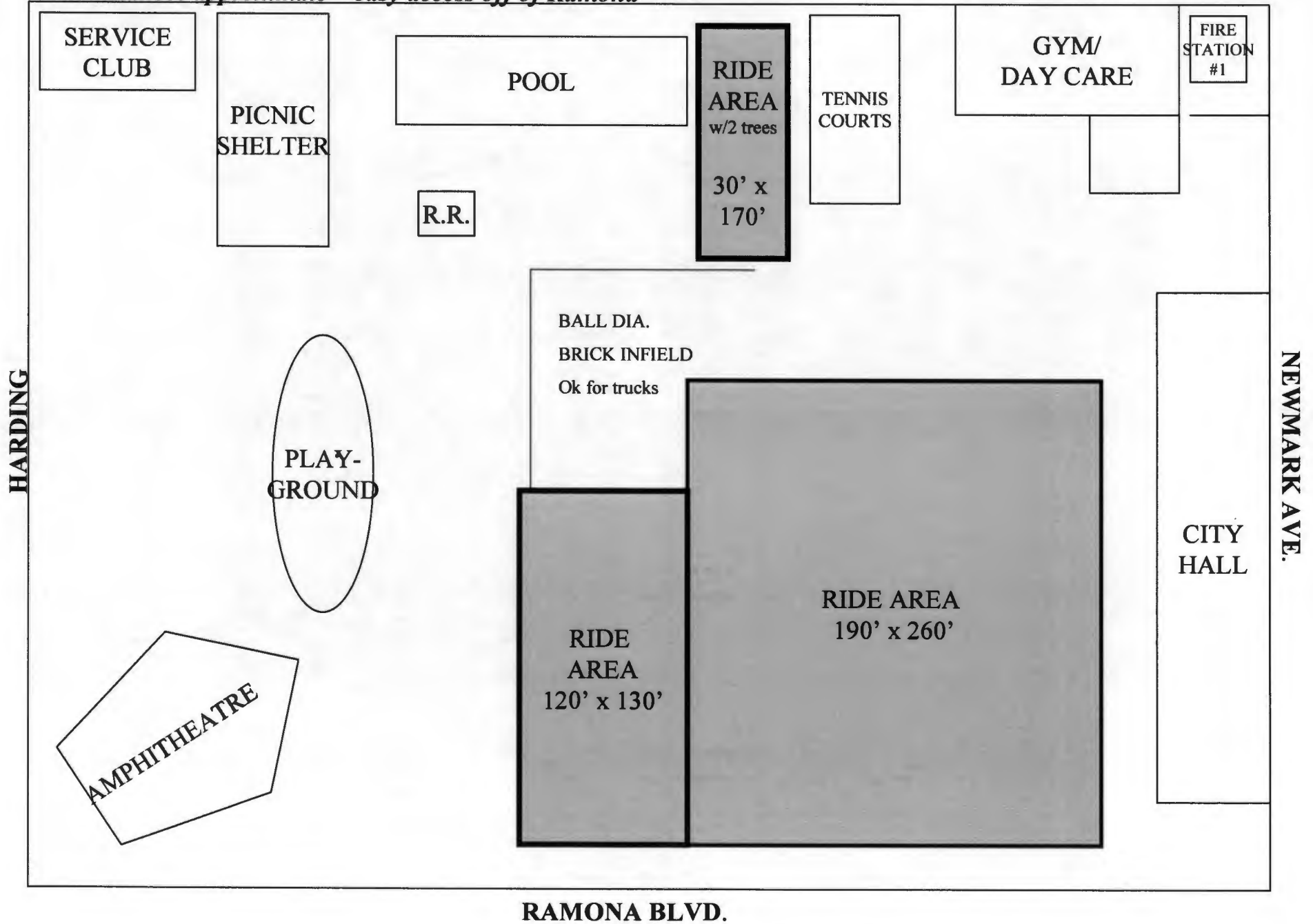
714-962-5441 Off or 714-920-8193 Cell
Telephone Number

714-962-5441 Fax
Fax Number

2560 E. Chapman Ave, Suite #245
Orange, California 92869
714-962-5441 Phone 714-962-0738 Fax

Barnes Park – 350 S. McPherrin, Monterey Park 91754

All distances approximate – easy access off of Ramona





City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: New Business
Agenda Item 6-G.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
Chu Thai, Director of Management Services
SUBJECT: Solar Energy for Municipal Facilities – Review of Responses to Request for Qualifications

RECOMMENDATION:

It is recommended that the City Council consider:

1. Consider the Vendor Responses to the Request for Qualification for Design-Build of Solar Photovoltaic System for City Facilities; and
2. Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The City is interested in the installation and maintenance of solar photovoltaic panels at various city facilities. Staff prepared a request for qualification (RFQ) to identify qualified companies who can design, build and maintain solar panels for the City. From a list of 24 solar companies, the City received three responses from Borrego Solar, Cenergy Power, and SunEdison. Staff reviewed their responses, and determined all three are qualified to serve the City. Next, the City seeks system designs from the companies, and will select the company which best meet the City's needs. The City seeks a system which requires no upfront cost, provides full cost recovery each year, and properly managed and maintained by non-City staff.

ANALYSIS:

The request for qualifications was sent out to 24 solar companies (Attachment 5). The RFQ was also advertised on the City's Public Works bids and proposals webpage. Only Borrego Solar responded by the January 11, 2016 due date. To solicit more responses, staff modified the RFQ (Attachment 4), adding the Delta Water Operations Facility for solar consideration and extending the response deadline to February 1, 2016. By this date, the City received two additional responses, from Cenergy Power and SunEdison.

Staff have reviewed all three responses (Attachments 1 – 3), and consider all three qualified solar developers for the City's project. The next step is to notify the qualified bidders and seek design proposals. The schedule must be modified accordingly.

Milestone	Tentative Date
RFQ Issued	December 17, 2015
Statement of Qualifications (SOQs) Due	February 1, 2016
Notice of Qualified Bidders Issued	February 17, 2016
RFP Issued	February 22, 2016
Proposals Due	March 11, 2016
Award of Contract	April 6, 2016
Negotiations and Agreement Execution	April 2016
Substantial Completion	October 2016
Solar Project Completion	December 2016

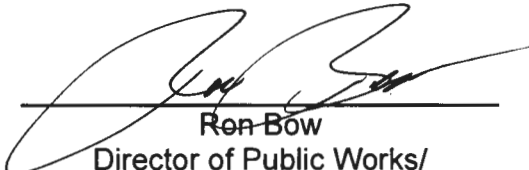
CEQA (California Environmental Quality Act):

The project is exempt from the requirements of California Environment Quality Act (CEQA) per California Public Resources Code Section 21080.35 that is a categorical exemption for the installation of solar photovoltaic systems, including associated equipment, on the roof of an existing building or at an existing parking lot.

FISCAL IMPACT:

Staff expects no upfront cost to the City to enter into a PPA. Cost savings are estimated to be between \$25,000 to \$45,000 annually for 20 years.

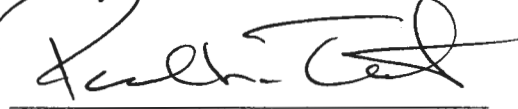
Respectfully submitted by:


 Ron Bow
 Director of Public Works/
 Assistant City Manager

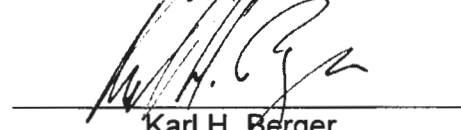
Prepared by:


 Chu Thai
 Director of Management
 Services

Approved by:


 Paul L. Talbot
 City Manager

Reviewed by:


 Karl H. Berger
 Assistant City Attorney

Attachments:

1. Borrego Solar RFQ Response
2. Cenergy Power RFQ Response
3. SunEdison RFQ Response
4. Amended RFQ For Solar Photovoltaic System
5. Solar Companies

ATTACHMENT 1

Borrego Solar RFQ Response

**SOLAR PV PROPOSAL FOR
The City of Monterey Park**



BORREGO SOLAR

Audrey Copeland
Project Developer
Borrego Solar Systems, Inc.
(213) 422-0042
acopeland@borregosolar.com

Cover Letter

January 8, 2016

Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754

Amy,

I am excited to share this proposal to design, install, and provide financing solutions for a solar photovoltaic system that generates electricity to offset the usage at the City Hall, Bruggemeyer Library, and the Langley Senior Center. Pursuing solar provides the City of Monterey Park with a low cost, sustainable source of energy. We applaud the city for its commitment to sustainability.

The decision to pursue solar comes at a time when the value of solar is at its peak. There has never been a better time to deploy solar and here are a few reasons why:

- The cost of installing a solar project has dropped, and we are seeing the curve 'level off'.
- The current Net Energy Metering program in SCE territory is expected to reach its cap in late-2016. There is a reservation program that we can utilize to ensure the most favorable rate tariff.
- The cost of energy for the commercial sector in California has gone up 32% over the last 10 years. Locking in a predictable rate with a PPA mitigates this inflationary trend line.

Technical Solution

We propose designing a rooftop system at City Hall and the Bruggemeyer Library, along with a carport structure at the front entrance of City Hall and the Langley Senior Center. This approach will offset approximately 40% of the combined energy bills for these locations. An alternate/additional proposal is to provide some shade and carport structures in Barnes Park.

Why Borrego?

Solar is a simple concept with significant and demonstrable financial, risk mitigation and CSR benefits. However, executing a project that reliably delivers those benefits with minimal distraction from a customer's core business requires expertise, focus and scale. Borrego Solar's 35 year track record of delivering projects that achieve our customers' goals on time and within budget demonstrate that we can deliver for the City of Monterey Park.

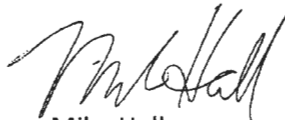
- Borrego Solar's in-house engineering team ensures close alignment with customer goals, operational constraints and the financial and market aspects of the project, while our local operations team is recognized for its ability to deliver in critical and challenging environments.
- Our team is focused exclusively on solar PV for commercial and institutional customers. Our technical, operational and executive teams will devote the attention needed to make your project successful.
- Borrego's development, finance and market teams bring together a full range of financing options that are optimized for local market opportunities, including over \$350 million in PPA-financed projects completed with top-tier financial institutions.
- Our proven processes and seasoned teams from procurement through engineering and construction deliver systems that overwhelmingly perform as expected. In the unlikely event that something goes wrong, Borrego's warranties are supported by our track record of profitability and backed by our own balance sheet and our \$6 billion parent company.

Please reach out should you have any questions or require additional information. On behalf of Borrego Solar Systems, Inc., thank you for the opportunity to submit our proposal and we look forward to hearing back from you.

Sincerely,



Audrey Copeland
Project Developer
Borrego Solar
213-422-0042



Mike Hall
Chief Executive Officer
Borrego Solar

Generate Change. Choose Solar.

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5. Demonstration of Financial Capacity	17
6. References	18

Attachments

Letters of Reference

Exhibit A

Exhibit C

Surety Letter

Formation of Company

Disclosure of Litigation

Safety Plan Table of Contents

2015 EMR Letter

1. Company Information

Background

Borrego Solar is one of the most experienced solar power providers in the nation. Our company was founded in 1980 and we have actively participated in the grid-connected solar electric market since 1999. From that time Borrego Solar has grown into a leading national provider of large scale commercial and governmental solar solutions. Today we maintain the in-house ability to design, engineer, permit, procure, project-manage, install, commission, interconnect, inspect, finance and claim incentives for large-scale, grid-connected solar electric systems. Our 36 years of experience in the solar industry and proven track record of PV problem-solving make us an ideal, low risk partner for the City of Monterey Park.

Borrego Solar's long standing presence in the industry has yielded these accomplishments:

- Over 1,000 grid-connected PV installations (250+ commercial installations)
- 169 MW of completed solar electric projects (with 65 additional MW currently within the design and construction stages)
- A breakdown by application:
 - 33 MW of rooftop installations
 - 102 MW of ground-mounted applications including landfills
 - 16 MW of solar support structure-mounted installations
- 87 MW of solar electric systems installed under a Power Purchase Agreement (with more than 17 additional MW currently within the design and construction stages)
- 94 MW of solar electric systems installed for public/municipal agencies (with more than 14 additional MW currently within the design and construction stages)
- 36 MW of solar electric systems installed for school and educational institutions (with 8 additional MW currently within the design and construction stages)
- Experience working with a variety of clients including commercial entities, agri-business including cold storage facilities, governmental organizations, and municipalities to name a few.
- We have an in-house team of Professional Civil and Electrical Engineers (PE) with about a fifth of our staff certified via NABCEP (North American Board of Certified Energy Practitioners). In addition we have the following licenses:

California A (General Engineering)

California B (General Building)

California C-46 (Solar)

2. Company Relevant Experience

Borrego has extensive experience with rooftop and carport projects. In the state of California we've successfully installed over 60 MW and we have an additional 28 MW under design and construction. The following pages provide examples of public sector, PPA projects currently under our management.

Sierra Community College District

1.275 MW Installation across 2 Separate Campuses

5000 Rocklin Road

Rocklin, CA 95677

***Financed via Borrego Solar's In-House PPA**

Rocklin Campus

Rooftop and Carport System

5000 Rocklin Road

Rocklin, CA 95677

System Size: 972 kW

Completed: 10/7/2011

- Yingli 260W Modules
- SatCon Central Inverters
- Custom Support Structures
- DECK Monitoring Solution



Grass Valley Campus

Rooftop and Carport System

250 Sierra College Drive

Grass Valley, CA

System Size: 282 kW

Completed: 7/19/2011

- Yingli 260W Modules
- SMA Central Inverters
- Unirac SolarMount Racking
- DECK Monitoring Solution



Santa Clara County

1.7 MW, Multiple Sites

***Financed via Borrego Solar's In-House PPA**

Gilroy

7475 Camino Arroyo

Gilroy, CA 95020

System Size: 706 kW

Completed: 12/30/2011

- Yingli 260W Modules
- Advanced Energy Central Inverters
- Custom Support Structures
- DECK Monitoring Solution



Tully

500 Tully Road

San Jose, CA 95111

System Size: 441 kW

Completed: 11/14/2011

- Yingli 235W Modules
- Advanced Energy Central Inverters
- Custom Support Structures
- DECK Monitoring Solution



Police Station

16200 Vineyard Blvd.

Morgan Hill, CA 95037

System Size: 280 kW

Completed: 10/10/2012

- Yingli 260W Modules
- SMA Central Inverters
- SunLink Rooftop Racking
- DECK Monitoring Solution



Aquatic Center

16200 Condit Road

Morgan Hill, CA 95037

System Size: 276 kW

Completed: 7/17/2012

- Yingli 235W Modules
- SMA Central Inverters
- Custom Support Structures
- DECK Monitoring Solution

San Diego Community College District

2.8 MW Installation, 8 Separate Sites

***Financed via Borrego Solar's In-House PPA**

Miramar Parking Lot

System Size: 1.15 MW

Completed: 12/27/2010

- SatCon 500 kW Inverters
- Solar Support Structures



Mesa Parking Garage

System Size: 205 kW

Completed: 12/22/2010

- SatCon 100 kW Inverters
- Solar Support Structures



Mid-City (CEB)

System Size: 52 kW

Completed: 6/9/2011

- SatCon 50 kW Inverter
- SunLink Racking



Harry West Gym

System Size: 180 kW

Completed: 12/27/2010

- SatCon 75 kW Inverters
- ULA SolarMount Racking



City Campus (LRC)

System Size: 87 kW

Completed: 12/27/2010

- SatCon 75 kW Inverter
- SunLink Racking

District Office Parking

System Size: 196 kW

Completed: 3/2/2011

- SatCon Central Inverters
- Solar Support Structures

Mesa Parking Lot 1

System Size: 451 kW

Completed: 4/29/2011

- SatCon 375 kW Inverter
- Solar Support Structures

Mesa Parking Lot 2

System Size: 489 kW

Completed: 12/22/2010

- PV Powered Inverters
- Solar Support Structure

All Installations Utilized Yingli 230-Watt Modules and Power One Aurora Vision (DAS)

- Unirac SolarMount Racking

University of California San Diego

1.2 MW Installation over Multiple Sites

9500 Gilman Drive

San Diego, CA 92093

***Financed via third party PPA**

Gilman

San Diego, CA

System Size: 200 kW

Completed: 12/1/2008

- Kyocera 205W Modules
- Xantrex Inverters
- Power One Aurora Vision
- Custom Support Structures

Price Center

San Diego, CA

System Size: 205 kW

Completed: 12/1/2008

- Kyocera 205W Modules
- Xantrex Inverters
- Power One Aurora Vision
- ULA Racking

Hopkins

San Diego, CA

System Size: 350 kW

Completed: 12/1/2008

- Kyocera 205W Modules
- Xantrex Inverters
- Power One Aurora Vision
- ULA Racking

ECUP and EBU-2

San Diego, CA

System Size: 120 kW

Completed: 12/1/2008

- Kyocera 205W Modules
- Xantrex Inverters
- Power One Aurora Vision
- ULA Racking

Birch Aquarium

La Jolla, CA 92037

System Size: 49 kW

Completed: 9/18/2009

- Kyocera 205W Modules
- SMA Inverters
- Power One Aurora Vision
- ULA Racking



Campus Services

San Diego, CA

System Size: 258 kW

Completed: 9/25/2009

- Kyocera 205W Modules
- Xantrex Inverters
- Power One Aurora Vision

Helix Water District

1233 Vernon Way

El Cajon, CA

System Size: 289 kW

Completed: 7/12/2011

- Yingli 235W Modules
- SatCon PowerGate Central Inverters
- SunLink Racking/Solar Support Structures
- Revenue Grade DAS

***Financed via Borrego Solar's In-House PPA**



Vista Irrigation District

1391 Engineer Street

Vista, CA 92081

System Size: 280 kW

Completed: 7/12/2011

- Yingli 235W Modules
- SatCon PowerGate Central Inverters
- SunLink Rooftop Racking
- Revenue Grade DAS

***Financed via Borrego Solar's In-House PPA**



Santee Lakes – Padre Dam

Water Treatment Plant & RV Storage

9310 Fanita Parkway

Santee, CA 92071

System Size: 861 kW

Completed: 12/30/2008

- Kaneka 60W Modules
- Xantrex Inverters
- Custom Support Structures
- Revenue Grade DAS

***Financed via Third Party PPA**



3. Project Team

Key Personnel

Borrego Solar's Project Development Team consists of highly trained individuals experienced in developing customized solar electric solutions. Collectively our team members have developed and contracted more than 169 MW of solar electric projects.

Audrey Copeland, Project Developer

Audrey is a Los Angeles based Project Developer focused on developing solar power installations within the private and public sectors. She is committed to helping clients identify solar opportunities and tailor a solution to fit their unique situations. Prior to joining the Borrego Solar team in 2015, Audrey held corporate and higher education positions in sustainability. She also worked at EnerNOC, as part of the Energy Efficiency team, where she helped customers uncover their energy efficiency opportunities. Audrey understands the complexity of energy management planning, which helps her better determine how solar can be leveraged to meet internal sustainability and operational cost reduction goals. She has been published in the Sustainable Journal of Record on the subject of assessing and comparing analysis of reusable vs disposable to-go food systems, and in 2007 she invented the Eco-Takeout reusable to-go containers. These containers are now in 500 plus locations throughout North America, reducing the life cycle impacts associated with single use containers. Audrey has her MBA in Sustainable Management and a Certificate in Sustainable Energy Management from the Presidio Graduate School and her Bachelor of Arts in Environmental Studies and Anthropology from Eckerd College.

Rogan Guild, Applications Engineer

Rogan is based in San Diego and serves as a technical resource for the Project Development team. His primary role is producing optimal designs that provide the best value and ROI for Borrego Solar's private and public customers throughout the Southern California Region. Rogan has over 6 years of experience in solar applications engineering, including previous positions in project development and component manufacturing companies. He earned his Bachelors of Science in Electrical Engineering from Cal Poly, San Luis Obispo, and holds an Engineer in Training (EIT) certificate in California.

Engineering & Design Team

One of Borrego Solar's signature features is the strength of our in-house engineering division. Our team is comprised of 19 full-time solar design professionals in roles ranging from value engineering and feasibility assessment to system commissioning and performance monitoring. Borrego's in-house technical staff is unsurpassed in the PV industry and includes professional structural and electrical engineers. Each working group within the engineering division informs the efforts of all the others, which allows Borrego Solar to produce high-quality working designs smoothly and quickly. The expertise of the Borrego in-house engineering and design team will ensure that the best design is chosen to meet your needs and the most high-quality equipment is sourced for your projects.

Generate Change. Choose Solar.

Benjamin Walter, Engineering Lead – P.E.

Benjamin Walter is a Professional Electrical Engineer based out of the Oakland office, and serves as the Engineering Lead for Borrego Solar's West Coast operations. Ben joined Borrego Solar in 2010 with a tremendous depth of solar PV design and engineering experience including the design of high-end building integrated (BIPV) systems, such as PV glass facades for skyscrapers, PV skylights, PV curtain walls, and zero-net energy homes. His comprehensive experience with photovoltaic technology makes him a valuable asset for any client looking to develop large-scale solar projects. Ben leads the engineering effort on commercial and government projects in the Western US and manages a team of engineers who design solar power installations that maximize production, efficiency and longevity for customers. Ben holds a Bachelor of Science degree in Electrical Engineering from the University of Akron, Ohio.

David Dutil, Civil Engineer – P.E.

Mr. David Dutil is a Professional Civil Engineer for Borrego Solar. David is licensed to work in California and is responsible for evaluating existing building structures as well as foundation systems and soil conditions for their ability to support a proposed roof or ground mounted solar array. He provides engineering feedback on racking designs and various installation components to make sure proposed systems are compliant with any load limitations and codes. In summary, David ensures that the client's installation site is capable of supporting the proposed system and helps customers acquire the most appropriate materials for their project. Before joining Borrego Solar, David was a consulting structural engineer with Daigle Engineers, Inc. for seven years where he worked on a broad range of building-related design projects. David is currently licensed as a Professional Engineer in 5 states and is a LEED® Accredited Professional. He earned his Bachelor of Science in Civil Engineering and Master of Science in Civil Engineering (Structural) from Rensselaer Polytechnic Institute.

Construction and Project Management Team

Borrego Solar maintains one of the most accomplished construction teams in the industry, boasting over 1,000 completed projects accounting for more than 158 MW of operational photovoltaic systems. Our Operations Department consists of seasoned construction veterans with years of experience managing on-site installations. Our Project Managers and Site Superintendents are quality control and safety ambassadors committed to providing quality workmanship on each and every installation.

Alejandro Fernandez, Senior Project Manager

Alejandro Fernandez is a Senior Project Manager based out of the company's Southern California headquarters in San Diego, California. Alejandro works primarily on large-scale utility (and DSA-governed private and public school solar energy projects throughout the Western US. He was the project manager on Borrego Solar's Seneca Solar project. As a Senior Project Manager, Alejandro supports the project development lifecycle from conditional use permitting, engineering, procurement and construction through closeout when the PV installation is given permission to operate (PTO) by the utility. Prior to joining the Borrego Solar team in 2013, Alejandro worked in the solar industry for 7-years starting at a net-zero custom home start-up near Aspen, Colorado and then moving on to larger scale DG projects in Northern California with SunPower. Alejandro

is a NABCEP Certified PV installer and a LEED Accredited Professional. He earned his Bachelors of Arts in Architecture from Washington University in St. Louis.

Joe Daugirda, Site Superintendent

Joe Daugirda is a Site Superintendent with Borrego Solar based out of the company's regional headquarters in Lowell, Massachusetts. As a Site Superintendent specializing in utility-scale ground mounted solar photovoltaic (PV) energy systems, Joe's primary focus is on working with New England land owners, municipal inspectors, manufacturers, suppliers, and contractors as Borrego Solar's safety ambassador, main point of contact on site, and liaison between field operations and the Project managers and Professional Engineers. Prior to working for Borrego Solar, Joe spent three years completing PV installations for Real Goods Solar, and helped transition the firm to a 100% sub-contractor business model while maintaining high levels of quality and maximum energy production. Before that, Joe worked for Alteris Renewables and has personally completed more than 50 solar PV projects in New England. Joe is a licensed Electrician in MA and RI and a CA Certified Journeyman Electrician. He holds an OSHA 10 Certificate, NFPA 72 Arc Flash Certificate, and First Aid & CPR Certificates.

Operations and Maintenance Team

Our Operations and Maintenance Team is dedicated to ensuring that your system operates continuously at the highest level possible. This team includes NABCEP certified professionals that will monitor your system and perform preventative maintenance as needed to guarantee that return on investment (ROI) goals are achieved or exceeded. Additionally, our Customer Experience Manager will check in after system commissioning, teach you and your team how to monitor the production of your system, and will serve as an ongoing resource to answer any questions throughout your system's lifetime.

Matt Murphy, Director of Operations & Maintenance

Mr. Matt Murphy is the Director of Operations & Maintenance for Borrego Solar and is based out of the regional headquarters in Lowell, Massachusetts. Matt is responsible for the routine maintenance and incidental service required on all of Borrego Solar's commercial and public sector solar energy systems from the time they are interconnected to the electrical grid until they are decommissioned, ensuring the system equipment produces electricity at the projected levels for the duration of their usable lives. Prior to joining Borrego Solar, he worked for three years at the Vermont-based electrical contracting company Peck Electric, where he was instrumental in creating and running Peck's solar PV division and was responsible for every job function from sales to system commissioning. While at Peck, Matt oversaw the development and construction of over 3 MW of solar PV capacity. Matt also has experience teaching PV construction to electricians at the Vermont NJATC training center, where he prepared students for the entry level NABCEP certification test. Matt is a licensed journeyman electrician and is NABCEP certified.

David Marks, Quality Assurance/Quality Control Manager

David Marks is a Quality Assurance and Control Manager based out of Borrego Solar's headquarters in San Diego, California. As a member of the Operations and Maintenance team, David primarily focuses on maintaining quality control during the construction of commercial and government solar power installations until they are commissioned and placed in service. He also

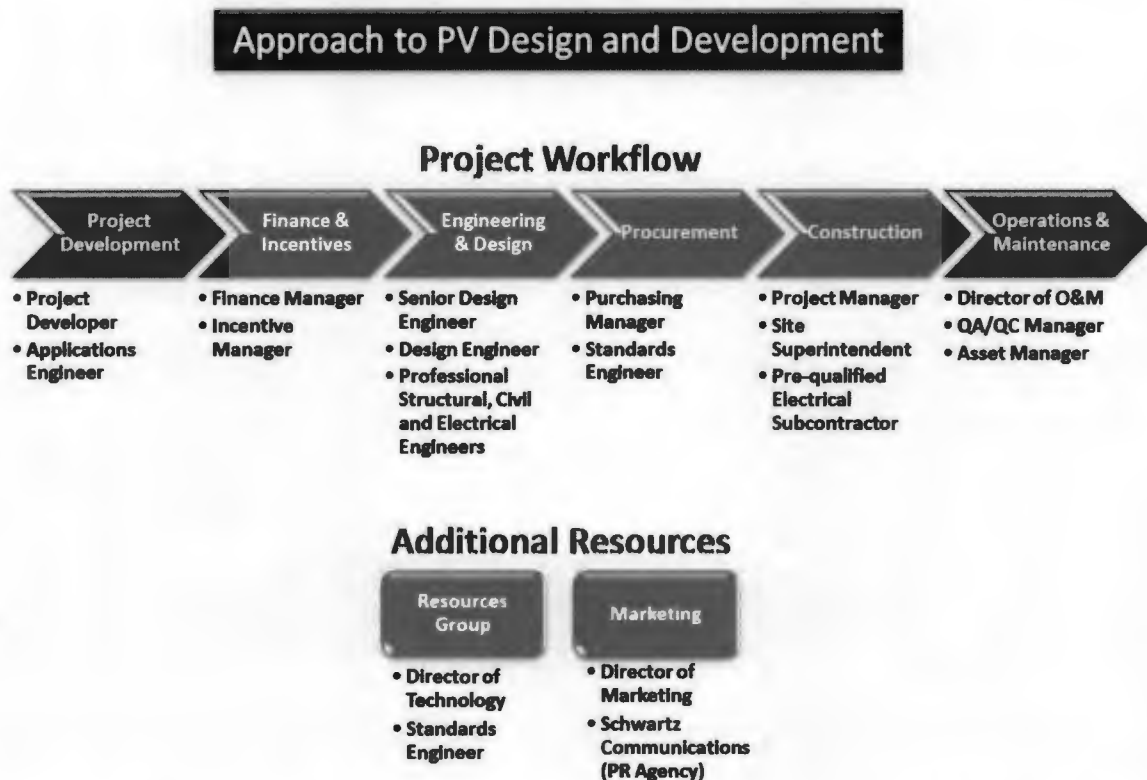
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concentrates on the installation and monitoring of various data acquisition systems (DAS) and troubleshooting inverters, solar panels, DAS products, and racking materials to facilitate any warranty claims on behalf of the customer. David started in the electric industry in 2004 and quickly specialized in solar photovoltaics. He now has a California C-10 license, is a certified Journeyman Electrician, and earned his certification in Electrical Theory from San Diego City College.

4. Development Concept & Technical Approach

Solar PV Project Approach

The figure below is a visual representation of Borrego Solar's approach to solar PV design and development. Borrego personnel control each stage of project execution, from the initial site feasibility to the long term operations and maintenance. As a "one-stop-shop" we are your main point of contact throughout the life of your solar system construction and operation, giving you the best customer service for the long term.



Borrego Solar's Project Developers and Applications Engineers have in-depth experience installing solar ground systems and will move this project from feasibility to design. This team of performance modeling experts evaluated the potential locations for solar and put together an optimized plan for the city.

Once we receive a notification to proceed, our System Designers will move the project through permitting and work with our Procurement team to obtain high quality equipment for the project. We perform our own engineering and design work through our in-house staff of 21 full time PV engineers, including Professional Electrical, Structural and Electrical Engineers. As a technology agnostic solar PV provider with long standing industry relationships, we source products from a variety of tier one, credit-worthy manufacturers with custom negotiated warranties. All products are vetted and approved by our in-house quality assurance team, known internally as the Resources Group.

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After the Development and Design phases, the project will be handed off to a single Project Manager and Site Superintendent who will direct work at your site, managing the installation team and controlling the budget. This dedicated team of solar installation experts will partner with qualified, local general and electrical subcontractors during the physical installation of the system. Borrego Solar shall maintain contact through weekly overview meetings with the City of Monterey Park and daily site strategy meetings with our subcontractors, project partners and relevant client representatives. Borrego Solar's Project Manager and Site Superintendent will manage subcontractors before, during and after the installation process and hold them to the same leading safety and quality standards we've been known for since 1980.

Once the solar installation is built and is connected to the grid, Borrego Solar can provide additional services both on-site through our Operations and Maintenance plans and within the community through our Marketing team. Our O&M offering includes semi-annual site assessments, preventative maintenance checks and round-the-clock monitoring to ensure your system's continuous operation. This proactive approach is intended to reduce operational downtime and performance losses to guarantee that return on investment goals are achieved or exceeded. In addition to on-site care, Borrego Solar can develop a full marketing strategy to promote your new PV system and your overall sustainability and energy goals. After a strategy session to identify your goals, we'll pull from years of experience to determine the most effective approach in letting your desired audience know the steps you've taken to create local jobs, support our nation's energy independence, and protect the environment for generations to come.

Below is an example of a typical construction timeline for a project of this size. Once we have received notification to proceed, Borrego Solar will put together a detailed construction schedule that fully meets the needs of the City of Monterey Park.

Description	Approx. Duration
Program Design & Engineering	60-90 days
Construction & Mechanical	45 days
Electrical, Testing, & Acceptance	45 days

Development Concept

There are four potential locations for solar: City Hall, the Bruggemeyer Library, the Langley Senior Center, and Barnes Park. Our proposed strategy includes a combination of rooftop and carport structures. This approach maximizes the savings to the city. Examples of the proposed designs are included in the following pages. *A site walk will be necessary to confirm all aspects of the proposed design approach.*

City Hall and Bruggemeyer Library- 380 kW of capacity



Langley Senior Center- 140 kW of Capacity



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Financing Options

CEC Loan

The California Energy Commission (CEC) has a revolving loan fund available for energy projects. This fund provides 1% interest rate for projects up to \$3 million in value. This is an excellent way to fund a project of this size. A 20 year CEC loan is cash flow positive from day one and is the financing option that maximizes the lifetime project cash flow.

Power Purchase Agreement (PPA)

A power purchase agreement (PPA) is a 3rd party ownership financing model where the City of Monterey Park benefits from the systems production but doesn't directly own the system. PPA rates can be provided for 20 and 25 year terms.

5.Demonstration of Financial Capacity

Financial Strength

Borrego Solar has thrived over the last 35 years because of our unique market position, which makes us one of the most stable companies in the industry. Our company is profitable by all accounting standards (some solar companies report non-GAAP to avoid showing GAAP losses) and growing. Over the last three years the company has significantly improved virtually every financial metric, including revenues, net profit and shareholder equity. Our audited financial statements show \$136 million in revenue and \$4.2 million in after-tax net profit in 2013. All profits have been reinvested back into the company. Borrego expects to grow profitably for the foreseeable future. Borrego Solar is also a 70 percent-owned subsidiary of the Walsin Lihwa Corporation (Walsin). Walsin is a 55+ year-old Taiwanese manufacturing company with over \$5 billion (U.S.) in revenue and more than 5,000 employees.

Borrego Solar is fully insured by top rated companies that provide the company with General Liability, Automobile, EPLI, Property and substantial Excess Liability coverage. Borrego Solar is in good standing with our surety companies—Zurich North America (rate A+) and Hanover Insurance Company (rated A)—and has qualified for bonding on projects up to \$40,000,000. We have the capacity and ability to support a work program of over \$250,000,000.

Audited financial statements are included in the envelope titled "confidential."

6. References

Larry Adams
Executive Director
Santa Clara Unified School District
408-423-2001
ladams@scusd.net

Ryan Murphy
Project Manager
San Diego Community College District
Cell phone: 858.682.6968
rmurphy@sdccd.edu

Siva Darbhamulla
Project Manager
Santa Clara County
408-993-4646
siva.darbhamulla@faf.sccgov.org

Brian Smith
Director of Engineering
Vista Irrigation District
760-597-3113
bsmith@vid-h2o.org

Joseph R. (JR) Romero
Associate Engineer
UC San Diego
(858) 822-5801
jrromero@ucsd.edu

Attachments



SANTA
CLARA
UNIFIED
SCHOOL
DISTRICT

1889 Lawrence Road
Santa Clara, CA
95051
408-423-2000

Stanley Rose III, Ed.D.
Superintendent

December 3, 2015

To Whom it May Concern:

It is my pleasure to offer my recommendation of Borrego Solar Systems, Inc. for the work they performed for Santa Clara Unified School District. My experience working with Borrego during the installation of the District's seven-site, 2.3 MW solar carport canopy project was very positive. Borrego's emphasis on clear communication, their commitment to meeting deadlines, and their general team approach enabled the project to surmount challenging schedule requirements.

The work scope across the seven project sites included the use of crane lifts, trenching and boring, conduit routing, & interconnection with existing switchgear. All subcontractor coordination, design build elements, and engineering details were directly managed by Borrego during the successful installation of the solar electric systems.

We were particularly pleased with the installation of the 446kW system at Santa Clara High School. This is a marquee, high visibility campus for the District, and Borrego smoothly integrated their solar construction process with a separate project that required the complete demolition and re-construction of the parking lot. This site also required the design and installation of an architecturally significant, custom designed solar-covered walkway, for which Borrego successfully navigated the DSA approval process.

The experience at our seven sites (Buchser Middle School, Peterson Middle School, Wilson Education Building, District Office, Santa Clara High School, Mariposa Campus, & Wilcox High School) led to a portfolio of installations that are sure to be a lasting source of pride for Santa Clara Unified School District and I would highly recommend Borrego Solar for similar projects.

Sincerely,

Larry Adams
Director School Bond Projects

Board
of Education

...

Jim Canova
Albert Gonzalez
Jodi Muirhead
Andrew Ratermann
Michele Ryan Ph.D.
Noelani Sallings
Christopher Stampolis



1391 Engineer Street • Vista, California 92081-8836

Phone (760) 597-3100 • Fax: (760) 598-8757

www.vid-h2o.org

July 30, 2010

Board of Directors

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Administrative Staff

Roy A. Cook

General Manager

Eldon L. Boone

Assistant General Manager / Treasurer

Lisa R. Soto

Board Secretary

Joel D. Kuperberg

General Counsel

Re: Reference Letter for Borrego Solar

To Whom It May Concern,

The San Diego County Water Authority is a wholesale water agency that supplies water to 24 member agencies within the County of San Diego. In early 2009 the Water Authority put forth a Request for Proposals regarding Solar Power Projects for a number of member agencies. Included in the participating member agencies was the Vista Irrigation District (VID). After an initial bidding process the Water Authority selected Borrego Solar Systems as the winning entity, allowing VID and a number of other agencies to enter into a Power Purchase Agreement (PPA) for the installation of solar electric systems.

The resultant contract provides for the design and installation of a 279.7 kW DC turnkey photovoltaic (PV) system at the Vista Irrigation District in Southern California. Borrego Solar is providing financing in the form of an In-House Power Purchase Agreement (PPA) and will also be responsible for the Design, Engineering and Project Management for the entire operation.

The system consists of 1,190 Yingli 235-Watt modules that will be mounted atop SunLink roof-mounted racking at an optimal slope to increase production. The arrays will be connected to SMA inverters and a Satcon central inverter and will be monitored via a revenue-grade Data Acquisition System (DAS). The negotiated PPA rate is anticipated to result in a positive cash flow for VID from the first year of operation.

Borrego Solar has impressed us every step of the way. They have been in constant communication since the beginning of the process, they have been thorough and efficient with the design documents and have expressed their willingness to coordinate onsite installation as to not interfere with the District's daily activities. They also have a track record for completing installation on time and within budget, so we expect the construction and closeout stages of this project to proceed smoothly.

We are very pleased with Borrego and would recommend their services to any other Water District, Public Agency, or Municipality looking to go solar through a power purchase agreement. If you have further questions about Borrego's performance, please feel free to contact me at (760) 597-3113 or bsmith@vid-h2o.org.

Sincerely,

A handwritten signature in black ink that reads "Brian Smith".

Brian Smith
Director of Engineering

EXHIBIT A

**CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM
DESIGNER-BUILDER PRE-QUALIFICATION QUESTIONNAIRE**

PART I. CONTACT INFORMATION

Firm Name: Borrego Solar Systems Inc. Check One: ☒ Corporation
(as it appears on license)

☐ Partnership Sole Prop.

☐ Sole Prop.

Contact Person: Audrey Copeland

Address: 5005 Texas Street, Suite 400, San Diego, CA, 92108

Phone: 213-422-0042 Fax: 888-843-6778

E-mail: acopeland@borregosolar.com Cell Phone: 213-422-0042

If firm is a sole proprietor or partnership:

Owner(s) of Company: _____

Contractor's License Number(s):

814435

PART II. ESSENTIAL REQUIREMENTS FOR QUALIFICATION

Design-Build Team will be immediately disqualified if the answer to any of questions 1 through 5 is "no."⁵

Design-Build Team will be immediately disqualified if the answer to any of questions 7 through 9 is "yes."⁶ If the answer to question 8 is "yes," and if debarment would be the sole reason for denial of pre-qualification, any pre-qualification issued will exclude the debarment period.

1. Designer-Builder possesses a valid and current California Contractor's license for the project or projects for which it intends to submit a bid.
☒ Yes ☐ No
2. Designer-Builder has a liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$5,000,000 aggregate.
☒ Yes ☐ No
3. Designer-Builder has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.
☒ Yes ☐ No Contractor is exempt from this requirement, because it has no employees
4. Designer-Builder has errors and omissions insurance policy with a limit of at least \$1,000,000 per occurrence.
☒ Yes ☐ No
5. Have you attached your latest copy of a reviewed or audited financial statement with accompanying notes and supplemental information?⁷
☒ Yes ☐ No

NOTE: A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

⁵ A "no" answer to Question 4 will not be disqualifying if the contractor is exempt from complying with Question 4, for reasons explained in footnote 7.

⁶ A contractor disqualified solely because of a "Yes" answer given to question 7 - 9 may appeal the disqualification and provide an explanation of the relevant circumstances during the appeal procedure.

⁷ Public Contract Code section 20101(e) exempts from this requirement a contractor who has qualified as a small business pursuant to Government Code section 14837(d)(1), if the bid is "no more than 25 per cent of the qualifying amount provided in section 14837(d)(1)." As of January 1, 2001, the qualifying amount is \$10 million, and 25 per cent of that amount, therefore, is \$2.5 million.

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

6. Have you attached a notarized statement from an admitted surety insurer (approved by the California Department of Insurance) and authorized to issue bonds in the State of California, which states: (a) that your current bonding capacity is sufficient for the project for which you seek pre-qualification if you are seeking pre-qualification for a single project; or (if you are seeking pre-qualification valid for a year) (b) your current available bonding capacity?⁸

☒ Yes ☐ No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

7. Has your contractor's license or any member of the Design-Build team (i.e. Architect, Engineer, etc) been revoked at any time in the last five years?

☐ Yes ☒ No

8. Has a surety firm completed a contract on your behalf, or paid for completion because your firm was default terminated by the project owner within the last five (5) years?

☐ Yes ☒ No

9. At the time of submitting this pre-qualification form, is your firm ineligible to bid on or be awarded a public works contract, or perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

☐ Yes ☒ No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

10. At any time during the last five years, has the Design-Build Team, or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?

☐ Yes ☒ No

⁸ An additional notarized statement from the surety may be requested by the City of Monterey Park at the time of submission of a bid, if this pre-qualification package is submitted more than 60 days before submission of the bid. Bonding Capacity refers to the amount available for this project

**PART III. ORGANIZATION, HISTORY, ORGANIZATIONAL PERFORMANCE,
COMPLIANCE WITH CIVIL AND CRIMINAL LAWS**

A. History of the Business and Organizational Performance

1. How many years has your organization been in business in California as a contractor under your present business name and license number? 2002 years. Attach a copy of either your documentation proving formation of the organization or agreement committing to form the organization.
2. Was your firm in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 7, above)
☐ Yes ☒ No

If "yes," please attach a copy of the bankruptcy petition, showing the case number and the date on which the petition was filed, and a copy of the Bankruptcy Court's discharge order, or of any other document that ended the case, if no discharge order was issued.

Licenses

3. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by your firm:
A- General Engineering Contractor, B- General Building Contractor, C10- Electrical, C46 Solar
814435 license number, expires 11/30/2016
4. If any of your firm's license(s) are held in the name of a corporation or partnership, list below the names of the qualifying individual(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.
C10- Chris Anderson, A,B, C46- Aaron Hall,
5. Has any CSLB license held by your firm or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been suspended within the last five (5) years?
☐ Yes ☒ No
If "yes," please explain on a separate signed sheet.

6. Is your firm a current certified member of the Design Build Institute of America (DBIA)?

☐ Yes ☒ No

If "yes," please provide current DBIA certification on a separate sheet.

7. Does your company have Building Integrated Model (BIM)?

☐ Yes ☒ No

Disputes

8. At any time in the last five years has your firm been assessed and paid liquidated damages for a project under a construction contract with either a public or private owner?

☐ Yes ☒ No

If "yes," explain on a separate signed page, identifying all such projects by owner, owner's address, the date of completion of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

9. In the last (5) five years has your firm, or any firm with which any of your company's owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, from a federal, state, or local government public works project for any reason?

NOTE: "Associated with" refers to another construction firm in which an owner, partner or officer of your firm held a similar position.

☐ Yes ☒ No

If "yes," explain on a separate signed page. State whether the firm involved was the firm applying for pre-qualification here or another firm. Identify by name of the company, the name of the person within your firm who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

10. In the past five (5) years has any claim **against** your firm concerning your firm's work on a construction project been **filed in court or arbitration**?

☒ Yes ☐ No

If "yes," on separate signed sheets of paper identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

11. At any time during the past five years, has any surety company made any payments on your firm's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on your firm's behalf, in connection with a construction project, either public or private?

☐ Yes ☒ No

If "yes," explain on a separate signed page the amount of each such claim, the name and telephone number of the claimant, the date of the claim, the grounds for the claim, the present status of the claim, the date of resolution of such claim if resolved, the method by which such was resolved if resolved, the nature of the resolution and the amount, if any, at which the claim was resolved.

Criminal Matters and Related Civil Suits

12. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☒ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.

13. Has your firm or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

☐ Yes ☒ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the conviction and the grounds for the conviction.

Bonding

14. Bonding capacity: Provide documentation from your surety identifying the following:

Name of bonding company/surety: Barney and Barney, a Marsh & McLennan Insurance Agency LLC

Name of surety agent, address and telephone number:

Richard Hallett, 858-550-4973, 9171 Towne Center Dr., Suite 400, San Diego, CA 92122

Documentation of bonding capacity of at least of \$10 million:

Attached

15. During the last five (5) years, has your firm ever been denied bond coverage by a surety company, or has there ever been a period of time when your firm had no surety bond in place during a public construction project when one was required?

☐ Yes ☒ No

If "yes," provide details on a separate signed sheet indicating the date when your firm was denied coverage and the name of the company or companies which denied coverage; and the period during which you had no surety bond in place.

B. Compliance with Occupational Safety and Health Laws and with Other Labor Legislation Safety

1. Has CAL OSHA cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years?

NOTE: If you have filed an appeal of a citation, and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

☐ Yes ☒ No

If "yes," attached a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

2. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☒ No

If "yes," attach a separate signed page describing each citation.

3. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your firm or the owner of a project on which your firm was the contractor, in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☒ No

If "yes," attach a separate signed page describing each citation.

4. Does your construction company have a safety program in place?

☒ Yes ☐ No

If "yes," submit your safety program table of contents or outline of the program.

5. List your firm's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three (3) premium years:

NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

Current year: .68

Previous year: .70

Year before previous year: .70

If your EMR for any of these three years is or was 1.00 or higher you may, if you wish, attach a letter of explanation.

6. Within the last (5) five years has there ever been a period when your firm had employees but was without workers' compensation insurance or state-approved self-insurance?

☐ Yes ☒ No

If "yes," please explain the reason for the absence of workers' compensation insurance on a separate signed page. If "No," please provide a statement by your current workers' compensation insurance carrier that verifies periods of workers' compensation insurance coverage for the last five (5) years. (If your firm has been in the construction business for less than five (5) years, provide a statement by your workers' compensation insurance carrier verifying continuous workers' compensation insurance coverage for the period that your firm has been in the construction business.)

Prevailing Wage and Apprenticeship Compliance Record

7. Has there been more than one (1) occasion during the last five (5) years in which your firm was required to pay either back wages or penalties for your own firm's failure to comply with the **state's** prevailing wage laws?

NOTE: This question refers only to your own firm's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

☐ Yes ☒ No

If "yes," attach a separate signed page or pages, describing the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially

underpaid and the amount of back wages and penalties that you were required to pay.

8. During the last (5) five years, has there been more than one occasion in which your own firm has been penalized or required to pay back wages for failure to comply with prevailing wage requirements?

☐ Yes ☒ No

If "yes," attach a separate signed page or pages describing the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

9. Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your company for use on any public work project for which you are awarded a contract by the City of Monterey Park.

10. If your firm operates its own State-approved apprenticeship program:

- (a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.
- (b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).
- (c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

11. At any time during the last five years, has your firm been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?

NOTE: You may omit reference to any incident that occurred before January 1, 1998, if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

☐ Yes ☒ No

If "yes," provide the date(s) of such findings, and attach copies of the

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

Department's final decision(s).

12. Do you agree that your firm and its subcontractors at every tier will comply with the requirements of Public Contract Code §22164 (c) and that your firm will provide the City with evidence, on a monthly basis while the project or contract is being performed, that your firm and its subcontractors are complying with the requirements of Public Contract Code §22164 (c).

☒ Yes ☐ No

I, the undersigned, certify and declare that I have read all the foregoing answers to this pre-qualification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

Dated: January, 8 2016

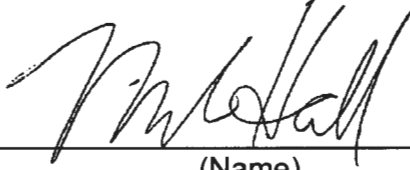

(Name)

EXHIBIT C

**RELEASE FORM FOR MASTER PROJECT LIST AND OWNER PROJECT
LIST WITH CONTACT INFORMATION**

**AUTHORIZATION FOR RELEASE OF INFORMATION AND
WAIVER OF LIABILITY FOR PROJECT REFERENCES**

I, on behalf of myself, corporation or company, hereby authorize any and all individuals who are familiar with my design-build and contractor experience and work performance to provide information to the City of Monterey Park and its officers, agents, employees and representatives pertaining to prior work history.

I, on behalf of myself, corporation or company, hereby voluntarily waive any and all rights I, my corporation or company may have to privacy and/or confidentiality pertaining to prior work history and work performance insofar as the information is released solely to the City of Monterey Park and its agents, employees and representatives who are evaluating qualifications for the Monterey Park Solar Photovoltaic System.

This authorization is valid for 90 days from the date of signature. I, on behalf of myself, corporation or company hereby release the City of Monterey Park, and its officers, agents, employees and representatives from any claims, damages or liabilities of any kind, that may directly or indirectly result from the use, disclosure, or release of such information by any person or party, whether such information is favorable or unfavorable to me, my corporation or company arising from the reference as contemplated by this authorization.

I have read the above, understand its contents, and voluntarily agree to its terms.

January 8, 2016

Signature Date



Signature



Zurich North America Surety
Los Angeles Branch
777 S. Figueroa, Suite 3900
Los Angeles, California 90017

Phone 213-270-0796
Fax 213-270-0845

January 8, 2016

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754

Re: Surety Pre-Qualification - City of Monterey Solar Photovoltaic System

We are pleased to provide this surety reference on behalf of Borrego Solar Systems, Inc. Zurich American Insurance Company and/or its subsidiary, Fidelity and Deposit Company of Maryland, will consider surety credit within a program capacity of \$25,000,000 single project and \$100,000,000 in the aggregate. Zurich/F&D is an admitted surety in all fifty States, rated "A+" (Superior) with a financial size category of XV (\$2 billion +) by AM Best, and maintains a US Treasury Limit exceeding \$600 million.

If Borrego Solar Systems, Inc. is awarded a contract for a project and requests that we provide the necessary Performance and/or Payment Bonds, we will consider executing the bonds subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between Borrego Solar Systems, Inc. and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact me.

Sincerely
Zurich American Insurance Company
Fidelity and Deposit Company of Maryland

Aidan Smock
Attorney-in-Fact

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Maryland, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Maryland (herein collectively called the "Companies"), by **THOMAS O. MCCLELLAN, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Richard HALLETT, Aidan SMOCK, Tim MCCLELLAN and Marta COLLETT, all of San Diego, California, EACH** its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND, this 19th day of August, A.D. 2015.

ATTEST:

**ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**



By: *Eric D. Barnes*
Secretary
Eric D. Barnes

Thomas O. McClellan
Vice President
Thomas O. McClellan

State of Maryland
County of Baltimore

On this 19th day of August, A D 2015, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **THOMAS O. MCCLELLAN, Vice President, and ERIC D. BARNES, Secretary**, of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Constance A. Dunn



Constance A. Dunn, Notary Public
My Commission Expires: July 9, 2019

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto, and may with or without cause modify or revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate, and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney. Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this ____ day of JAN 07 2016, 20__



Michael Bond, Vice President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

County of San Diego

On JAN 08 2016 before me, Marta Collett, Notary Public,
Date Insert Name of Notary exactly as it appears on the official seal

personally appeared Aidan Smock
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Marta Collett
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of the form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

State of California

Secretary of State

CERTIFICATE OF STATUS

ENTITY NAME:

BORREGO SOLAR SYSTEMS, INC.

FILE NUMBER: C2288297
FORMATION DATE: 03/27/2002
TYPE: DOMESTIC CORPORATION
JURISDICTION: CALIFORNIA
STATUS: ACTIVE (GOOD STANDING)

I, ALEX PADILLA, Secretary of State of the State of California,
hereby certify:

The records of this office indicate the entity is authorized to
exercise all of its powers, rights and privileges in the State of
California.

No information is available from this office regarding the financial
condition, business activities or practices of the entity.



IN WITNESS WHEREOF, I execute this certificate
and affix the Great Seal of the State of
California this day of January 06, 2015.

ALEX PADILLA
Secretary of State

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BORREGO SOLAR

Disclosure of Lawsuits



Borrego is currently the plaintiff in a lawsuit captioned *Borrego Solar Systems, Inc; Catlin Specialty Insurance Company v. Campbell Certified, Inc; Sterling Engineering, Inc; Dodd & Associates; Reno Contracting Inc.; Jerry Dodd; Curis Coombs; Mark Campbell; IEC Corporation; Berg Electric Corporation; Baker Electric, Inc; Electronic Control Systems, Inc.* - Sacramento County Superior Court (California) Case No. 34-2014-00169551. In this action, Borrego and Borrego's insurance carrier seek reimbursement from designers, subcontractors and tier subcontractors of over \$4,000,000 that Borrego and its carrier spent to correct design and construction deficiencies in several carport projects.

Borrego was a party to four lawsuits arising out of the construction of the Ohlone Newark (California) Solar PV project. In *Borrego Solar Systems, Inc. v. Ohlone Community College District* – Alameda County Superior Court Case No. RG14737268, Borrego filed suit seeking compensation for delay and extra work required as a result of owner-preference changes and differing site conditions. The lawsuit was resolved by a \$2,200,000 stipulated judgment in favor of Borrego. Borrego was also a defendant in three actions arising out of the Ohlone Newark project, one filed by a subcontractor seeking payment for delay and extra work (*Campbell Certified v. Borrego Solar Systems, Inc.* – Alameda County Superior Court Case No. HG13671403) and two filed by tier subcontractors seeking to enforce stop notices (*Totten Tubes v. Borrego Solar Systems, Inc.* – Alameda County Superior Court Case No. HG13691525, *CHDS v. Campbell Certified, et al.* – Alameda County Superior Court Case No. HG 13671490). Borrego bonded around both stop notices and ultimately settled all three actions.



Arthur J. Gallagher Risk Management Services

Arthur J. Gallagher & Co. Insurance Brokers of California, Inc.

April 1, 2015

Borrego Solar Systems, Inc
5005 Texas Street, Suite 400
San Diego, CA 92108

**Re: Workers' Compensation
Experience Modification Factors**

To Whom It May Concern:

Per your request, we are writing this letter to update you on Borrego Solar System's Workers' Compensation experience modification factors. They are as follows:

WCIRB California Experience Modification Factor

Effective 04/01/2011:	0.91
Effective 04/01/2012:	0.67
Effective 04/01/2013:	0.70
Effective 04/01/2014:	0.70
Effective 04/01/2015:	0.68

Please let us know if you need any additional information.

Regards,

Brendan Quinlan
Area Vice President, ARM



**Generate Change.
Choose Solar.**

www.BorregoSolar.com

ATTACHMENT 2

Cenergy Power RFQ Response



City of Monterey Park Response to Request for Qualifications for Solar Photovoltaic System



A. TRANSMITTAL LETTER

February 1, 2016

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W. Newmark Avenue
Monterey Park, CA 91754

Subject: Solar Photovoltaic System for City Facilities

Dear Ms. Ho:

Thank you for the opportunity to present this response to the Request for Qualifications (RFQ) for Solar Photovoltaic System for City Facilities issued by the **City of Monterey (City)**.

BAP Power Corporation (dba Cenergy Power) is a California-based national solar company focused only on the development, engineering and construction requirements for commercial and utility-scale solar photovoltaic projects. Cenergy is the only commercial solar contractor to be ranked in the "Top Ten Solar Contractors in North America" each year since 2013 by Solar Power World, a leading solar industry publication.

Cenergy Power focuses on the development, engineering and construction requirements for commercial and utility - scale solar photovoltaic projects. Unlike conventional construction companies that merely have general building knowledge, Cenergy's laser focus over the last 9 years (since company inception) on only commercial and utility solar projects has conditioned our team with solar-specific capabilities to deliver unmatched solar value to our clients and partners in California, Arizona, Connecticut, Indiana, Massachusetts, New Jersey New York and Texas.

Our integrated in-house teams of seasoned power developers (including former project finance attorneys), engineers (including Professional Engineers in electrical systems and civil engineering) and construction and quality control managers are very experienced in the management of critical quality, cost and troubleshooting elements related to the design, engineering, financing, construction and operation and maintenance of multi-megawatt scale solar projects around the United States. Our experienced project managers effectively plan out local labor resources and safety requirements to get projects built and commissioned on time and on budget. Cenergy is a licensed California contractor with Class A, C-10 and C-46 licenses. All projects rigorously follow and meet NEC, IEEE, local building code, utility interconnection and OSHA guidelines.

Per the RFP, we have completed and attached Exhibits A and B; all supporting documentation follow in Appendix 1.

We look forward to the opportunity to discuss our proposal in more detail with you. Please do not hesitate to contact us if you have any questions about the proposal or require any additional information.

Sincerely,

Jeff Lifur
VP, Project Development

B. COMPANY INFORMATION

Cenergy provides unmatched solar value to our clients, due to being laser focused on the commercial and small utility solar markets since our company's inception nine (9) years ago. We control all our designs in-house, utilize components from a specialized list of trusted partners and have developed our own quality team that is independent from our Engineering, Procurement, and Construction (EPC) team to carry out quality control and post-completion service of its systems.

We strive to exceed industry standards in terms of service delivery and optimization. Our team is comprised of seasoned solar professionals and financial experts focused on one thing, delivering unmatched value to commercial, agricultural and utility customers interested in solar photovoltaic (PV) solutions. Our integrated capabilities in engineering, design, power quality, installation and financing structures enable the delivery of superior clean energy solutions in the areas that matter most; pricing, financing and quality assurance.

Cenergy's goal is to be to the solar industry what Costco is to the retail industry, a supplier of quality products at a price that is always a value to the customer, and which prides itself on building customer goodwill over the long-term by providing unmatched customer service. Cenergy receives most of its business through word-of-mouth referrals and repeat customers rather than through aggressive sales people or extensive marketing campaigns. It takes a "no-surprise" approach to its construction operations, avoiding change orders whenever possible. While some companies will bid low to win work and hope to profit later by actively looking to submit change orders, Cenergy knows that change orders make it difficult for customers to plan and hold to their planned budgets.

Office Locations:**Corporate Office**

3176 Lionshead Avenue
Carlsbad, California 92010

C. COMPANY RELEVANT EXPERIENCE

Cenergy has completed and continues to provide support services to well over 100 solar projects. We have provided a few sample projects below. The first, Indianapolis Airport Authority has both a Power Purchase Agreement (PPA) and the property owner is a public agency. Additional project examples are available upon request and can also be found on our website: www.cenergypower.com.

INDIANAPOLIS AIRPORT AUTHORITY, Indianapolis, IA

System Size/Type: 25 MW DC ground-mount solar systems

Utility: Indianapolis Power & Light Co.

Description: Cenergy designed, engineered, procured, and constructed this solar project and is providing operations and maintenance services for this solar site. All three phases of the project involve a PPA agreement with the local utility and the project owner.

DEARDORFF FAMILY FARMS, Ventura, CA

System Size/Type: 417 kW (DC), roof-mounted solar system

Utility: SCE

Description: Cenergy designed, engineered, procured, and constructed this solar project and is providing operations and maintenance services for this solar site.

OAKLEY RV, Oakley, CA

System Size/Type: 1.7 MW (DC), Canopy Solar System

Utility: PG&E

Description: Cenergy designed, engineered, procured, and constructed this Canopy solar project for this RV and boat storage facility and is providing operations and maintenance for this site.

WESTERN PRECOOLING SYSTEMS, Oxnard, CA

System Size/Type: 441 kW (DC), roof-mounted solar system

Utility: SCE

Description: Cenergy designed, engineered, procured, and constructed this solar project and is providing operations and maintenance services for this solar site.

ROXY TRADING COMPANY, Pomona, CA

System Size/Type: 323 kW (DC), roof-mounted solar system

Utility: SCE

Description: Cenergy designed, engineered, procured, and constructed this solar project and is providing operations and maintenance services for this solar site.

D. PROJECT TEAM SUMMARY

In addition to our extensive history of successfully completed projects, our team members possess comprehensive experience with solar power PV systems. Cenergy's focus in solar engineering allows us the ability to shift priorities and availability to the City's project and task needs. These additional resources are available to augment additional workloads as needed to stay within the project schedule. Summarized biographies and relevant qualifications/experience of key team members follow:

Andrew B. Goldin, Sr. VP of Field Operations

Mr. Goldin is in charge of systems engineering and field operations for Cenergy's solar projects and will provide the top level of management oversight for this project. He has provided engineering and field operations expertise for over 60 MWs of Cenergy's completed large scale commercial and utility-scale solar projects. Mr. Goldin has over 33 years of experience in power electronic equipment including design and development in single/three phase UPS systems, single/three phase transformers, DC to DC and DC to AC systems, switchgears, solar panels, inverters, power conditioners, isolation transformers and generators.

Todd Desiato, VP of Engineering

Mr. Desiato is in charge of DC system design and engineering for Cenergy's solar projects. He has over 30 years of experience in power quality, electronic design and emerging new technologies, including, design and development of multi-MW solar systems, UPS systems, inverters, Supervisory Control and Data Acquisition systems (SCADA), single/three phase transformers, DC to DC and DC to AC systems, power conditioners, surge suppression and regulatory testing. Mr. Desiato performs design validation and reviews to assure compliance to National Electrical Code, ISO and utility regulatory requirements.

Doan Vo, VP of O&M, Quality and Service

Mr. Vo heads Cenergy's quality control and safety team as well as leading after-sales service / maintenance requirements for Cenergy's completed solar projects. His work includes milestone-based and final pre-commissioning quality audit inspections of solar projects. Mr. Vo also leads scheduled and unscheduled after-safety and quality training for our solar installations and field service teams, as well as unscheduled safety and quality checks during construction. He has worked in the power quality and back-up power industry for over 25 years as a top field engineering manager for Schneider group and its subsidiaries.

Vahe Gulagian, PE, MBA, Electrical Engineer

Mr. Gulagian is an electrical professional engineer in charge of AC systems design and engineering for Cenergy's solar projects. He has over 7 years of substation design and engineering experience with PG&E and SCE, and has worked with solar companies such as Sun Edison and Fotowatio Renewable Ventures in the development and design of over 200 MWs of solar projects in the engineering phase. Mr. Gulagian designs, engineers and supports inverter-to-grid interconnection to achieve maximum kwh/\$ and is familiar with solar panels, inverters, transformers, switchgears, reclosers, substation equipment, protection & automation schemes and other complex utility requirements.

Ricky Dominise, PE, Civil Engineer

Mr. Dominise is our civil professional engineer for Cenergy with extensive experience in the design of commercial and utility-scale solar projects. Mr. Dominise handles all aspects of the civil engineering and site planning for Cenergy's solar projects. He has helped design and engineer +20 MWs of large commercial solar projects for Cenergy. Mr. Dominise's expertise extends to preparation and engineering work related to solar zoning, grading, site plans, building setbacks, parking requirements, soil analysis and drainage.

Chris Sears, Director – Construction / Safety Management

Mr. Sears is a Construction Manager with construction and project management experience on +40 MWs of solar projects for such solar firms as Belectric and Stellar Energy. He provides mechanical, civil and structural construction management.

Tony Lamoureux, Director – Electrical Construction

Mr. Lamoureux is a certified Electrical Superintendent with +30 years of critical medium voltage electrical expertise and experience managing construction of +40 MWs of solar projects for top EPC firms such as Belectric. Mr. Lamoureux will provide construction management for electrical portions of the project.

E. PRELIMINARY DEVELOPMENT CONCEPT AND TECHNICAL APPROACH

All design, engineering, procurement and construction management will be handled and managed internally by Cenergy Power. Our Director of Construction will assign a Project Manager to be the point of contact for all matters related to the Solar Project, including status of engineering and construction work, as well as legal, filing and contractual matters.

The scope of work (SOW) is then developed in close coordination with the project owner. The various components of a project are prioritized and evaluated using the design criteria and site constraints to determine the highest quality, highest solar production solution with the shortest project delivery schedule that will also be on-budget. Cenergy prides itself on avoiding change orders and this is a result of the care in design and emphasis on communication with the client throughout the design and construction process. Once a mutually agreeable SOW is in place, a general plan is developed and refined through the design and engineering phase. Early in this phase, soil testing is conducted, and the elements needed to file the utility interconnection application and permit filings are completed. In this stage, a final, owner-approved, layout is completed along with a single-line diagram (SLD). Interconnection often requires long lead times, and we recommend starting that process as soon as possible. Once design and engineering documents are complete, the project will be submitted and a construction schedule is finalized. Procurement activities, site preparation and then construction begin. Evaluation occurs throughout the entire process with weekly meetings and project management reporting that includes our client in each step. Owner feedback is a key element of our ongoing evaluation of project progress. Evaluation also includes weekly reporting back to Cenergy's senior engineering team. In addition, our independent quality management team, which is

separate from our construction teams, provides spot inspections to ensure safety and quality standards are met or exceeded throughout the project.

F. DEMONSTRATION OF FINANCIAL CAPACITY AND RELATED INFORMATION

Financial stability has been a hallmark of Cenergy since our inception 9 years ago. Our firm has grown annually between 20-35% while maintaining positive EBITDA, and takes a long-term approach to business. We are proud to be one of the very few profitable and self-sustainable commercial solar companies.

Having a proven record of financial vitality, we are confident in our ability to meet all contractual obligations, bonding requirements, warranties and other obligations related to the City's project. As requested in the City's RFP we have included all required financial documentation in a separate envelope, labeled "confidential" for further review.

G. REFERENCES**INDIANAPOLIS AIRPORT AUTHORITY****Reference Name:** Jack Chen**Reference Title:** Director of Projects**Telephone Number:** 714-797-3588**Email Address:** jack.chen@gesyw.com**OAKLEY RV****Reference Name:** Robert Hayworth**Reference Title:** PG&E**Telephone Number:** 925.766.2612**Email Address:** bob.hayworth@gmail.com**DEARDORFF FAMILY FARMS****Reference Name:** Tom Deardorff**Reference Title:** Owner**Telephone Number:** 805-487-7801**Email Address:** tom@deardorfffamilyfarms.com**H. SUPPLEMENTAL INFORMATION**

N/A



Exhibit A: Pre-Qualification Questionnaire

EXHIBIT A

**CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM
DESIGNER-BUILDER PRE-QUALIFICATION QUESTIONNAIRE**

PART I. CONTACT INFORMATION

Firm Name: _____ Check One: ☐ Corporation
(as it appears on license)

☐ Partnership Sole Prop.

☐ Sole Prop.

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____ Cell Phone: _____

If firm is a sole proprietor or partnership:

Owner(s) of Company: _____

Contractor's License Number(s):

PART II. ESSENTIAL REQUIREMENTS FOR QUALIFICATION

Design-Build Team will be immediately disqualified if the answer to any of questions 1 through 5 is "no."⁵

Design-Build Team will be immediately disqualified if the answer to any of questions 7 through 9 is "yes."⁶ If the answer to question 8 is "yes," and if debarment would be the sole reason for denial of pre-qualification, any pre-qualification issued will exclude the debarment period.

1. Designer-Builder possesses a valid and current California Contractor's license for the project or projects for which it intends to submit a bid.
☐ Yes ☐ No
2. Designer-Builder has a liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$5,000,000 aggregate.
☐ Yes ☐ No
3. Designer-Builder has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.
☐ Yes ☐ No Contractor is exempt from this requirement, because it has no employees
4. Designer-Builder has errors and omissions insurance policy with a limit of at least \$1,000,000 per occurrence.
☐ Yes ☐ No
5. Have you attached your latest copy of a reviewed or audited financial statement with accompanying notes and supplemental information?⁷
☐ Yes ☐ No

NOTE: A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

⁵ A "no" answer to Question 4 will not be disqualifying if the contractor is exempt from complying with Question 4, for reasons explained in footnote 7.

⁶ A contractor disqualified solely because of a "Yes" answer given to question 7 - 9 may appeal the disqualification and provide an explanation of the relevant circumstances during the appeal procedure.

⁷ Public Contract Code section 20101(e) exempts from this requirement a contractor who has qualified as a small business pursuant to Government Code section 14837(d)(1), if the bid is "no more than 25 per cent of the qualifying amount provided in section 14837(d)(1)." As of January 1, 2001, the qualifying amount is \$10 million, and 25 per cent of that amount, therefore, is \$2.5 million.

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

6. Have you attached a notarized statement from an admitted surety insurer (approved by the California Department of Insurance) and authorized to issue bonds in the State of California, which states: (a) that your current bonding capacity is sufficient for the project for which you seek pre-qualification if you are seeking pre-qualification for a single project; or (if you are seeking pre-qualification valid for a year) (b) your current available bonding capacity?⁸

☐ Yes ☐ No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

7. Has your contractor's license or any member of the Design-Build team (i.e. Architect, Engineer, etc) been revoked at any time in the last five years?

☐ Yes ☐ No

8. Has a surety firm completed a contract on your behalf, or paid for completion because your firm was default terminated by the project owner within the last five (5) years?

☐ Yes ☐ No

9. At the time of submitting this pre-qualification form, is your firm ineligible to bid on or be awarded a public works contract, or perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

☐ Yes ☐ No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

10. At any time during the last five years, has the Design-Build Team, or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?

☐ Yes ☐ No

⁸ An additional notarized statement from the surety may be requested by the City of Monterey Park at the time of submission of a bid, if this pre-qualification package is submitted more than 60 days before submission of the bid. Bonding Capacity refers to the amount available for this project

**PART III. ORGANIZATION, HISTORY, ORGANIZATIONAL PERFORMANCE,
COMPLIANCE WITH CIVIL AND CRIMINAL LAWS**

A. History of the Business and Organizational Performance

1. How many years has your organization been in business in California as a contractor under your present business name and license number? _____ years. Attach a copy of either your documentation proving formation of the organization or agreement committing to form the organization.
2. Was your firm in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 7, above)
☐ Yes ☐ No

If "yes," please attach a copy of the bankruptcy petition, showing the case number and the date on which the petition was filed, and a copy of the Bankruptcy Court's discharge order, or of any other document that ended the case, if no discharge order was issued.

Licenses

3. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by your firm:

4. If any of your firm's license(s) are held in the name of a corporation or partnership, list below the names of the qualifying individual(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.

5. Has any CSLB license held by your firm or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been suspended within the last five (5) years?
☐ Yes ☐ No

If "yes," please explain on a separate signed sheet.

6. Is your firm a current certified member of the Design Build Institute of America (DBIA)?

☐ Yes ☐ No

If "yes," please provide current DBIA certification on a separate sheet.

7. Does your company have Building Integrated Model (BIM)?

☐ Yes ☐ No

Disputes

8. At any time in the last five years has your firm been assessed and paid liquidated damages for a project under a construction contract with either a public or private owner?

☐ Yes ☐ No

If "yes," explain on a separate signed page, identifying all such projects by owner, owner's address, the date of completion of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

9. In the last (5) five years has your firm, or any firm with which any of your company's owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, from a federal, state, or local government public works project for any reason?

NOTE: "Associated with" refers to another construction firm in which an owner, partner or officer of your firm held a similar position.

☐ Yes ☐ No

If "yes," explain on a separate signed page. State whether the firm involved was the firm applying for pre-qualification here or another firm. Identify by name of the company, the name of the person within your firm who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

10. In the past five (5) years has any claim **against** your firm concerning your firm's work on a construction project been **filed in court or arbitration**?

☐ Yes ☐ No

If "yes," on separate signed sheets of paper identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

11. At any time during the past five years, has any surety company made any payments on your firm's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on your firm's behalf, in connection with a construction project, either public or private?

☐ Yes ☐ No

If "yes," explain on a separate signed page the amount of each such claim, the name and telephone number of the claimant, the date of the claim, the grounds for the claim, the present status of the claim, the date of resolution of such claim if resolved, the method by which such was resolved if resolved, the nature of the resolution and the amount, if any, at which the claim was resolved.

Criminal Matters and Related Civil Suits

12. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.

13. Has your firm or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the conviction and the grounds for the conviction.

Bonding

14. Bonding capacity: Provide documentation from your surety identifying the following:

Name of bonding company/surety: _____

Name of surety agent, address and telephone number:

Documentation of bonding capacity of at least of \$10 million:

15. During the last five (5) years, has your firm ever been denied bond coverage by a surety company, or has there ever been a period of time when your firm had no surety bond in place during a public construction project when one was required?

☐ Yes ☐ No

If "yes," provide details on a separate signed sheet indicating the date when your firm was denied coverage and the name of the company or companies which denied coverage; and the period during which you had no surety bond in place.

B. Compliance with Occupational Safety and Health Laws and with Other Labor Legislation Safety

1. Has CAL OSHA cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years?

NOTE: If you have filed an appeal of a citation, and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

☐ Yes ☐ No

If "yes," attached a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

2. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

3. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your firm or the owner of a project on which your firm was the contractor, in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

4. Does your construction company have a safety program in place?

☐ Yes ☐ No

If "yes," submit your safety program table of contents or outline of the program.

5. List your firm's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three (3) premium years:

NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

Current year: _____

Previous year: _____

Year before previous year: _____

If your EMR for any of these three years is or was 1.00 or higher you may, if you wish, attach a letter of explanation.

6. Within the last (5) five years has there ever been a period when your firm had employees but was without workers' compensation insurance or state-approved self-insurance?

☐ Yes ☐ No

If "yes," please explain the reason for the absence of workers' compensation insurance on a separate signed page. If "No," please provide a statement by your current workers' compensation insurance carrier that verifies periods of workers' compensation insurance coverage for the last five (5) years. (If your firm has been in the construction business for less than five (5) years, provide a statement by your workers' compensation insurance carrier verifying continuous workers' compensation insurance coverage for the period that your firm has been in the construction business.)

Prevailing Wage and Apprenticeship Compliance Record

7. Has there been more than one (1) occasion during the last five (5) years in which your firm was required to pay either back wages or penalties for your own firm's failure to comply with the **state's** prevailing wage laws?

NOTE: This question refers only to your own firm's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

☐ Yes ☐ No

If "yes," attach a separate signed page or pages, describing the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially

underpaid and the amount of back wages and penalties that you were required to pay.

8. During the last (5) five years, has there been more than one occasion in which your own firm has been penalized or required to pay back wages for failure to comply with prevailing wage requirements?

☐ Yes ☐ No

If "yes," attach a separate signed page or pages describing the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

9. Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your company for use on any public work project for which you are awarded a contract by the City of Monterey Park.

10. If your firm operates its own State-approved apprenticeship program:

- (a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.
- (b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).
- (c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

11. At any time during the last five years, has your firm been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?

NOTE: You may omit reference to any incident that occurred before January 1, 1998, if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

☐ Yes ☐ No

If "yes," provide the date(s) of such findings, and attach copies of the

Department's final decision(s).

12. Do you agree that your firm and its subcontractors at every tier will comply with the requirements of Public Contract Code §22164 (c) and that your firm will provide the City with evidence, on a monthly basis while the project or contract is being performed, that your firm and its subcontractors are complying with the requirements of Public Contract Code §22164 (c).

☐ Yes ☐ No

I, the undersigned, certify and declare that I have read all the foregoing answers to this pre-qualification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

Dated: _____
(Name)



Exhibit B

Exhibit B: Release Form

EXHIBIT C

**RELEASE FORM FOR MASTER PROJECT LIST AND OWNER PROJECT
LIST WITH CONTACT INFORMATION**

**AUTHORIZATION FOR RELEASE OF INFORMATION AND
WAIVER OF LIABILITY FOR PROJECT REFERENCES**

I, on behalf of myself, corporation or company, hereby authorize any and all individuals who are familiar with my design-build and contractor experience and work performance to provide information to the City of Monterey Park and its officers, agents, employees and representatives pertaining to prior work history.

I, on behalf of myself, corporation or company, hereby voluntarily waive any and all rights I, my corporation or company may have to privacy and/or confidentiality pertaining to prior work history and work performance insofar as the information is released solely to the City of Monterey Park and its agents, employees and representatives who are evaluating qualifications for the Monterey Park Solar Photovoltaic System.

This authorization is valid for 90 days from the date of signature. I, on behalf of myself, corporation or company hereby release the City of Monterey Park, and its officers, agents, employees and representatives from any claims, damages or liabilities of any kind, that may directly or indirectly result from the use, disclosure, or release of such information by any person or party, whether such information is favorable or unfavorable to me, my corporation or company arising from the reference as contemplated by this authorization.

I have read the above, understand its contents, and voluntarily agree to its terms.

Signature Date

Signature



Appendix 1

Appendix 1:

- Licensing Documentation
- Confidential Financial Statement (*included in separately sealed envelope*)
- Bonding Documentation
- Safety Program TOC



CONTRACTORS STATE LICENSE BOARD



Contractor's License Detail for License # 922883

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

Data current as of 1/29/2016 1:25:15 PM

Business Information

BAP POWER CORPORATION
DBA CENERGY POWER

3176 LIONSHEAD AVENUE UNIT #11
CARLSBAD, CA 92010
Business Phone Number: (760) 603-1933

Entity Corporation
Issue Date 09/26/2008
Expire Date **09/30/2016**

License Status

This license is current and active.

All information below should be reviewed.

Classifications

A - GENERAL ENGINEERING CONTRACTOR
C10 - ELECTRICAL
C46 - SOLAR

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with AMERICAN CONTRACTORS INDEMNITY COMPANY.

Bond Number: SC6083040

Bond Amount: \$15,000

Effective Date: 01/01/2016

Contractor's Bond History

Bond of Qualifying Individual

This license filed Bond of Qualifying Individual number **SC6083041** for ANJOMSHOAA MAHMOUD in the amount of **\$12,500** with AMERICAN CONTRACTORS INDEMNITY COMPANY.

Effective Date: 03/02/2009

BQI's Bond History

This license filed Bond of Qualifying Individual number **100247347** for LAMOUREUX ANTHONY JAMES in the amount of **\$12,500** with AMERICAN CONTRACTORS INDEMNITY COMPANY.

Effective Date: 05/05/2014

Workers' Compensation

This license has workers compensation insurance with the STATE COMPENSATION INSURANCE FUND

Policy Number:9141425

Effective Date: 09/01/2015

Expire Date: 09/01/2016

Workers' Compensation History

Miscellaneous Information

12/14/2015 - CONTRACTOR HIS LETTER SENT

Other

Personnel listed on this license (current or disassociated) are listed on other licenses.



[Secretary of State Main Website](#)

[Business Programs](#)

[Notary & Authentications](#)

[Elections](#)

[Campaign & Lobbying](#)

[Business Entities \(BE\)](#)

[Online Services](#)

- [E-File Statements of Information for Corporations](#)
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- [Tax Information](#)
- [Starting A Business](#)

[Customer Alerts](#)

- [Business Identity Theft](#)
- [Misleading Business Solicitations](#)

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, January 26, 2016. Please refer to [Processing Times](#) for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	BAP POWER CORPORATION
Entity Number:	C2925193
Date Filed:	08/28/2006
Status:	ACTIVE
Jurisdiction:	CALIFORNIA
Entity Address:	3176 LIONSHEAD AVE., UNIT #11
Entity City, State, Zip:	CARLSBAD CA 92010
Agent for Service of Process:	WILLIAM PHAM
Agent Address:	3176 LIONSHEAD AVE., UNIT #11
Agent City, State, Zip:	CARLSBAD CA 92010

* Indicates the information is not contained in the California Secretary of State's database.

- If the status of the corporation is "Surrender," the agent for service of process is automatically revoked. Please refer to California Corporations Code [section 2114](#) for information relating to service upon corporations that have surrendered.
- For information on checking or reserving a name, refer to [Name Availability](#).
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to [Information Requests](#).
- For help with searching an entity name, refer to [Search Tips](#).
- For descriptions of the various fields and status types, refer to [Field Descriptions and Status Definitions](#).

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January 7, 2016

BAP Power Corporation DBA Cenergy Power
3176 Lionshead Avenue, Unit # 11
Carlsbad, California 92010

Re: Surety Pre-Qualification

To whom it may concern:

Please allow this letter to confirm that The Hanover Insurance Group (through The Hanover Insurance Company) serves as surety for BAP Power Corporation DBA Cenergy Power. Hanover is an A.M. Best "A" XIV rated company and is listed in the 2015 Department of Treasury Federal Register.

Given Cenergy's financial strength and credit experience, Hanover provides bonding capacity within a total work program of \$30,000,000. Please note that all specific bond requests are subject to standard underwriting criteria, review of the final contract documents and bond forms, as well as confirmation of financing.

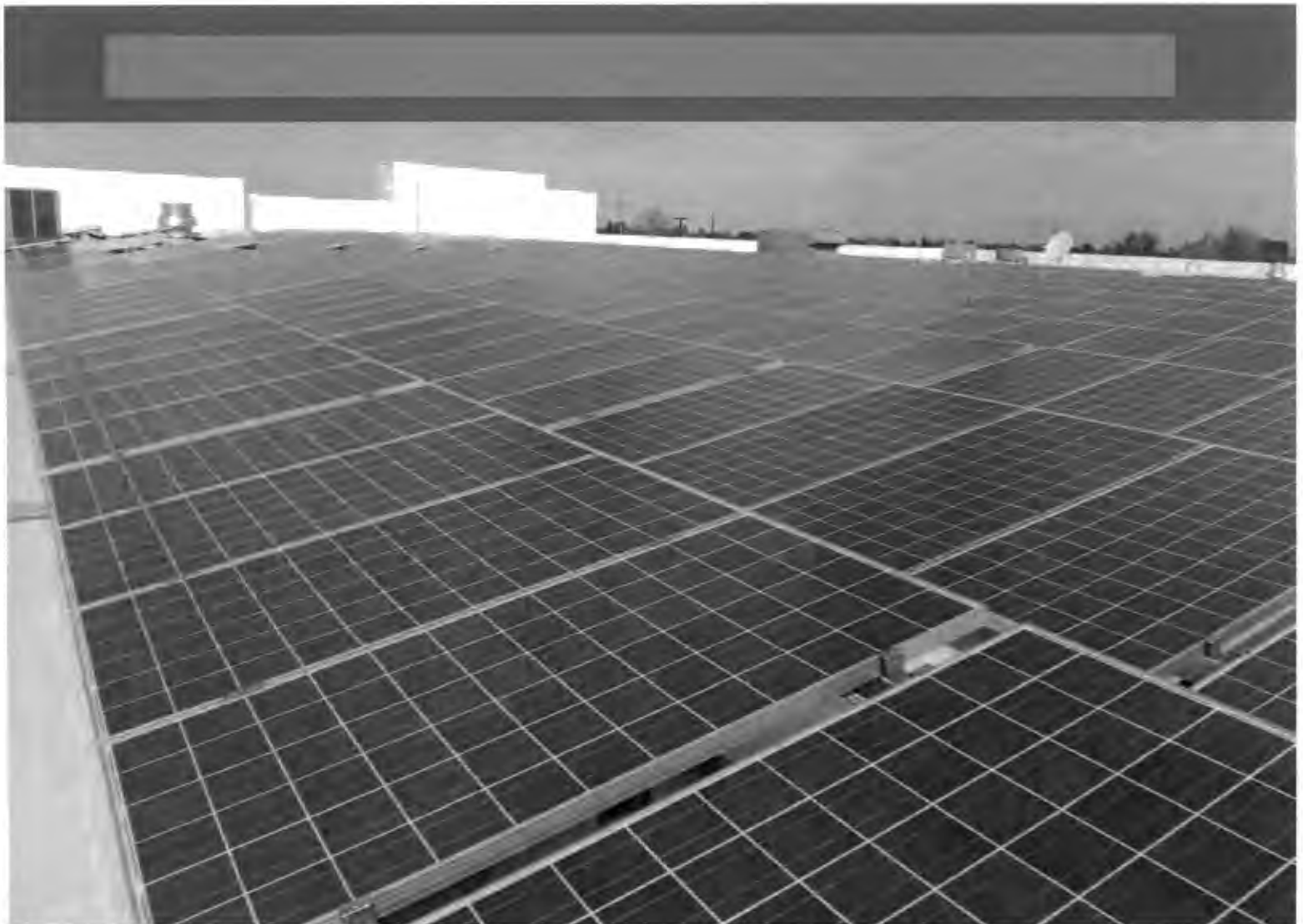
Any arrangement for the issuance of bonds is a matter solely between Cenergy Power and ourselves, and we therefore assume no liability to you or to any third party if for any reason we do not issue said bonds.

Sincerely,

Aidan Smock, Attorney-In-Fact
The Hanover Insurance Company
Massachusetts Bay Insurance Company

APRIL 2015

INJURY & ILLNESS PREVENTION PROGRAM



CENERGY POWER

TABLE OF CONTENTS

I. Safety and Health Policy Statement

II. Accident Investigation and Reporting Safety Program

Forms:

Accident, Incident, or Near Miss Investigation Report
Training Attendance Roster (Accident Investigation)

III. Back Safety in the Workplace Program

Forms:

Training Attendance Roster (Back Safety)

IV. Electrical [General] Safety Program

Forms:

Electrical Safety (General) Program Assessment
Training Attendance Roster (Electrical Safety General)

V. Fall Protection (Personal Fall Arrest System) Safety Program

Forms:

Fall Protection Written Procedure
Training Attendance Roster (Fall Protection (PFAS))

VI. First Aid and Emergency Medical Response Safety Program

Forms:

First Aid Kit Supply Requirements
Training Attendance Roster (First Aid Basics)

VII. Flammable and Combustible Liquids Safety Program

Forms:

Flammable Liquid Storage Program Assessment
Training Attendance Roster (Flammable Liquids)

VIII. General Safety Awareness Program

Forms:

General Safety Rules for All Departments
New Employee Safety Orientation Training
Training Attendance Roster (General Safety)

IX. Hand and Portable Power Tool Safety Program

Forms:

Hand and Portable Power Tool Guarding and Safety Requirements
Hand and Portable Power Tool Program Assessment

Training Attendance Roster (Hand and Portable Power Tool)

X. Hazard Communication Safety Program

Forms:

GHS / Hazard Communication Written Program
GHS/ Hazard Communication Program Assessment
Training Attendance Roster (GHS/Hazard Communication)

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Training Attendance Roster (Personal Protective Equipment)

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Forms:

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Forms:

Training Attendance Roster (Scaffold Use)
Written Program

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Forms:

Trenching & Shoring Training Attendance Roster
Written Program Overview

XVII. Walking and Working Surfaces Safety Program

Forms:

Walking and Working Surfaces Program Assessment
Training Attendance Roster (Walking and Working Surfaces)

XVIII. Working in Extreme Temperatures Safety Program

Forms:

Heat Illness Prevention Plan (**California required**)
Training Attendance Roster (Working In Temperature Extremes)

ATTACHMENT 3

SunEdison RFQ Response



City of Monterey Park Request for Qualification Solar Photovoltaic System for City Facilities



City of Monterey Park
January 29, 2016

Chad Tady
Sales Manager
Public Sector – West

Intelligent Energy Solutions
From a Global Leader

ctady@sunedison.com
(650) 454-4915

SunEdison Origination1, LLC
600 Clipper Drive
Belmont, CA 94002

Transmittal Letter

January 29, 2016

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave.
Monterey Park, CA 91754

SUBJECT: Response to City of Monterey Park RFQ for Solar Photovoltaic System for City Facilities

Dear Ms. Ho,

SunEdison is pleased to respond to the City of Monterey Park's Request for Qualification for Solar Photovoltaic Systems for City Facilities ("the RFQ").

As the largest global renewable energy developer and an industry-leader in developing solar for cities and other public agencies in California and nationally, SunEdison is uniquely qualified to partner with Monterey Park to develop the solar PV systems it contemplates.

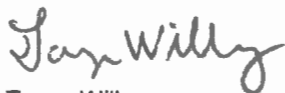
SunEdison has completed over 1,700 operational projects, ranging from residential arrays to large utility-scale applications over 100 megawatts (MW). Our global experience managing over 4 gigawatts (GW) of diverse solar projects ensures that Monterey Park will receive high quality, durable projects that provide significant energy savings. SunEdison has the flexibility to develop any project Monterey Park desires, including each of the potential projects included in the RFP.

One of SunEdison's greatest strength is our financing expertise. SunEdison has raised over \$13 billion in solar project funding and other capital sources to date. Our portfolio is backed by the security and stability of our parent company, SunEdison, Inc. (NYSE:SUNE), a 50+ year publicly traded industry veteran. SunEdison constructed 640 MW of projects in the third quarter of 2015 alone, and we are currently constructing over 2,900 MW in additional projects.

We hope that the enclosed proposal demonstrates the world-class solar energy development expertise and the track record of success with public agencies in California that the SunEdison team would bring to Monterey Park.

Please contact my colleague Chad Tady with any questions you may have regarding our proposal. He may be reached at ctady@sunedison.com or (650) 454-4915.

Sincerely,



Tanya Willacy
Assistant Secretary
SunEdison Origination1, LLC
Email: twillacy@sunedison.com ; Phone: 415-229-8806

b. Company Information

Please include a description of the company, including the address of the office that would be conducting the work and the address of the corporate office.

SunEdison manufactures advanced solar technology and develops, finances, installs and operates distributed solar power systems, delivering cost effective electricity and services to our residential, commercial, utility, and government customers. Our 4 GW global portfolio spans 20 countries and 28 states, and has generated over 9,000 GWh—enough clean, renewable energy to offset more than 19 billion pounds of CO₂ equivalent or power over 800,000 homes in the United States for one year..

Since our founding, SunEdison has focused on the public sector as a core component of our business, and to that end we have developed numerous successful public-private partnerships across California and the United States. This continued focus has allowed SunEdison to become a clear leader in working with public sector entities to deliver solar energy solutions. To date, SunEdison has over 400 projects amounting to more than 286 MW of solar capacity operating across the US with public sector partners. Demonstrating a focus here in California, over 160 of these projects amounting to nearly 94 MW of the installed capacity are in California alone.

As the world's largest renewable energy developer, SunEdison aspires to transform lives around the world through innovative energy solutions. Here are some highlights about us:

- Our portfolio is backed by the security and stability of our parent company, SunEdison, Inc. (NYSE:SUNE), a 50+ year-old publicly traded semiconductor and silicon wafer industry veteran.
- Operated and maintained by SunEdison's 24/7 Renewable Operations Centers (ROCs), our systems consistently average 103% of expected annual production.
- SunEdison, Inc. is a leading manufacturer of high-efficiency solar modules, with over 2 GW of our modules in operation today.
- We are environmental stewards, using our global reach to bring electricity to remote villages like Meerwada, India, and Limpopo Province, South Africa, eradicating darkness and providing jobs and economic stability.
- In 2014, we completed nearly 1,100 MW of solar projects in the United States.

Local Presence & Expertise

SunEdison brings a unique set of qualifications to the potential Monterey Park projects. As noted above, SunEdison is the largest renewable developer in the world, with projects in many states and countries. Beyond our global experience, however, we have a deep local expertise in California which includes many completed projects for cities, counties, and other public agencies. Our long history of successful project development, combined with our local presence and expertise, makes us an ideal partner for Monterey Park.

Our headquarters are in Belmont, California, and we have numerous offices and service centers across the state. Below is a list of offices in California where work may be conducted for the proposed projects.

CALIFORNIA (SOLAR ENERGY HQ)
600 Clipper Drive
Belmont, CA 94002

NORTHERN CALIFORNIA
5000 Bailey Loop
McClellan, CA 95652

PERRIS OFFICE
1654 Illinois Ave, Suite 9
Perris CA 92571

CALIFORNIA
44 Montgomery Street, Suite 2200
San Francisco, CA 94104

SOUTHERN CALIFORNIA
31570 Railroad Canyon Rd, Suite 105
Canyon Lake, CA 92587

In addition to SunEdison's offices listed above, SunEdison maintains a service center in Bakersfield, CA, and has service technicians based throughout California in locations such as Folsom, Oceanside, Rancho Cucamonga, and Vista. We are constantly expanding our service coverage as we construct new projects, and additional service resources are added as needed.

c. Company Relevant Experience

A successful firm must provide detailed information on relevant experience with projects that are similar to the one being considered for the City of Monterey Park. List at least three projects completed by the developer that meet the criteria described in Section III, Minimum Qualifications.

SunEdison has extensive experience developing solar systems similar to the proposed projects, including many currently operational projects with public agencies as the property owners, and financed through PPAs.

Across our portfolio of over 4 GW of renewable projects, we have developed a wide variety of solar PV projects, ranging from residential arrays under 10 kW to utility-scale applications over 100 MW. A large proportion of our projects are small to medium-sized, on-site projects similar to those contemplated in Monterey Park's RFQ.

We are also deeply rooted in California, which more projects completed to date in California than in any other state, or even in any other country outside the U.S.

The table below shows SunEdison's projects over the last five years by location.

Table 1: Overview of SunEdison Projects (Past 5 Years)

Location	Number of Projects	Total MW
California	208	651
Rest of U.S.	488	697
International	338	1,846
Grand Total	1,034	3,195

Public Sector PPA's

As mentioned previously, SunEdison has over 400 projects amounting to more than 286 MW of solar capacity operating across the US with public sector partners, with many of those projects located in California. Nearly all of these projects were financed through PPA's.

Some of SunEdison's public sector customers include the following:

Public School Districts: Anderson Union High School District, Deer Valley Unified School District, Greenfield Union School District, Happy Valley School District, Irvine Unified School District, Kingsburg Joint Union High School District, Liberty Elementary School District No. 25., Montgomery County Public Schools, Muroc Joint Unified School District, Palm Springs Unified School District, Paradise Valley Unified School District, Pioneer Unified School District, San Luis Coastal Unified School District, and Toltec Elementary School District No. 22

Local Government:

- Cities of Sante Fe, East Orange, San Diego, Taft, Yuba City and Santa Clara
- Counties of San Diego, Bernalillo, Coconino and Cochise,
- Padre Dam Municipal Water District, Northern Gila County Sanitary District, Mojave Water Agency, and Fairfield-Suisun Sewer District

State Universities: University of California (Irvine, San Francisco), California State University (Bakersfield)

State Agencies: States of California, Maryland and Colorado

Federal: Davis Monthan AFB, Department of Energy

Please see Exhibit 1 of the Appendix for a selection of SunEdison public agency projects in California. Some of these projects are also detailed in the *References* section of this Statement of Qualification.

Experience with Variety of Project Types

We understand that Monterey Park is seeking a variety of different project types, including ground-mounted, rooftop, and/or canopy projects. SunEdison has extensive experience in all of these project types and more.

While many of our competitors employ business models focused on utility-scale projects or residential projects, SunEdison's business model is technology agnostic. Our focus is on developing high quality projects that deliver energy savings to customers like the City of Monterey Park.

The table below shows the breadth of SunEdison's experience.

Table 2: SunEdison Projects by Project Type (Past 5 Years)

Location	Smallest Project	Largest Project	Number of Projects	Total MW
Ground-Mounted	17 kW	101,556 kW	107	71
Rooftop	3 kW	8,135 kW	398	2,918
Canopy	48 kW	5,010 kW	529	207
Grand Total	--	--	1,034	3,195

d. Project Team Summary

Please provide biographies and describe the relevant qualifications and experience of the key team members that would be involved with the project.

Chad Tady, Sales Manager

Chad Tady is SunEdison's Manager for public sector project development in the Western US, with a focus on municipalities and water districts. Mr. Tady joined SunEdison from Petra Systems, where he worked with public sector entities to improve sustainability, economics, and public safety with smart city solutions consisting of renewable energy, efficiencies, communications, and security. Previously, Mr. Tady spent over 5 years with major renewable energy equipment manufacturers, Suzlon Wind Energy and AEG Power Solutions where he focused on equipment sales and project development. Over this time Mr. Tady managed approximately \$600 Million in equipment and project asset transactions. Mr. Tady earned a Bachelor of Science in Marketing from Illinois State University.

Robin Park, Director, Business Development

Robin Park is SunEdison's Director for the large scale distribution generation project development team in the Western U.S., with a focus on the Public Sector. Mr. Park joined SunEdison as part of its acquisition of the solar development company Enfinity. Prior to joining Enfinity in 2012, Robin was Director of Solar for EDP Renewables (EDPR). As Director of Solar for EDPR, he led the overhaul of the solar business plan and created market-specific development strategies for the United States. He holds a B.A. in Earth and Environmental Science from Wesleyan University and a Master's of Environmental Management from Duke University.

Sam Youneszadeh, Managing Director, West Coast Distributed Generation

Mr. Youneszadeh leads the sales and large scale distribution generation project development activities in the Western U.S., with a focus on the Public Sector. Since joining SunEdison in 2009, Mr. Youneszadeh has developed over 200 MWdc of distributed generation projects, and is the top performing developer in our distributed generation business. He has led the development of dozens of projects subject to DSA approval. In addition, Mr. Youneszadeh has an extensive background in investment banking, management consulting, and business development, working with companies such as Bear Stearns, UBS, McGladery Capital Markets, and Corporate Executive Board. Prior to SunEdison, Mr. Youneszadeh was a Director at Adecco North America, where he managed their BPO and management consulting practices in California. Mr. Youneszadeh holds an MBA in Finance & Strategy from the Pennsylvania State University and B.A. in Law & Society from the University of California at Santa Barbara.

Jacob McKee, Senior Director, Design & Engineering

Jacob McKee is Senior Director for Design & Engineering for SunEdison's North America Distributed Generation solar PV projects. Mr. McKee oversees all aspects of our design and engineering processes. Prior to joining SunEdison, he was Vice President of Engineering, PV at E.ON Climate and Renewables. Mr. McKee has worked at several solar start-ups, including American, German, and Chinese owned companies. Prior to working at E.ON Mr. McKee was Director of Engineering at GCL Solar Energy where the team he led, designed and developed over 500 MW of PV generated solar power plants. He also reviewed another thousand megawatts of projects for the GCL development and acquisition team. His experiences range from full utility scale power plants to distributed generation, commercial and residential solar projects. Mr. McKee earned a B.S. in Mechanical Engineering at the University of Michigan, Ann Arbor, and a Master's degree in aerospace engineering from the University of Southern California, where he also researched thin film solar technology.

Joe Jazdzewski, Program Manager

Joe Jazdzewski is SunEdison's California Program Manager, and will be the local project manager for the proposed solar PV systems. With over 18 years of experience, Mr. Jazdzewski has managed more than 150 projects totaling over 200 MW. This experience includes completing multiple public sector projects requiring DSA compliance and approvals, including portfolios for Irvine Unified School District, Palm Springs Unified School District, and Rosedale Unified School District.

Kris Almonte, Assistant Program Manager

Kris Almonte is an Assistant Program Manager for the distributed generation division of SunEdison. Kris has been in the energy and renewable sector for nine years, with a background in solar photovoltaic (PV) and energy efficiency. This experience includes solar PV DSA specific project design, engineering and management with focus on ADA, fire/life/safety, electrical and structural. Notable projects are Los Angeles Community College District, Los Angeles USD, Lucia Mar USD, Manhattan Beach USD, and Temple City USD. Education: Electrical Engineering Baccalaureate Program – California State Polytechnic University, Pomona.

Eric Turner, Senior Field Manager

Eric Turner joined SunEdison in 2006, and is an Electrical Superintendent for SunEdison's Southwest US PV solar projects. Mr. Turner oversees electrical installation work to ensure quality workmanship and that all work completed is code compliant. He is also responsible for project material budgets and implementing electrical safety procedures, and has completed 203 MW across 287 individual PV solar projects to date. He is currently our Responsible Managing Employee for six states including California, where he holds a C-10 license (#781578). Mr. Turner came to SunEdison with more than 16 years of electrical construction experience with Sunwest Electric Anaheim, with 5 of those years in a supervisory role.

Kaichiu "Skip" Wong, Managing Director, Global Sourcing Operations

Skip Wong joined SunEdison in September 2012 as the Managing Director, Global Sourcing Operations. Prior to joining SunEdison, he served as Executive VP of Operations for AQT Solar Inc. beginning in 2010 and Executive VP of Operations and Executive VP of Asia Sales for Leadis Technology beginning in 2007 and 2008 respectively. He also served as Director of Operations for Marvell Semiconductor, a semiconductor manufacturer, beginning in April 2006. From 1990 to 2006, he served in various engineering, product development and operations roles at Cypress Semiconductor, most recently as Director of Operations for Cypress' Memory & Imaging Products Division. He holds B.S. and M.S. degrees in Electrical Engineering from Case Western Reserve University and an Executive MBA from Harvard Business School.

Bill Nguyen, Managing Director, Project Finance

Bill Nguyen is Managing Director, Project Finance responsible for the overall financing strategy and execution for SunEdison's US portfolio. Bill has been with SunEdison since January 2011 during which Bill has played leading roles in the origination and closings of over 200MW (in excess of \$1 billion) of distributed generation and utility scale debt and equity financings as well as supported RFP's and M&A opportunities totaling over 300MW of development assets.

Prior to joining SunEdison, Bill was a Manager in KPMG's Transaction Advisory Services practice where he focused on providing M&A, corporate finance, and due diligence services to private equity and corporate clients. Bill obtained his Chartered Accountant designation in 2008 and his Chartered Financial Analyst designation in 2011.

Sujay Parikh, Vice President of Legal, Distributed Generation & Project Finance

Sujay Parikh joined SunEdison in 2012 as the head of the legal department of the Distributed Generation business. Sujay has extensive experience with power purchase agreements, EPC contracts, financing transactions, and all aspects of the solar energy business. Mr. Parikh will direct contract negotiation efforts for SunEdison.

Kevin Christy, General Manager, North America, Global Services

Kevin Christy is the General Manager for SunEdison's North America Global Services, for SunEdison. In this position Mr. Christy oversees all aspects of SunEdison's onsite maintenance services for SunEdison's North American fleet, which totals over 860 photovoltaic systems exceeding 950 MW of installed capacity. Prior to his work at SunEdison, Mr. Christy was the Chief Operations Officer of Axio Power, which was acquired by SunEdison in 2011. Mr. Christy also contributed at 3 Phases Energy, where he was the Director of Operations. Mr. Christy holds a BS in Economics from California State University Long Beach.

Ej Martin, Director, North America Field Services

Ej Martin is responsible for the Operations and Maintenance activities in the United States and Canada. Each Zone Operations Manager reports to EJ. Prior to SunEdison, EJ served as the Vice President of O&M for First Wind Energy overseeing roughly 1 GW of Wind Projects (and ~20 MW of Solar) across the US for a period of 2.5 years where he was directly responsible for delivering the company's EBITDA projections, oversight of the 24/7 remote monitoring team and traveling technicians in support of development and construction. Prior to that he served as a Regional Operations Manager for the same firm overseeing the East Coast, and prior to that he served as plant manager for various projects in the company's portfolio including the Cohocton Wind farm (125 MW), which was the company's first to become NERC certified. Before joining First Wind, EJ worked as a merchant mariner working both in the offshore drilling industry in the Gulf of Mexico, and as a chief engineer for an eco-based cruise ship company partnered with National Geographic. He holds a B.S. in Marine Engineering Technology from Maine Maritime Academy.

Daniel Barber, Custodial Lead – Southern California

Daniel Barber is responsible for Operations and Maintenance for 150MW of solar assets spread over a mixture of 175 distributed generation and utility scale projects in the Southern California area. Daniel started with SunEdison in November 2013 as a field technician before moving into the current lead position. Before coming to SunEdison, Daniel was the General Foreman for Urban Energy, an electrical subcontractor in Arizona. Daniel's responsibilities included overseeing all commercial solar projects, several commercial electrical remodels, and played a key role in safety as a safety coordinator. Daniel started in the electrical field in 1998 with Arizona Public Service working with underground and overhead line crews and then moving into a Lineman Apprenticeship with IBEW local 769. Daniel completed his Electrical Apprenticeship with Arizona Builders Alliance at Gateway Community College in Phoenix, and completed his OSHA 510 and 500 from University of California San Diego, certifying him as an OSHA outreach Trainer.

Team-Solar, Inc.

SunEdison's California projects are managed by SunEdison subsidiary Team-Solar, Inc. Team-Solar, Inc.'s contractor's license information is summarized in the table below.

Table 3: SunEdison California Contractor Information (Team-Solar, Inc.)

License Number	781578
Issue Date	7/14/2000
Expiration Date	7/31/2016
Classifications	C10 – Electrical B – General Building Contractor
C10 License Holder	Eric Ryan Turner
B License Holder	Joseph Leao Jazdzewski
DIR Registration	1000009505

e. Preliminary Development Concept and Technical Approach (Brief Narrative Only)

A successful firm must provide a brief description of a preliminary development concept and technical approach, including a comprehensive energy strategy, for developing on the various City sites.

SunEdison has developed and continuously improves our project development, engineering, design, construction, and O&M approach through the successful development of over 1,700 operational photovoltaic systems worldwide. Our well-defined, methodical approach ensures the best value solution with the highest probability of successful execution.

Our project development approach is divided into four stages:

- Stage I: Development and Financing
- Stage II: Design, Engineering and Interconnection Planning
- Stage III: Permitting, Procurement and Construction
- Stage IV: Operations and Maintenance

Stage I: Development and Financing

Following project award, SunEdison will initiate project work with Monterey Park on several fronts. This coordinated response ensures that the project moves forward quickly and efficiently.

- Development, legal, and finance personnel will work with Monterey Park to negotiate the PPA.
- SunEdison designers will begin formal due diligence to fully assess site conditions which will dictate the civil engineering plans and requirements, and ultimately the final PV project design.
- Project management staff, with input from Monterey Park will develop a complete permitting matrix and final project schedule.

Stage II: Design, Engineering and Interconnection Planning

Once due diligence is complete, SunEdison engineering staff develop detailed engineering design documents. Our engineering design for this project will adhere to all federal, state, and local codes. A third-party engineer will be engaged to perform quality assurance and verify all project information and design.

Once the designs have been “stamped” by the third-party professional engineers, the entire package will be submitted as part of the interconnection application.

Stage III: Permitting, Procurement and Construction

Material delivery, site preparation and array installation will also take place during this third phase. Quality assurance checks are conducted daily by Project Team managers during the entire construction process. Care is taken at all times to minimize disruptions to local operations and environments. SunEdison utilizes financing arrangements, including construction revolvers, to complete procurement and construction efforts.

When construction of the system is complete, SunEdison works with third-party engineers to commission the system and conduct a series of tests to ensure system performance.

Stage IV: Operations and Maintenance

In this phase SunEdison performs regular cleaning and maintenance, and monitors system performance using our proprietary SunEdison Energy & Environmental Data System (SEEDS®) system. Qualified technicians monitor the system's performance 24 hours per day, seven days per week from the Renewable Operations Center (ROC) locations around the world.

f. Demonstration of Financial Capacity and Related Information

Please provide information to demonstrate the financial capacity to undertake and complete the development proposed in the preliminary development concept. This information may be submitted under separate cover and labeled "Confidential." This information will be used solely for purposes of evaluation under the RFQ and will be treated as confidential.

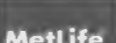
SunEdison's financing experience is unmatched in the industry in regards to both breadth and depth of financing. Our access to capital, strong financial relationships, and proven track record allow us to enjoy one of the highest contract execution rates in the industry. SunEdison has more than 4 GW of operational projects across more than 1,700 sites worldwide, and over 1,150 executed through Power Purchase Agreement (PPA) financing.

PPA Investor Partners

SunEdison pioneered the solar project finance arena with its inaugural SunE Solar Fund I in June 2005, with financing provided by Goldman Sachs. Since then SunEdison has closed numerous additional funds and has raised more than \$13 billion in project financing from leading solar project investors and lenders such as Wells Fargo, HSH Nordbank AG, Bank of Hawaii, NordLB, Northern Trust, National City, PSE&G, Fortis, Union Bank, Hannover Leasing, MetLife and DLL. In addition, we have successfully financed projects through Limited Public Offerings using Recovery Zone Facility Bonds, Pre-Paid PPAs, and levered partnerships, among others.

The figure below shows a selection of SunEdison's financing facilities.

Figure 1: Select SunEdison Financing Facilities

US Project and Tax Equity Financing			
 SunE Solar Fund I/II Project Finance - Levered Partnership Flip 23 Project Aggregation	 SunE Solar III/IV Project Finance Sale-Leaseback Fund 195 Project Aggregation	 Solar Fund III \$190 mm, 21 MW Project Finance - Levered Partnership	 Solar Fund IV - Nellis Air Force Base \$311 mm, 14 MW Project Finance - Levered Partnership Flip
 SunE Alamosa1 Project Finance Sale-Leaseback 8.2 MW Substation PV Plant	 SunE Solar V, V-B, V-C Project Finance Sale-Leaseback 36 Project Aggregation	 Solar Fund V \$40 mm, 6.3 MW Project Finance - Levered Partnership Flip	 SunE Solar VI Project Finance Sale-Leaseback 4 Project Aggregation, 4.9 MW
 Direct Lease Kohl's Department Stores 10 Project Aggregation	 Project Finance Loan Solar Loan Program (NJ) 11 Project Aggregation	 SunE Solar VII Project Finance Sale-Leaseback 7.4 MW	 SunE Solar X Project Finance Sale-Leaseback \$60 million
 SunE Solar IX Project Finance Sale-Leaseback 10.1 MW Substation PV Plant	 Project Finance Recovery Zone Facility Bonds 20+ Project Aggregation	 Project Finance Sale Leaseback	 Project Finance US DG Portfolio \$120M Fund
 Construction & Term Utility Scale - 55 MW	 Project Finance - Construction Debt & Sale Leaseback Utility Scale - 11 MW	 30MW Utility Scale Direct Sale Austin Energy PPA (2011)	 Three US Prepaid PPAs Direct Sale 35MW
 Project Finance - Sale Leaseback 14 MW - Utility Scale Las Cruces, NM	 Project Finance - Sale Leaseback 11 MW Chaparral, NM	 Project Finance - Sale Leaseback DG Portfolio \$52.5M Fund	 Project Finance - Sale Leaseback Utility Scale - 17 MW Tonopah, AZ

Recent publicly announced funds include:

- August 2014: SunEdison announced a \$160 million fund with Barclays and Citi for distributed generation solar projects. The fund featured 42 MW of projects from 12 states, representing the New England, mid-Atlantic, Southeast, and West regions including Puerto Rico.
- December 2014: SunEdison announced an additional \$117 million fund with Barclays and Citi, bringing the aggregate solar fund value with the investor group to \$290 million in 2014.
- December 2014: SunEdison announced an agreement with JPM Capital Corporation whereby JPM invested \$75 million in a \$175 million solar energy development fund. TerraForm Power, Inc. invested \$100 million in the fund, using the funds to purchase up to 60 megawatts of solar power projects that SunEdison developed and constructed in 2014 and 2015.

In addition to these publicly announced funds, SunEdison has raised funds for 2016 project deployment that are not yet publicly announced.

Construction and Short-Term Financing

SunEdison has put in place multiple financing options for our projects during construction and before they are permanently financed. The costs of the proposed projects during construction will be financed through our \$285 million revolving construction fund from a syndicate of lenders arranged by Deutsche Bank, one of the largest non-recourse construction revolvers for photovoltaic projects on the market. Unlike traditional construction financing, this revolver is not tied to specific projects, and can be utilized on any investment grade project in the US and Canada. Through tight coordination with the operations team and management of the cash cycle, we turn this revolver multiple times a year.

TerraForm Power Inc. – SunEdison Yield Co

As a perennial leader in renewable industry financing, in 2014 SunEdison, Inc. created TerraForm Power, Inc. TerraForm Power, Inc. is a “Yield Co” that allows SunEdison to maintain ownership of selected solar assets. Since TerraForm Power is a public vehicle, it brings new sources of capital to the solar market and gives SunEdison additional options for financing projects, in addition to our established non-TerraForm funds.

Recently all energy YieldCos have experienced a market dislocation that makes financing through these vehicles less favorable. In this environment SunEdison has expanded our existing non-Yield Co funds and has established warehouses to preserve the ability to place projects into TerraForm at a later date. This flexibility allows us to provide our customers with reliable PPA execution during varying market conditions. Financing projects through TerraForm may be an option for the latter part of 2016 as movement in the capital markets subsides.

Warehouse Investment Vehicles

Our newest \$1 billion warehouse investment vehicle, the West Street Infrastructure Partners III (WSIP) Warehouse, was announced in August 2015, and provides incremental capacity for SunEdison to construct and hold assets in advance of drop down to TerraForm Power. This expands our capacity beyond our existing \$1.5 billion First Reserve Warehouse and the \$500 million dollar TerraForm Private Warehouse. The WSIP Warehouse supports SunEdison’s 2016 guidance for growth, reinforces the depth of demand for investor participation in SunEdison’s warehouse platform and provides repeatable and scalable funding for the future.”

These warehouses can provide both construction and short-term financing for our projects, and have the ability to hold projects for up to seven years, or even longer. Our financing volume and options give us the optimal flexibility to derive the most value from every project, enabling us to pass the savings on to our customers.

Financial Outlook

SunEdison is well positioned for future growth in key markets around the world and at the time of our most recent financial statement had \$1.4B in cash and cash equivalents. In the third quarter of 2015, SunEdison also over-delivered in every category versus guidance. We have full visibility into the over 3,300 MW of expected projects that we will construct in 2016 and beyond, which includes this portfolio if selected.

PPA-funded PV Systems and Recent PPAs

SunEdison has installed over 900 non-residential PPA-funded PV systems in the U.S. alone, for a total of 1.2 GW. Globally, SunEdison has executed over 1,150 PPA financings.

g. References

Please provide at least 3 client references that represent similar projects. References should include sufficient information to ensure easy contact. This should include company/organization names, titles, telephone numbers, and e-mail addresses for individuals who can provide information related to the following items:

Snowline Joint Unified School District

SunEdison's partnership with Snowline Joint Unified School District (Snowline JUSD) is a great example of our ability to maximize a customer's energy savings and maximize their solar footprint. SunEdison worked with Snowline JUSD to integrate solar power at seven district schools, totaling 2 MW. In addition, SunEdison constructed 8 MW of wholesale power facilities at five Snowline JUSD-owned sites, which generate power under the Southern California Edison (SCE) CREST tariff. These Rule 21 interconnected sites generate revenue for the district and maximize the benefit from solar. The portfolio maximized the district's energy savings by utilizing both carports and ground-mounted systems.

Table 4: Client Reference – Snowline Unified School District

Location	Snowline, California (various sites)
Total kWp installed / system size (kWp rating)	2 MW (7 sites) for on-site consumption 8 MW (5 sites) for wholesale generation
Completion Date	2012; 2014
System Type	Carport/Shade Structure (fixed); Ground-mount (fixed and single axis)
Client Reference	Mike Schene, Director of Operations
Telephone	760-868-4706
Email	mike_schene@snowlineschools.com
Address	4075 Nielson Road, Phelan, CA 92371

Figure 2: One of SunEdison's solar canopy systems for Snowline Joint Unified District, at Chaparral High School



Irvine Unified School District, California

Between 2010 and 2014, SunEdison completed construction on 30 custom-designed solar arrays at 23 different school facilities with the Irvine USD, including numerous canopy shade structures. SunEdison worked with the Irvine USD to identify sites for solar development, and then utilized both rooftop and carport canopy shade systems to make full use of all available area.

Table 5: Client Reference – Irvine Unified School District, California

Location	Irvine, California (various sites)
Capacity	5.8MWdc
Completion Date	December 2010 to February 2011
Project Type	Power Purchase Agreement (PPA) via third-party financing
Installation Type	Rooftop; Carport/Shade Structure (fixed)
Client Reference	Joe Hoffman, Director of Maintenance & Operations
Telephone	949-936-5303
Email	jhoffman@iusd.org
Address	5050 Barranca Parkway, Irvine, CA 92604

Figure 3: A SunEdison parking canopy and roof installation at the Irvine USD (Irvine High School)



City of Huntington Beach, California

SunEdison worked with the City of Huntington Beach to construct 2.1 MW of solar canopy systems at three city locations. With access to tax exempt bonds, SunEdison and the City worked to secure the California Debt Limit Allocation Committee (CDLAC) additional allocation through California Communities (CSCDA) to successfully sell Recovery Zone Facility Bonds and preserve the original economics of the transaction. Construction of the sites began in May 2011 and was completed that November. The sites consist of 185 kW, 835 kW, and 1.1 MW fixed canopy systems.

Table 6: Client Reference – City of Huntington Beach, CA

Location	Huntington Beach, CA
Capacity	2.1 MWdc
Output	3,177 MWh (2013)
Starting Date	May 2011
Completion Date	November 2011
Project Type	Power Purchase Agreement (PPA) via SunEdison
Client Reference	Fred Wilson
Telephone	(714) 536-5202
Email	Fred.Wilson@surfcity-hb.org

Figure 4: One of SunEdison's solar canopy systems at the City of Huntington Beach.



II. Statement of Information

SunEdison is confident in delivering a compelling proposal and a successful portfolio of projects, as we've had the opportunity to work with the City on their solar initiatives prior to the RFQ/RFP process. We believe we have a strong understanding of the City sites and are able to offer the strongest solutions.

1. Pre-Qualification Questionnaire

Part III, A.1

SunEdison Origination1, LLC has been in business in California since 2008. Its affiliate Team-Solar, Inc. possesses the contractor's licenses in California. Team-Solar, Inc. has possessed those licenses since 2000, and was acquired by SunEdison, Inc. in 2006.

For SunEdison Origination1, LLC's evidence of formation and Team-Solar, Inc.'s contractor's license, please see Exhibit 3.

Part III, A.8

SunEdison Origination1, LLC has paid liquidated damages in the past five years. These events represent a nominal percentage of the overall number of projects that have been executed. The details are subject to confidentiality provisions of our power purchase agreements and may be provided at a later stage of the solicitation if necessary.

Part III, A.11

A surety company has made a payment on behalf of SunEdison Origination1, LLC in the past five years. These events represent a nominal percentage of the overall number of projects that have been executed. The details are subject to confidentiality provisions of our power purchase agreements and may be provided at a later stage of the solicitation if necessary.

Part III, B.1

We received 2 citations from CalOSHA in June of 2014 due to a single incident which was of serious nature (not willful /repeat). These citations did result in a fine. Since the incident, corrective actions have been completed and verified by CalOSHA (all violations have been abated).

Part III, B.3

Jun 2015: SunEdison received an NOV in California from CUPA/DTSC regarding improper management of a California-only hazardous waste at a Utility Services site. SunEdison is working with the CA DTSC to resolve the issue.

Part III, B.9

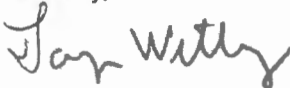
This will be accomplished through the project's subcontractors, who will dispatch apprentices. In addition, SunEdison has a compliance team committed to ensuring compliance with all Prevailing Wage requirements

Additional Items

Several items requested in the RFP Questionnaire are included in the Appendix.

- For a notarized statement from our surety documenting our bonding capacity, please see Exhibit 2
- For an overview of SunEdison's safety program, please see Exhibit 4
- For an audited financial statement, SunEdison's 10-K form for 2014 (the most recent year available) is included as Exhibit 5

Sincerely,



Tanya Willacy
Assistant Secretary
SunEdison Origination1, LLC
Email: twillacy@sunedison.com ; Phone: 415-229-8806

Appendix

Exhibit 1: Select Operational Public Sector Projects in California

Exhibit 2: Surety Letter

Exhibit 3: SunEdison Origination1, LLC Evidence of Formation & Team-Solar, Inc. Contractor's License

Exhibit 4: Safety Program

Exhibit 5: 2014 Audited Financial Statement

Appendix

Exhibit 1: Select Operational Public Sector Projects in California

Currently Operating Solar PV Systems for California Public Sector Customers

Customer	System Type	Quarter Completed	System Size (kW dc)
UC Berkeley	Roof	2015Q4	12
UC Berkeley	Roof	2015Q4	113
Anderson Union High School District	Ground	2007Q2	64
Anderson Union High School District	Ground	2007Q4	425
Bay Area Rapid Transit (BART)	Roof	2009Q3	255
Bay Area Rapid Transit (BART)	Roof	2009Q3	158
State of California	Ground	2012Q1	1,190
State of California	Ground	2013Q2	1,741
State of California	Ground	2012Q4	2,384
State of California	Ground	2013Q4	2,994
State of California	Ground	2006Q2	1,160
State of California	Ground	2012Q3	4,422
State of California	Ground	2014Q1	5,946
State of California	Ground	2013Q4	1,310
State of California	Ground	2008Q2	1,180
State of California	Ground	2012Q2	4,594
State of California	Ground	2012Q1	1,176
State of California	Ground	2012Q3	4,726
State of California	Ground	2014Q3	1,630
State of California	Ground	2013Q4	2,069
State of California	Ground	2013Q4	1,400
State of California	Ground	2013Q4	1,913
California State Polytechnic University, Pomona (Cal Poly)	Canopy	2010Q4	884
California State University, Bakersfield (CSUB)	Canopy	2010Q4	1,165
Central Unified School District	Canopy	2015Q4	199
Central Union School District	Ground	2012Q3	158
City of Colusa	Ground	2011Q3	296
Central Union School District	Canopy	2012Q2	237
State of California	Roof	2005Q4	171
State of California	Roof	2006Q4	342
Central Union School District	Canopy	2012Q1	257
City of Fremont	Canopy	2015Q4	872
California State University, Monterey Bay (CSUMB)	Ground	2010Q3	1,045

California State Polytechnic University, Pomona (Cal Poly)	Roof	2010Q4	315
City of Fremont	Canopy	2015Q3	219
California State University, San Bernardino (CSUSB)	Roof	2010Q3	154
State of California	Roof	2007Q3	320
California State University, San Bernardino (CSUSB)	Ground	2010Q3	727
University of California	Roof	2013Q3	247
City of Davis Public Works Department	Ground	2010Q3	907
State of California	Ground	2015Q4	1,115
State of California	Roof	2007Q3	251
State of California	Ground	2014Q3	2,609
City of Fremont	Canopy	2015Q3	83
State of California	Ground	2012Q2	1,129
City of Huntington Beach	Canopy	2011Q4	1,109
Federal Aviation Administration	Ground	2012Q4	1,152
Fairfield-Suisun Sewer District	Ground	2009Q4	1,142
City of Huntington Beach	Canopy	2011Q3	835
City of Huntington Beach	Canopy	2011Q3	185
City of San Jose	Canopy	2010Q4	902
City of Taft	Canopy	2012Q1	69
Greenfield Union School District	Ground	2012Q4	280
Greenfield Union School District	Ground	2012Q4	186
County of San Diego, CA	Canopy	2011Q4	1,091
Greenfield Union School District	Canopy	2012Q4	309
Greenfield Union School District	Canopy	2012Q4	284
Greenfield Union School District	Roof	2012Q4	135
Greenfield Union School District	Canopy	2012Q4	284
Greenfield Union School District	Canopy	2012Q4	171
Greenfield Union School District	Canopy	2012Q4	124
Happy Valley School District	Ground	2007Q4	125
Happy Valley School District	Ground	2007Q4	128
Greenfield Union School District	Canopy	2012Q4	109
Greenfield Union School District	Canopy	2012Q4	102
Irvine Unified School District	Canopy	2014Q4	347
Irvine Unified School District	Canopy	2014Q4	224
Irvine Unified School District	Roof	2010Q4	142
Irvine Unified School District	Canopy	2014Q4	205
Irvine Unified School District	Roof	2010Q4	66
Irvine Unified School District	Canopy	2013Q3	310
Irvine Unified School District	Roof	2011Q1	211
Irvine Unified School District	Canopy	2013Q2	423

Irvine Unified School District	Roof	2010Q4	53
Irvine Unified School District	Roof	2010Q3	50
Irvine Unified School District	Canopy	2013Q2	288
Irvine Unified School District	Canopy	2013Q2	282
Irvine Unified School District	Roof	2011Q1	86
Irvine Unified School District	Roof	2010Q4	119
Irvine Unified School District	Roof	2010Q4	259
Irvine Unified School District	Roof	2010Q4	56
Irvine Unified School District	Roof	2010Q4	75
Irvine Unified School District	Roof	2010Q4	53
Irvine Unified School District	Canopy	2013Q1	827
Irvine Unified School District	Roof	2010Q4	46
Irvine Unified School District	Roof	2011Q1	102
Irvine Unified School District	Roof	2011Q1	73
Irvine Unified School District	Roof	2011Q1	73
Irvine Unified School District	Roof	2011Q1	40
Irvine Unified School District	Canopy	2013Q1	527
Irvine Unified School District	Roof	2010Q4	79
Irvine Unified School District	Canopy	2010Q4	211
Irvine Unified School District	Canopy	2010Q4	116
Los Angeles Community College District	Canopy	2008Q2	1,190
Kingsburg Joint Union High School District	Ground	2013Q1	564
Lemoore Unified Elementary School	Ground	2012Q4	17
Lemoore Unified Elementary School	Ground	2012Q4	151
Lemoore Unified Elementary School	Ground	2012Q4	249
Lemoore Unified Elementary School	Ground	2013Q1	168
City of Madera	Ground	2010Q3	1,158
Mojave Water Agency	Roof	2011Q2	258
Muroc Joint Unified SD	Ground	2011Q1	240
Muroc Joint Unified SD	Ground	2011Q1	63
Muroc Joint Unified SD	Ground	2011Q1	89
NAVFAC SW	Ground	2015Q3	1,124
Padre Dam Municipal Water District	Canopy	2008Q4	482
Palm Springs Unified School District	Roof	2014Q4	169
Padre Dam Municipal Water District	Canopy	2008Q4	228
Padre Dam Municipal Water District	Canopy	2008Q4	152
Palm Springs Unified School District	Canopy	2015Q4	190
Palm Springs Unified School District	Canopy	2015Q4	175
Palm Springs Unified School District	Canopy	2014Q4	564
Palm Springs Unified School District	Canopy	2014Q4	436
Palm Springs Unified School District	Canopy	2014Q4	428

Palm Springs Unified School District	Canopy	2013Q4	918
Palm Springs Unified School District	Canopy	2013Q4	676
Palm Springs Unified School District	Canopy	2013Q4	507
Palm Springs Unified School District	Canopy	2013Q3	1,153
City of Parlier	Ground	2011Q4	490
Pioneer Unified School District	Ground	2009Q4	232
Pioneer Unified School District	Ground	2009Q4	235
Pioneer Unified School District	Ground	2009Q4	320
Port of Oakland	Ground	2007Q4	714
Ramona Municipal Water District	Ground	2012Q3	528
Palm Springs Unified School District	Canopy	2013Q3	1,153
City of San Diego, CA	Roof	2007Q1	1,135
City of San Diego, CA	Ground	2009Q4	945
City of San Jose	Roof	2010Q4	341
Palm Springs Unified School District	Canopy	2013Q3	1,149
Palm Springs Unified School District	Canopy	2013Q3	329
Rosedale Union School District	Canopy	2015Q4	238
Rosedale Union School District	Canopy	2015Q4	202
Rosedale Union School District	Canopy	2015Q4	187
Rosedale Union School District	Canopy	2015Q4	187
City of Santa Rosa High School District	Roof	2008Q4	361
City of Santa Rosa High School District	Roof	2008Q4	210
City of Santa Rosa High School District	Roof	2008Q4	261
Rosedale Union School District	Canopy	2015Q4	178
Rosedale Union School District	Canopy	2015Q4	160
Rosedale Union School District	Canopy	2015Q4	140
Snowline Joint Unified School District	Ground	2012Q1	236
San Luis Coastal Unified School District	Canopy	2012Q2	684
San Luis Coastal Unified School District	Canopy	2012Q2	371
Snowline Joint Unified School District	Ground	2012Q1	155
San Luis Coastal Unified School District	Canopy	2012Q2	251
San Luis Coastal Unified School District	Canopy	2012Q2	225
Santa Clara (City of), CA	Canopy	2013Q2	390
Snowline Joint Unified School District	Canopy	2011Q4	457
City of Taft	Ground	2012Q1	109
City of Taft	Ground	2012Q1	79
City of Taft	Ground	2012Q4	480
University of California, Irvine (UCI)	Roof	2009Q1	150
University of California, Irvine (UCI)	Roof	2009Q1	64
University of California, Irvine (UCI)	Roof	2009Q1	118
University of California, Irvine (UCI)	Roof	2009Q1	49

University of California, Irvine (UCI)	Roof	2009Q1	119
University of California, Irvine (UCI)	Roof	2009Q1	65
University of California, Irvine (UCI)	Roof	2009Q1	92
University of California, Irvine (UCI)	Roof	2009Q1	37
University of California, Irvine (UCI)	Roof	2009Q1	56
University of California, Irvine (UCI)	Roof	2009Q1	56
University of California, Irvine (UCI)	Roof	2009Q1	29
University of California, Irvine (UCI)	Roof	2009Q1	56
University of California, San Francisco (UCSF)	Roof	2007Q4	251
City of Yuba City	Ground	2007Q4	776
Palm Springs Unified School District	Ground	2014Q3	320
Snowline Joint Unified School District	Canopy	2011Q4	333
Snowline Joint Unified School District	Canopy	2011Q4	230
Snowline Joint Unified School District	Canopy	2011Q3	288
Snowline Joint Unified School District	Canopy	2011Q3	209
State of California	Canopy	2007Q4	1,173
State of California	Canopy	2006Q3	559
State of California	Canopy	2006Q2	279
Total	173 Projects		98 MW

Appendix

Exhibit 2: Surety Letter



On Your Side[®]

Nationwide Mutual Insurance Company

Home Office: Columbus, Ohio
Surety Administrative Office:
7 World Trade Center, 37th Floor
250 Greenwich Street
New York, NY 10007-0033
1-888-800-0147 • Fax (480) 905-5454

January 25, 2016

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754

**Re: REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK
SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES**

Dear Ms. Ho:

This letter is to advise you that SunEdison Origination I, LLC (Sunedison) is a valued surety client of Nationwide Mutual Insurance Company. SunEdison remains in good standing and is afforded surety capacity of \$25,000,000 for a single project and \$50,000,000 in the aggregate, including ample capacity to bond the captioned project(s).

Please note that the decision to issue surety bonds is a matter between Sunedison and Nationwide Mutual Insurance Company, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

Nationwide Mutual Insurance Company is "Treasury Listed" by the U.S. Department of Treasury with an underwriting limitation expressed therein over \$1 billion. If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Nationwide Mutual Insurance Company

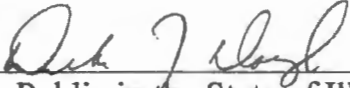
Sandra M. Nowak
Attorney-in-Fact

ACKNOWLEDGEMENT BY SURETY

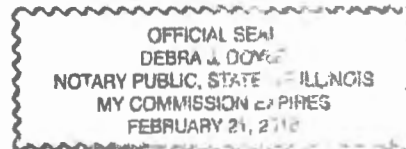
STATE OF ILLINOIS
COUNTY OF COOK

On this 25th of January, 2016, before me, Debra J. Doyle, a Notary Public, within and for said County and State, personally appeared Sandra M. Nowak to me personally known to be the Attorney-in-Fact of and for Nationwide Mutual Insurance Company and acknowledged that she executed the said instrument as the free act and deed of said Company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and year in this certificate first above written.



Notary Public in the State of Illinois
County of Cook



Nationwide Mutual Insurance Company

Surety Administrative Office:
7 World Trade Center, 37th Floor
250 Greenwich Street
New York, NY 10007-0033
1-888-800-0147 • Fax (480) 905-5454

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation hereinafter referred to as the "Company" and does hereby make, constitute and appoint:

Christopher P. Troha, Susan A. Welsh, Derek J. Elston, Sandra M. Winsted, Linda M. Napolillo, Christina L. Sandoval, Judith A. Lucky-Eftimov, Sandra M. Nowak

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 9th day of June, 2015



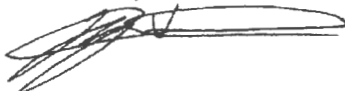
Craig E. Landi, Senior Vice President of Nationwide Mutual Insurance Company



ACKNOWLEDGMENT

STATE OF NEW YORK, COUNTY OF NEW YORK: ss

On this 9th day of June, 2015, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



FAYE V. STORCH

Notary Public - State of New York
Notary Public No. 01ST628622
My Commission Expires
Qualified in Nassau County
My Commission Expires July 29, 2017

CERTIFICATE

I, Parag H. Shah, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Craig E. Landi was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this

25th day of January, 2016.



Assistant Secretary

Appendix

Exhibit 3: SunEdison Origination1, LLC Evidence of Formation & Team-Solar, Inc. Contractor's License

Business Entity Detail

Data is updated to the California Business Search on Wednesday and Saturday mornings. Results reflect work processed through Tuesday, January 26, 2016. Please refer to Processing Times for the received dates of filings currently being processed. The data provided is not a complete or certified record of an entity.

Entity Name:	SUNEDISON ORIGINATION1, LLC
Entity Number:	200822810199
Date Filed:	08/14/2008
Status:	ACTIVE
Jurisdiction:	DELAWARE
Entity Address:	12500 BALTIMORE AVE
Entity City, State, Zip:	BELTSVILLE MD 20705
Agent for Service of Process:	C T CORPORATION SYSTEM (C0168406)
Agent Address:	*
Agent City, State, Zip:	*

* Indicates the information is not contained in the California Secretary of State's database.

* **Note:** If the agent for service of process is a corporation, the address of the agent may be requested by ordering a status report.

- For information on checking or reserving a name, refer to Name Availability.
- For information on ordering certificates, copies of documents and/or status reports or to request a more extensive search, refer to Information Requests.
- For help with searching an entity name, refer to Search Tips.
- For descriptions of the various fields and status types, refer to Field Descriptions and Status Definitions.

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**WRITTEN CONSENT OF SOLE MEMBER AND MANAGER
OF SUNEDISON ORIGINATION1, LLC AUTHORIZING APPOINTMENT OF
AUTHORIZED OFFICERS**

November 13, 2015

The undersigned being the sole member and sole manager (the "Sole Member") of SunEdison Origination1, LLC, a Delaware limited liability company (the "Company"), for the purpose of taking action without a meeting pursuant to Section 18-404 of the Delaware Limited Liability Act, as amended, and in accordance with the Company's Operating Agreement, as amended, hereby consents to the adoption of the following resolutions:

WHEREAS, it is proposed that it is in the best interest of the Company to appoint officers; and

WHEREAS, it is proposed that it is in the best interest of the Company to authorize such officers to execute and deliver on behalf of the Company any and all binding documents related to the Company's participation of any kind; and

WHEREAS, the Sole Member of the Company deems it to be in the best interest of the Company to designate such officers and to grant them such authority as described above.

NOW, THEREFORE, BE IT RESOLVED, the following people are hereby appointed to serve in the capacities set forth opposite such person's name, to hold office until such time as he is removed or replaced (the "Authorized Officers"):

<u>Name</u>	<u>Office(s)</u>
Rafael Dobrzynski	President
Manavendra Sial	Treasurer
Karleen Stern	Secretary and General Counsel
Tanya Willacy	Assistant Secretary
Laura Brue Klein	Vice President
Jose Rosado	Vice President
Luis Sabate	Vice President
Sujay Parikh	Vice President
Joyce Chang	Assistant Secretary
Marco McClees	Assistant Secretary
Shana Goldberg	Assistant Secretary
Chris Maratas	Assistant Secretary

RESOLVED FURTHER, that the Company authorizes the Authorized Officers to execute and deliver for and on behalf of the Company any and all binding documents related to the Company's participation in any kind of incentive program associated with solar energy; and

RESOLVED FURTHER, that consistent with the foregoing resolutions, any of the Authorized Officers are hereby authorized and directed, in the name and on behalf of the Company, to do all things, to take all such actions, and to execute, deliver and file all such other agreements, instruments, reports, documents and regulatory and other notices and to obtain any and all such waivers, consents and approvals necessary or reasonably required in connection with the foregoing resolutions (such determination to be conclusively, but not exclusively, evidenced by the taking of such actions or the execution, delivery and filing of such agreements, instruments, reports, documents or regulatory or other notices); and

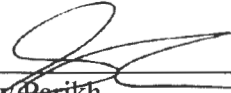
RESOLVED FURTHER, that all things done, all actions taken and all agreements, instruments, reports, documents and regulatory and other notices executed, delivered or filed through the date hereof, and all things to be done, all actions to be taken and all agreements, instruments, reports, documents and regulatory and other notices to be executed, delivered or filed after the date hereof, by any of the Authorized Officers, or any agents, attorneys, accountants, employees, designees or outside consultants thereof, in the name and on behalf of the Company, in connection with the foregoing resolutions and the transactions contemplated thereunder, hereby are authorized, approved, ratified and confirmed in all respects; and

RESOLVED FURTHER, that this Written Consent of Sole Member and Manager may be executed in two or more counterparts, with facsimile signatures binding as originals, each of which shall be deemed an original but all of which together shall constitute one and the same instrument and shall be filed in the minute book of the Company.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has caused this Written Consent of Sole Member and Manager to be duly executed and delivered as of the date first set forth above.

SUN EDISON LLC

By: 
Name: Sujay Parikh
Title: Authorized Representative

**CONTRACTORS STATE LICENSE BOARD**

Contractor's License Detail for License # 781578

DISCLAIMER: A license status check provides information taken from the CSLB license database. Before relying on this information, you should be aware of the following limitations.

CSLB complaint disclosure is restricted by law (B&P 7124.6) If this entity is subject to public complaint disclosure, a link for complaint disclosure will appear below. Click on the link or button to obtain complaint and/or legal action information.

Per B&P 7071.17, only construction related civil judgments reported to the CSLB are disclosed.

Arbitrations are not listed unless the contractor fails to comply with the terms of the arbitration.

Due to workload, there may be relevant information that has not yet been entered onto the Board's license database.

Data current as of 4/7/2015 1:24:30 PM

Business Information

TEAM - SOLAR INC
12500 BALTIMORE AVENUE
BELTSVILLE, MD 20705
Business Phone Number:(650) 453-5662

Entity Corporation
Issue Date 07/14/2000
Expire Date 07/31/2016

License Status

This license is current and active.

All information below should be reviewed.

Classifications

C10 - ELECTRICAL
B - GENERAL BUILDING CONTRACTOR

Bonding Information

Contractor's Bond

This license filed a Contractor's Bond with RLI INSURANCE COMPANY.

Bond Number: CMS247090

Bond Amount: \$12,500

Effective Date: 09/15/2010

Contractor's Bond History

Bond of Qualifying Individual

This license filed Bond of Qualifying Individual number **09023319** for JAZDZEWSKI JOSEPH LEAON in the amount of **\$12,500** with FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

Effective Date: 01/31/2011

This license filed Bond of Qualifying Individual number **09048020** for TURNER ERIC RYAN in the amount of **\$12,500** with FIDELITY AND DEPOSIT COMPANY OF MARYLAND.

Effective Date: 09/15/2011

Workers' Compensation

This license has workers compensation insurance with the ACE AMERICAN INSURANCE COMPANY

Policy Number: WLRC48013752

Effective Date: 06/01/2014

Expire Date: 06/01/2015

Workers' Compensation History

Other

Personnel listed on this license (current or disassociated) are listed on other licenses.

Appendix

Exhibit 4: Safety Program – Table of Contents



Site Specific Safety Plan Template

Project Name –
Project Number –
Street Address –
Town, State Zip –

Prepared by:

--

Date

--

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Site Specific Safety Plan

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EXHIBIT A

**CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM
DESIGNER-BUILDER PRE-QUALIFICATION QUESTIONNAIRE**

PART I. CONTACT INFORMATION

Firm Name: SunEdison Origination1, LLC Check One: ☒ Corporation
(as it appears on license)

☐ Partnership Sole Prop.

☐ Sole Prop.

Contact Person: Chad Tady

Address: 600 Clipper Drive, Belmont, CA 94002

Phone: 650-454-4915 Fax: N/A

E-mail: ctady@sunedison.com Cell Phone: 650-454-4915

If firm is a sole proprietor or partnership:

Owner(s) of Company: _____

Contractor's License Number(s):

B (Electrical) & C10 (General Building Contractor) Licenses - license # 781578

Note: The licenses are held by Team-Solar, Inc., an affiliate of SunEdison Origination1, LLC

PART II. ESSENTIAL REQUIREMENTS FOR QUALIFICATION

Design-Build Team will be immediately disqualified if the answer to any of questions 1 through 5 is "no."⁵

Design-Build Team will be immediately disqualified if the answer to any of questions 7 through 9 is "yes."⁶ If the answer to question 8 is "yes," and if debarment would be the sole reason for denial of pre-qualification, any pre-qualification issued will exclude the debarment period.

1. Designer-Builder possesses a valid and current California Contractor's license for the project or projects for which it intends to submit a bid.
☒ Yes ☐ No
2. Designer-Builder has a liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$5,000,000 aggregate.
☒ Yes ☐ No
3. Designer-Builder has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.
☒ Yes ☐ No Contractor is exempt from this requirement, because it has no employees
4. Designer-Builder has errors and omissions insurance policy with a limit of at least \$1,000,000 per occurrence.
☒ Yes ☐ No
5. Have you attached your latest copy of a reviewed or audited financial statement with accompanying notes and supplemental information?⁷
☒ Yes ☐ No

NOTE: A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

⁵ A "no" answer to Question 4 will not be disqualifying if the contractor is exempt from complying with Question 4, for reasons explained in footnote 7.

⁶ A contractor disqualified solely because of a "Yes" answer given to question 7 - 9 may appeal the disqualification and provide an explanation of the relevant circumstances during the appeal procedure.

⁷ Public Contract Code section 20101(e) exempts from this requirement a contractor who has qualified as a small business pursuant to Government Code section 14837(d)(1), if the bid is "no more than 25 per cent of the qualifying amount provided in section 14837(d)(1)." As of January 1, 2001, the qualifying amount is \$10 million, and 25 per cent of that amount, therefore, is \$2.5 million.

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

6. Have you attached a notarized statement from an admitted surety insurer (approved by the California Department of Insurance) and authorized to issue bonds in the State of California, which states: (a) that your current bonding capacity is sufficient for the project for which you seek pre-qualification if you are seeking pre-qualification for a single project; or (if you are seeking pre-qualification valid for a year) (b) your current available bonding capacity?⁸

☒ Yes ☐ No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

7. Has your contractor's license or any member of the Design-Build team (i.e. Architect, Engineer, etc) been revoked at any time in the last five years?

☐ Yes ☒ No

8. Has a surety firm completed a contract on your behalf, or paid for completion because your firm was default terminated by the project owner within the last five (5) years?

☐ Yes ☒ No

9. At the time of submitting this pre-qualification form, is your firm ineligible to bid on or be awarded a public works contract, or perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

☐ Yes ☒ No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

-
10. At any time during the last five years, has the Design-Build Team, or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?

☐ Yes ☒ No

⁸ An additional notarized statement from the surety may be requested by the City of Monterey Park at the time of submission of a bid, if this pre-qualification package is submitted more than 60 days before submission of the bid. Bonding Capacity refers to the amount available for this project

**PART III. ORGANIZATION, HISTORY, ORGANIZATIONAL PERFORMANCE,
COMPLIANCE WITH CIVIL AND CRIMINAL LAWS**

A. History of the Business and Organizational Performance

1. How many years has your organization been in business in California as a contractor under your present business name and license number? 7+ years
years. Attach a copy of either your documentation proving formation of the organization or agreement committing to form the organization.
2. Was your firm in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 7, above)
☐ Yes ☒ No

If "yes," please attach a copy of the bankruptcy petition, showing the case number and the date on which the petition was filed, and a copy of the Bankruptcy Court's discharge order, or of any other document that ended the case, if no discharge order was issued.

Licenses

3. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by your firm:
B License; General Building Contractor; license # 781578; Expiration 7/31/2016
C10 License; Electrical Contractor; license # 781578; Expiration 7/31/2016
4. If any of your firm's license(s) are held in the name of a corporation or partnership, list below the names of the qualifying individual(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.
B License - Joseph Leao Jazdzewski, Team-Solar, Inc. (SunEdison subsidiary)
C10 License - Eric Ryan Turner, Team-Solar, Inc. (SunEdison subsidiary)
5. Has any CSLB license held by your firm or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been suspended within the last five (5) years?
☐ Yes ☒ No
If "yes," please explain on a separate signed sheet.

6. Is your firm a current certified member of the Design Build Institute of America (DBIA)?

☐ Yes ☒ No

If "yes," please provide current DBIA certification on a separate sheet.

7. Does your company have Building Integrated Model (BIM)?

☐ Yes ☒ No

Disputes

8. At any time in the last five years has your firm been assessed and paid liquidated damages for a project under a construction contract with either a public or private owner?

☒ Yes ☐ No

If "yes," explain on a separate signed page, identifying all such projects by owner, owner's address, the date of completion of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

9. In the last (5) five years has your firm, or any firm with which any of your company's owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, from a federal, state, or local government public works project for any reason?

NOTE: "Associated with" refers to another construction firm in which an owner, partner or officer of your firm held a similar position.

☐ Yes ☒ No

If "yes," explain on a separate signed page. State whether the firm involved was the firm applying for pre-qualification here or another firm. Identify by name of the company, the name of the person within your firm who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

10. In the past five (5) years has any claim **against** your firm concerning your firm's work on a construction project been **filed in court or arbitration**?

☐ Yes ☒ No

If "yes," on separate signed sheets of paper identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

11. At any time during the past five years, has any surety company made any payments on your firm's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on your firm's behalf, in connection with a construction project, either public or private?

☒ Yes ☐ No

If "yes," explain on a separate signed page the amount of each such claim, the name and telephone number of the claimant, the date of the claim, the grounds for the claim, the present status of the claim, the date of resolution of such claim if resolved, the method by which such was resolved if resolved, the nature of the resolution and the amount, if any, at which the claim was resolved.

Criminal Matters and Related Civil Suits

12. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☒ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.

13. Has your firm or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

☐ Yes ☒ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the conviction and the grounds for the conviction.

Bonding

14. Bonding capacity: Provide documentation from your surety identifying the following:

Name of bonding company/surety: Nationwide Mutual Insurance Company

Name of surety agent, address and telephone number:

Sandra M. Nowak, 200 East Randolph Street, Chicago, Illinois 60601, phone: 312-381-4468

Documentation of bonding capacity of at least of \$10 million:

Notarized statement from surety documenting bonding capacity

15. During the last five (5) years, has your firm ever been denied bond coverage by a surety company, or has there ever been a period of time when your firm had no surety bond in place during a public construction project when one was required?

☐ Yes ☒ No

If "yes," provide details on a separate signed sheet indicating the date when your firm was denied coverage and the name of the company or companies which denied coverage; and the period during which you had no surety bond in place.

B. Compliance with Occupational Safety and Health Laws and with Other Labor Legislation Safety

1. Has CAL OSHA cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years?

NOTE: If you have filed an appeal of a citation, and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

☒ Yes ☐ No

If "yes," attached a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

2. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☒ No

If "yes," attach a separate signed page describing each citation.

3. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your firm or the owner of a project on which your firm was the contractor, in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☒ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

4. Does your construction company have a safety program in place?

☒ Yes ☐ No

If "yes," submit your safety program table of contents or outline of the program.

5. List your firm's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three (3) premium years:

NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

Current year: 0.53 (2015)

Previous year: 0.66

Year before previous year: 0.78

If your EMR for any of these three years is or was 1.00 or higher you may, if you wish, attach a letter of explanation.

6. Within the last (5) five years has there ever been a period when your firm had employees but was without workers' compensation insurance or state-approved self-insurance?

☐ Yes ☒ No

If "yes," please explain the reason for the absence of workers' compensation insurance on a separate signed page. If "No," please provide a statement by your current workers' compensation insurance carrier that verifies periods of workers' compensation insurance coverage for the last five (5) years. (If your firm has been in the construction business for less than five (5) years, provide a statement by your workers' compensation insurance carrier verifying continuous workers' compensation insurance coverage for the period that your firm has been in the construction business.)

Prevailing Wage and Apprenticeship Compliance Record

7. Has there been more than one (1) occasion during the last five (5) years in which your firm was required to pay either back wages or penalties for your own firm's failure to comply with the **state's** prevailing wage laws?

NOTE: This question refers only to your own firm's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

☐ Yes ☒ No

If "yes," attach a separate signed page or pages, describing the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially

underpaid and the amount of back wages and penalties that you were required to pay.

8. During the last (5) five years, has there been more than one occasion in which your own firm has been penalized or required to pay back wages for failure to comply with prevailing wage requirements?

☐ Yes ☒ No

If "yes," attach a separate signed page or pages describing the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

9. Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your company for use on any public work project for which you are awarded a contract by the City of Monterey Park.

10. If your firm operates its own State-approved apprenticeship program:

- (a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.
- (b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).
- (c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

11. At any time during the last five years, has your firm been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?

NOTE: You may omit reference to any incident that occurred before January 1, 1998, if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

☐ Yes ☒ No

If "yes," provide the date(s) of such findings, and attach copies of the

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

Department's final decision(s).

12. Do you agree that your firm and its subcontractors at every tier will comply with the requirements of Public Contract Code §22164 (c) and that your firm will provide the City with evidence, on a monthly basis while the project or contract is being performed, that your firm and its subcontractors are complying with the requirements of Public Contract Code §22164 (c).

☒ Yes ☐ No

I, the undersigned, certify and declare that I have read all the foregoing answers to this pre-qualification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

Dated: Jan 29, 2016

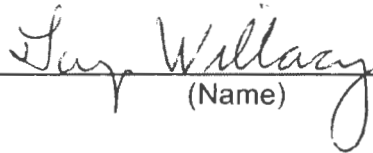

(Name)

EXHIBIT C

**RELEASE FORM FOR MASTER PROJECT LIST AND OWNER PROJECT
LIST WITH CONTACT INFORMATION**

**AUTHORIZATION FOR RELEASE OF INFORMATION AND
WAIVER OF LIABILITY FOR PROJECT REFERENCES**

I, on behalf of myself, corporation or company, hereby authorize any and all individuals who are familiar with my design-build and contractor experience and work performance to provide information to the City of Monterey Park and its officers, agents, employees and representatives pertaining to prior work history.

I, on behalf of myself, corporation or company, hereby voluntarily waive any and all rights I, my corporation or company may have to privacy and/or confidentiality pertaining to prior work history and work performance insofar as the information is released solely to the City of Monterey Park and its agents, employees and representatives who are evaluating qualifications for the Monterey Park Solar Photovoltaic System.

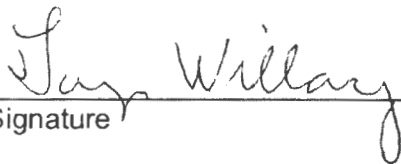
This authorization is valid for 90 days from the date of signature. I, on behalf of myself, corporation or company hereby release the City of Monterey Park, and its officers, agents, employees and representatives from any claims, damages or liabilities of any kind, that may directly or indirectly result from the use, disclosure, or release of such information by any person or party, whether such information is favorable or unfavorable to me, my corporation or company arising from the reference as contemplated by this authorization.

I have read the above, understand its contents, and voluntarily agree to its terms.

Jan 29, 2016

Signature Date

Signature



ATTACHMENT 4
Amended RFQ for Solar Photovoltaic System

**REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK
SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES
ADDENDUM
JANUARY 14, 2016**

Date Issued: December 17, 2015
Title: City of Monterey Solar Photovoltaic System
Contact: Amy Ho
amho@montereypark.ca.gov
(626) 307-1383

RFQ SUBMITTALS DUE

Day: February 1, 2016
Time: 3:00 pm

Attention: Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754
(626) 307-1383

RFQ/CONTENTS

Section I	Purpose of Request for Qualifications and General Terms and Conditions
Section II	Contract Schedule/Notice
Section III	Project Description
Section IV	Qualifications Submittal
Section V	Evaluation Criteria
Exhibit A	Pre-Qualification Questionnaire
Exhibit B	Release Form for Master Project List and Owner Project List with Contact Information

REQUEST FOR QUALIFICATION
CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM FOR CITY FACILITIES

Notice is hereby given that the City of Monterey Park (City) has determined that all bidders on the Solar Photovoltaic System for City Facilities project, undertaken by the City of Monterey Park, must be pre-qualified before submitting a bid on that project. **It is mandatory that all Design-Build Teams who intend to submit a bid fully complete the pre-qualification questionnaire and provide all materials requested herein. RFQ Submittals will not be accepted from a Design-Build Team that has failed to comply with these requirements.**

The last date to submit a fully completed RFQ Submittal is February 1, 2016.

Answers to questions contained in the RFQ including the attached questionnaire (Exhibit A), such as information about current bonding capacity, notarized statement from surety, and the most recent reviewed or audited financial statements, with accompanying notes and supplemental information, are required. The City will use these documents as a partial basis of rating Teams in respect to the size and scope of contracts upon which each Team is qualified to bid for the City. The City reserves the right to check other sources available. The City's decision will be based on objective evaluation of criteria.

Any Request for Information (RFI) regarding this RFQ is due in writing **by 3:00 p.m. on or before January 25, 2016**. RFIs submitted through the mail should be addressed as follows:

Ms. Amy Ho, Management Analyst
City of Monterey Park, Public Works Department
320 W Newmark Ave
Monterey Park, CA 91754

RFIs submitted via e-mail should be addressed to Amy Ho and e-mailed to amho@montereypark.ca.gov. Subject line should indicate RFI – RFQ for Solar Photovoltaic System.

Any responses to RFIs will be released by **3:00 p.m. on or before January 28, 2016**. Responses will be posted on the City's website.

The City reserves the right to ask for any additional information based on the responses provided, and will use this information, along with any other relevant information, to evaluate whether or not the Team is responsible to perform the proposed work.

The RFQ Submittals, consisting of the questionnaire answers, statement of qualifications and financial statements, submitted by the Team are not public records and are not open to public inspection. All information provided will be kept confidential to the extent permitted by law. However, the contents may be disclosed to third parties for purpose of verification, or investigation of substantial allegations, or in an appeal hearing. State law requires that the names of contractors applying for pre-qualification status are public records subject to disclosure, and the first page of the questionnaire will be used for that purpose.

Each questionnaire must be signed under penalty of perjury in the manner designated at the end of the form, by an individual who has the legal authority to bind the Team on whose behalf that person is signing. If any information provided by a Team becomes inaccurate, the Team must immediately notify the City and provide updated accurate information in writing, under penalty of perjury.

The City reserves the right to waive minor irregularities and omissions in the information contained in the pre-qualification application submitted, to make all final determinations, and to determine at any time that the pre-qualification procedures will not be applied to a specific future public project.

Teams may submit RFQ Submittals before the posted due date during regular working hours on any day that the offices of the City are open.

The City may refuse to grant pre-qualification where the requested information and materials are not provided, or not provided by the filing deadline. There is no appeal from a refusal for an incomplete or late application. The closing time for RFQs will not be changed in order to accommodate supplementation of incomplete submissions or late submissions.

SECTION I

PURPOSE OF REQUEST FOR QUALIFICATIONS AND GENERAL TERMS AND CONDITIONS

1.0 Purpose for Request for Qualifications

The purpose of this Request for Qualifications (RFQ) is to solicit a Statement of Qualifications (SOQs) from qualified Design-Build Teams (Teams) to participate in a short listed Design-Build Request for Proposals (RFP) for the design and construction of a solar photovoltaic system on City properties and facilities. The locations considered are City Hall, Bruggemeyer Library, Langley Senior Citizen Center and Delta Water Operations Facility. The completed project should be cost neutral to the City for a minimum of 20 years, when factoring in reduced electricity payments to Southern California Edison. The evaluation of each Design-Build Team's SOQ will be based on the evaluation criteria set forth below. Teams who are pre-qualified will be invited to participate in a RFP for the design and construction of a solar photovoltaic system for the City.

Exhibit D is the electricity consumption for the four facilities in 2015.

1.1 REQUESTS FOR INFORMATION

All Requests for Information (RFI) including any questions, requests for interpretations or requests for clarifications, either administrative or technical, about this RFQ must be submitted in writing. Questions must be submitted no later than 3:00 p.m. on January 25, 2016. Any responses will be issued before the submission date for consideration by Teams. Oral Statements concerning the meaning or intent of the contents of this RFQ by any person are unauthorized and invalid. All questions should be directed to:

Amy Ho, Management Analyst
Public Works Department
Email: amho@montereypark.ca.gov or
by phone at (626) 307-1383

1.2 ERRORS AND OMISSIONS

If a Team discovers any ambiguity, conflict, discrepancy, omission or other error in the RFQ or any of its attachments, the Team must immediately notify the City of such error in writing and request modification or clarification of the document. Modifications will be made by addenda. Clarifications will be given by written notice to all parties who have been furnished with or who have requested an RFQ for proposing purposes, without divulging the source of the request for same. If a Team fails to notify the City before the date fixed for submission of qualifications or an error in the RFQ known to it, or an error that reasonably should have been known to it, the Team bids at its own risk, and if it is awarded the contract, it is not entitled to additional compensation or time by reason of the

error or its later correction.

1.3 ADDENDA

City may modify this RFQ, any of its key dates, or any of its attachments, before the RFQ submittal date. Addenda will be numbered consecutively as a suffix to the RFQ Reference Number. It is a submitting Team's responsibility to ensure it has incorporated all addenda. Failure to acknowledge and incorporate addenda will not relieve the Team of the responsibility to meet all terms and conditions of the RFQ and any subsequent addenda.

1.4 EXCEPTIONS

If a Team takes exception to any part of these specifications as written, or as amended by any Addenda subsequently issued, or the General Provisions, they must do so in writing. Said exception must be submitted with the Submittal. Failure to do so will be construed as acceptance of all items in the General Provisions.

1.5 DELIVERY OF SUBMITTALS

Submittals delivered by mail should be post-marked sufficiently in advance of the SOQ opening date to ensure delivery to the City Clerk's Office before the specified opening time. The City assumes no responsibility for delay in delivery of the proposal by U.S. Mail or any other service. **LATE SUBMITTALS WILL NOT BE ACCEPTED.**

1.6 SUBMITTALS BECOME THE PROPERTY OF THE CITY OF MONTEREY PARK

All Statements of Qualifications (SOQs) submitted in response to this Request for Qualifications (RFQ) become the property of the City. Only those SOQs submitted by a Design-Build Team who is short-listed and provided a Request for Proposals (RFP) by the City and awarded the contract will become a public record and as such, might be subject to public review.

1.7 CONFIDENTIAL MATERIAL

The Submittals (questionnaire answers, statement of qualifications and financial statements) submitted by Design-Build Team are public records and will be open to public inspection following an assessment and recommendation to the City Council. Teams must notify the City in advance of any proprietary or confidential material contained in the Submittal and provide justification for not making such material public. All information provided will be kept confidential to the extent permitted by law. The City has sole discretion to disclose such material subject to any protective order which Teams may obtain.

1.8 DISPOSITION OF SUBMITTALS

All materials, ideas, and formats submitted in response to this RFQ will become the property of the City upon receipt and may be returned only at the City's option and at the Team's expense. One copy must be retained for official files.

1.9 REJECTION OF SUBMITTALS

The City may reject any or all Submittals and may waive any immaterial deviation in a Submittal. The City's waiver of an immaterial defect must in no way modify the RFQ documents or excuse the Team from full compliance with the specifications if it is awarded the contract. Submittals referring to terms and conditions other than City's terms and conditions may be rejected as being non-responsive.

1.10 CANCELLATION

This solicitation does not obligate the City to enter into an agreement. The City retains the right to cancel this RFQ at any time, should the project be canceled, or it is deemed in the best interest of the City. No obligation either expressed or implied, exists on the part of the City to make an award or to pay any cost incurred in the preparation or submission of a Submittal.

1.11 DISPUTES/PROTEST

The City encourages potential Teams to resolve issues regarding the requirements of the procurement process through written correspondence and discussions during the period in which clarifying addenda may be issued. The City wishes to foster cooperative relationships and to reach a fair agreement in a timely manner.

Teams filing a protest must do so within five (5) calendar days of Submittal due date. The protesting Team must submit a full and complete written statement detailing the facts in support of the protest. Protest must be sent by certified or registered mail or delivered in person to City Clerk's Office and the Department of Public Works. The City will provide a decision on the matter. The decision must be in writing and sent by certified or registered mail, faxed, or delivered in person to the protesting Team. The decision of the City is final.

1.12 SELECTION OF FINALIST AND AWARD OF CONTRACT

Finalist will be selected as set forth in the terms of the RFQ below and the criteria listed in the RFP. Final award of a construction contract, if any, will be to the Team whose proposal best complies with all of the requirements of the RFP documents and any addenda.

1.13 CONTRACT DOCUMENTS

Contract documents will consist of the City of Monterey Park Design-Build Agreement. In the event of a conflict between the documents the following order of precedence must apply:

1. City of Monterey Park Design-Build Agreement
2. City of Monterey Park Request for Proposal
3. Submitter's Proposal

1.14 EXECUTION OF THE CONTRACT

The period for execution may be changed by mutual agreement of the parties. Any contract changes/modifications must be agreed to by both parties before final City Council award of contract. Contracts are not effective until approved by the City Council of the City of Monterey Park. Any work performed before receipt of a fully executed contract must be at Team's risk.

1.15 FAILURE TO EXECUTE THE CONTRACT

Failure to execute the contract within the time frame identified above must be sufficient cause for voiding the award. Failure to comply with other requirements within the set time must constitute failure to execute the Agreement. If the successful Team refuses or fails to execute the contract, the City may award the contract to the next qualified highest ranked Team.

1.16 PERFORMANCE MONITORING

The City will periodically evaluate Team's performance to ensure satisfactory delivery of services required. The Team will submit to the City a Project staff organizational chart, which includes the names, resumes and contact information of employees in key positions who will work on this project. All employees in key positions must be approved by the City.

If any key personnel furnished by the Team for the Project in accordance with the key personnel provisions of this section should be unable to continue in the performance of assigned duties for reasons due to death, disability or termination, the Team must promptly notify the City explaining the circumstances. Changes in assignment of key personnel due to commitments not related to this project are prohibited without City approval.

In the event that, in the opinion of the City, the performance of personnel of the Submitter assigned to this Agreement is at an unacceptable level, such personnel must cease to be assigned to this Agreement and must return to the Firm must furnish to the City, the name of the substitute person or persons in accordance with the previous paragraph. Absence of acceptable key personnel for the Work must constitute an event of default.

1.17 ACCEPTANCE PERIOD

This RFQ submittal will be valid for a period of 90 days from date of RFQ submittal date.

SECTION II

Solar Photovoltaic System Design-Build Tentative Contract Schedule

Milestone	Tentative Date
RFQ Issued	December 17, 2015
Statement of Qualifications (SOQs) Due	February 1, 2016
Notice of Qualified Bidders Issued	February 8, 2016
RFP Issued	February 12, 2016
Proposals Due	February 22 2016
Award of Contract	March 16, 2016
Negotiations and Agreement Execution	April 2016
Substantial Completion	October 2016
Final Completion	December 2016

NOTE: This schedule may need to be adjusted

SECTION III

3.1 PROJECT DESCRIPTION

The City of Monterey Park (City) is looking for the installation of photovoltaic (PV) solar panels at City Hall, City Hall, Bruggemeyer Library, Langley Senior Center and Delta Facility. The installed system would likely be financed through a Power Purchase Agreement (PPA). The system must be cost neutral to the City, once the energy production offset is considered. The City anticipates that firms would receive Renewable Energy Credits (RECs) from electrical generation, and the City would purchase the generated electricity.

3.2 SCOPE OF SERVICES

The City is soliciting qualifications to select a developer able to assess solar development feasibility for selected City sites and, for feasible sites, subsequently design, finance, develop, construct, install, operate, maintain, monitor, decommission, and remove the solar photovoltaic systems.

The City desires a Power Purchase Agreement (PPA) where a selected developer will design, finance, install, own, maintain and operate the photovoltaic systems. However, the City will consider other financing and/or ownership models depending on the site, including equipment leases and purchases.

Four sites are considered, with potential to produce beyond 1 MWh of solar energy:

City Hall – 320 W Newmark Av, Monterey Park 91754
Bruggemeyer Library – 318 S Ramona Av, Monterey Park 91754
Langley Senior Center – 400 W Emerson Av, Monterey Park 91754
Delta Operations Facility - 2655 N. Delta Av, Rosemead 91770

The Firm will be responsible for securing all necessary permits and approvals for the successful completion of the project in conformance with all related building codes, and will assist with securing approval to interconnect the project with Southern California Edison. The Firm will also be responsible for all maintenance to the installed equipment.

3.3 QUALIFICATION

Qualifications packages will be evaluated based on technical understanding of the project, proposed implementation, company's financial stability and past experience.

Qualified firms must be able to demonstrate experience in turnkey design, and building and maintenance of PV systems on similar buildings in power

purchase agreements. Firms will be expected to integrate municipal assets (roof surfaces and land), the energy consumption needs of municipal facilities, solar tax credits, and Clean Energy Fund subsidies to create a cost-effective proposal for consideration.

Qualified developers must meet the following minimum qualifications:

- Designed, financed, developed, constructed, installed, operated, maintained, and monitored two (2) or more solar projects.
- Among the two (2) or more qualifying projects, at least one project must be with a public agency as the property owner.
- Among the two (2) or more qualifying projects, at least one project must have utilized a PPA.
- All qualifying projects must currently be in commercial operation and under its management.
- The developer must have current State required contractor licenses.

It is the City's intent to use this qualification process to select a limited number of qualified firms to submit cost proposals. The City will evaluate responses to this RFQ and will select qualified firm(s) to participate in the RFP phase of this selection process.

SECTION IV

QUALIFICATION SUBMITTAL

4.1 PREPARATION

Submittals should be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFQ. Responses should emphasize the Team's demonstrated capability to perform work of this type. Expensive bindings, colored displays, promotional materials, etc., are not essential. **EMPHASIS SHOULD BE CONCENTRATED ON COMPLETENESS AND CLARITY OF CONTENT.**

4.2 NUMBER OF COPIES

The Team must provide a minimum of three (3) originals, and one (1) electronic version of the proposal. All copies of the proposal must be sealed when delivered to the City.

4.3 DELIVERY OF SUBMITTALS

a. Address/Deliver Submittals to:

Ms. Amy Ho
City of Monterey Park
C/O Office of the City Clerk
320 W Newmark Ave
Monterey Park, CA 91754

b. Submittals must be received in the Office of the City Clerk, no later than the date and time specified on the cover page and Schedule of Events. **LATE SUBMITTALS WILL NOT BE ACCEPTED.**

4.4 PROPOSAL CONTENT

a. Transmittal Letter

Each Firm's submittal must include a transmittal letter that is signed by an individual who is authorized to negotiate with the City and sign binding agreements for the project.

b. Company Information

Please include a description of the company, including the address of the office that would be conducting the work and the address of the corporate office.

c. Company Relevant Experience

A successful firm must provide detailed information on relevant experience with projects that are similar to the one being considered for the City of Monterey Park. List at least three projects completed by the developer that meet the criteria described in Section III, Minimum Qualifications.

d. Project Team Summary

Please provide biographies and describe the relevant qualifications and experience of the key team members that would be involved with the project.

e. Preliminary Development Concept And Technical Approach (Brief Narrative Only)

A successful firm must provide a brief description of a preliminary development concept and technical approach, including a comprehensive energy strategy, for developing on the various City sites.

f. Demonstration Of Financial Capacity And Related Information

Please provide information to demonstrate the financial capacity to undertake and complete the development proposed in the preliminary development concept. This information may be submitted under separate cover and labeled "Confidential." This information will be used solely for purposes of evaluation under the RFQ and will be treated as confidential.

g. References

Please provide at least 3 client references that represent similar projects. References should include sufficient information to ensure easy contact. This should include company/organization names, titles, telephone numbers, and e-mail addresses for individuals who can provide information related to the following items:

h. Supplemental Information

Teams may provide additional information they feel best describes the team's ability to meet the goals of the City.

SECTION V

EVALUATION CRITERIA

An Evaluation Committee will evaluate the submitted statements of qualifications. Qualifications will be reviewed to determine if the minimum qualifications as described in this RFQ are met. Submittals not meeting minimum qualifications will be disqualified from further consideration. The City may seek written clarification from any or all developers. At its discretion, the Evaluation Committee may choose to conduct interviews with all or a short list of developers and consider the interviews in making its recommendation to the City Council.

Submitted qualifications, as clarified in interviews, if applicable, will be evaluated in accordance with the following criteria:

- A. Financial capability of development team, including lender references
 - Demonstrated ability to finance a project of the magnitude that is being considered.
 - Strength of current relationships with financial institutions.
 - Overall financial performance of past projects.
 - Litigation and bankruptcy disclosures.
- B. Development team's experience with photovoltaic (PV) systems of similar size and scope
 - Development experience of team members assigned to the project.
 - Experience with similar parking lot/rooftop PV systems projects.
- C. Experience with local development, the community, and public agencies
 - Relevant experience in the respective area where the project takes place.
 - Experience with public agency projects.
- D. Performance Considerations
 - Ability to provide guarantees of project completion timeline.

The above described criteria will be used solely for the purposes of identifying qualified developer to recommend to the City Council.

EXHIBIT A

**CITY OF MONTEREY PARK SOLAR PHOTOVOLTAIC SYSTEM
DESIGNER-BUILDER PRE-QUALIFICATION QUESTIONNAIRE**

PART I. CONTACT INFORMATION

Firm Name: _____ Check One: ☐ Corporation
(as it appears on license)

☐ Partnership Sole Prop.

☐ Sole Prop.

Contact Person: _____

Address: _____

Phone: _____ Fax: _____

E-mail: _____ Cell Phone: _____

If firm is a sole proprietor or partnership:

Owner(s) of Company: _____

Contractor's License Number(s):

PART II. ESSENTIAL REQUIREMENTS FOR QUALIFICATION

Design-Build Team will be immediately disqualified if the answer to any of questions 1 through 5 is "no."⁵

Design-Build Team will be immediately disqualified if the answer to any of questions 7 through 9 is "yes."⁶ If the answer to question 8 is "yes," and if debarment would be the sole reason for denial of pre-qualification, any pre-qualification issued will exclude the debarment period.

1. Designer-BUILDER possesses a valid and current California Contractor's license for the project or projects for which it intends to submit a bid.
☐ Yes ☐ No
2. Designer-BUILDER has a liability insurance policy with a policy limit of at least \$2,000,000 per occurrence and \$5,000,000 aggregate.
☐ Yes ☐ No
3. Designer-BUILDER has current workers' compensation insurance policy as required by the Labor Code or is legally self-insured pursuant to Labor Code section 3700 et. seq.
☐ Yes ☐ No Contractor is exempt from this requirement, because it has no employees
4. Designer-BUILDER has errors and omissions insurance policy with a limit of at least \$1,000,000 per occurrence.
☐ Yes ☐ No
5. Have you attached your latest copy of a reviewed or audited financial statement with accompanying notes and supplemental information?⁷
☐ Yes ☐ No

NOTE: A financial statement that is not either reviewed or audited is not acceptable. A letter verifying availability of a line of credit may also be attached; however, it will be considered as supplemental information only, and is not a substitute for the required financial statement.

⁵ A "no" answer to Question 4 will not be disqualifying if the contractor is exempt from complying with Question 4, for reasons explained in footnote 7.

⁶ A contractor disqualified solely because of a "Yes" answer given to question 7 - 9 may appeal the disqualification and provide an explanation of the relevant circumstances during the appeal procedure.

⁷ Public Contract Code section 20101(e) exempts from this requirement a contractor who has qualified as a small business pursuant to Government Code section 14837(d)(1), if the bid is "no more than 25 per cent of the qualifying amount provided in section 14837(d)(1)." As of January 1, 2001, the qualifying amount is \$10 million, and 25 per cent of that amount, therefore, is \$2.5 million.

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6. Have you attached a notarized statement from an admitted surety insurer (approved by the California Department of Insurance) and authorized to issue bonds in the State of California, which states: (a) that your current bonding capacity is sufficient for the project for which you seek pre-qualification if you are seeking pre-qualification for a single project; or (if you are seeking pre-qualification valid for a year) (b) your current available bonding capacity?⁸

☐ Yes ☐ No

NOTE: Notarized statement must be from the surety company, not an agent or broker.

7. Has your contractor's license or any member of the Design-Build team (i.e. Architect, Engineer, etc) been revoked at any time in the last five years?

☐ Yes ☐ No

8. Has a surety firm completed a contract on your behalf, or paid for completion because your firm was default terminated by the project owner within the last five (5) years?

☐ Yes ☐ No

9. At the time of submitting this pre-qualification form, is your firm ineligible to bid on or be awarded a public works contract, or perform as a subcontractor on a public works contract, pursuant to either Labor Code section 1777.1 or Labor Code section 1777.7?

☐ Yes ☐ No

If the answer is "Yes," state the beginning and ending dates of the period of debarment:

10. At any time during the last five years, has the Design-Build Team, or any of its owners or officers been convicted of a crime involving the awarding of a contract of a government construction project, or the bidding or performance of a government contract?

☐ Yes ☐ No

⁸ An additional notarized statement from the surety may be requested by the City of Monterey Park at the time of submission of a bid, if this pre-qualification package is submitted more than 60 days before submission of the bid. Bonding Capacity refers to the amount available for this project

**PART III. ORGANIZATION, HISTORY, ORGANIZATIONAL PERFORMANCE,
COMPLIANCE WITH CIVIL AND CRIMINAL LAWS**

A. History of the Business and Organizational Performance

1. How many years has your organization been in business in California as a contractor under your present business name and license number? _____ years. Attach a copy of either your documentation proving formation of the organization or agreement committing to form the organization.
2. Was your firm in bankruptcy at any time during the last five (5) years? (This question refers only to a bankruptcy action that was not described in answer to question 7, above)
☐ Yes ☐ No

If "yes," please attach a copy of the bankruptcy petition, showing the case number and the date on which the petition was filed, and a copy of the Bankruptcy Court's discharge order, or of any other document that ended the case, if no discharge order was issued.

Licenses

3. List all California construction license numbers, classifications and expiration dates of the California contractor licenses held by your firm:

4. If any of your firm's license(s) are held in the name of a corporation or partnership, list below the names of the qualifying individual(s) listed on the CSLB records who meet(s) the experience and examination requirements for each license.

5. Has any CSLB license held by your firm or its Responsible Managing Employee (RME) or Responsible Managing Officer (RMO) been suspended within the last five (5) years?
☐ Yes ☐ No

If "yes," please explain on a separate signed sheet.

6. Is your firm a current certified member of the Design Build Institute of America (DBIA)?

☐ Yes ☐ No

If "yes," please provide current DBIA certification on a separate sheet.

7. Does your company have Building Integrated Model (BIM)?

☐ Yes ☐ No

Disputes

8. At any time in the last five years has your firm been assessed and paid liquidated damages for a project under a construction contract with either a public or private owner?

☐ Yes ☐ No

If "yes," explain on a separate signed page, identifying all such projects by owner, owner's address, the date of completion of the project, amount of liquidated damages assessed and all other information necessary to fully explain the assessment of liquidated damages.

9. In the last (5) five years has your firm, or any firm with which any of your company's owners, officers or partners was associated, been debarred, disqualified, removed or otherwise prevented from bidding on, or completing, from a federal, state, or local government public works project for any reason?

NOTE: "Associated with" refers to another construction firm in which an owner, partner or officer of your firm held a similar position.

☐ Yes ☐ No

If "yes," explain on a separate signed page. State whether the firm involved was the firm applying for pre-qualification here or another firm. Identify by name of the company, the name of the person within your firm who was associated with that company, the year of the event, the owner of the project, the project and the basis for the action.

10. In the past five (5) years has any claim **against** your firm concerning your firm's work on a construction project been **filed in court or arbitration**?

☐ Yes ☐ No

If "yes," on separate signed sheets of paper identify the claim(s) by providing the project name, date of the claim, name of the claimant, a brief description of the nature of the claim, the court in which the case was filed and a brief description of the status of the claim (pending or, if resolved, a brief description of the resolution).

11. At any time during the past five years, has any surety company made any payments on your firm's behalf as a result of a default, to satisfy any claims made against a performance or payment bond issued on your firm's behalf, in connection with a construction project, either public or private?

☐ Yes ☐ No

If "yes," explain on a separate signed page the amount of each such claim, the name and telephone number of the claimant, the date of the claim, the grounds for the claim, the present status of the claim, the date of resolution of such claim if resolved, the method by which such was resolved if resolved, the nature of the resolution and the amount, if any, at which the claim was resolved.

Criminal Matters and Related Civil Suits

12. Has your firm or any of its owners, officers or partners ever been found liable in a civil suit or found guilty in a criminal action for making any false claim or material misrepresentation to any public agency or entity?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the investigation and the grounds for the finding.

13. Has your firm or any of its owners, officers or partners ever been convicted of a crime involving any federal, state, or local law related to construction?

☐ Yes ☐ No

If "yes," explain on a separate signed page, including identifying who was involved, the name of the public agency, the date of the conviction and the grounds for the conviction.

Bonding

14. Bonding capacity: Provide documentation from your surety identifying the following:

Name of bonding company/surety: _____

Name of surety agent, address and telephone number:

Documentation of bonding capacity of at least of \$10 million:

15. During the last five (5) years, has your firm ever been denied bond coverage by a surety company, or has there ever been a period of time when your firm had no surety bond in place during a public construction project when one was required?

☐ Yes ☐ No

If "yes," provide details on a separate signed sheet indicating the date when your firm was denied coverage and the name of the company or companies which denied coverage; and the period during which you had no surety bond in place.

B. Compliance with Occupational Safety and Health Laws and with Other Labor Legislation Safety

1. Has CAL OSHA cited and assessed penalties against your firm for any "serious," "willful" or "repeat" violations of its safety or health regulations in the past five years?

NOTE: If you have filed an appeal of a citation, and the Occupational Safety and Health Appeals Board has not yet ruled on your appeal, you need not include information about it.

☐ Yes ☐ No

If "yes," attached a separate signed page describing the citations, including information about the dates of the citations, the nature of the violation, the project on which the citation(s) was or were issued, the amount of penalty paid, if any. If the citation was appealed to the Occupational Safety and Health Appeals Board and a decision has been issued, state the case number and the date of the decision.

2. Has the federal Occupational Safety and Health Administration cited and assessed penalties against your firm in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

3. Has the EPA or any Air Quality Management District or any Regional Water Quality Control Board cited and assessed penalties against either your firm or the owner of a project on which your firm was the contractor, in the past five (5) years?

NOTE: If you have filed an appeal of a citation and the Appeals Board has not yet ruled on your appeal, or if there is a court appeal pending, you need not include information about the citation.

☐ Yes ☐ No

If "yes," attach a separate signed page describing each citation.

4. Does your construction company have a safety program in place?

☐ Yes ☐ No

If "yes," submit your safety program table of contents or outline of the program.

5. List your firm's Experience Modification Rate (EMR) (California workers' compensation insurance) for each of the past three (3) premium years:

NOTE: An Experience Modification Rate is issued to your firm annually by your workers' compensation insurance carrier.

Current year: _____

Previous year: _____

Year before previous year: _____

If your EMR for any of these three years is or was 1.00 or higher you may, if you wish, attach a letter of explanation.

6. Within the last (5) five years has there ever been a period when your firm had employees but was without workers' compensation insurance or state-approved self-insurance?

☐ Yes ☐ No

If "yes," please explain the reason for the absence of workers' compensation insurance on a separate signed page. If "No," please provide a statement by your current workers' compensation insurance carrier that verifies periods of workers' compensation insurance coverage for the last five (5) years. (If your firm has been in the construction business for less than five (5) years, provide a statement by your workers' compensation insurance carrier verifying continuous workers' compensation insurance coverage for the period that your firm has been in the construction business.)

Prevailing Wage and Apprenticeship Compliance Record

7. Has there been more than one (1) occasion during the last five (5) years in which your firm was required to pay either back wages or penalties for your own firm's failure to comply with the **state's** prevailing wage laws?

NOTE: This question refers only to your own firm's violation of prevailing wage laws, not to violations of the prevailing wage laws by a subcontractor.

☐ Yes ☐ No

If "yes," attach a separate signed page or pages, describing the nature of each violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially

underpaid and the amount of back wages and penalties that you were required to pay.

8. During the last (5) five years, has there been more than one occasion in which your own firm has been penalized or required to pay back wages for failure to comply with prevailing wage requirements?

☐ Yes ☐ No

If "yes," attach a separate signed page or pages describing the nature of the violation, identifying the name of the project, the date of its completion, the public agency for which it was constructed; the number of employees who were initially underpaid, the amount of back wages you were required to pay along with the amount of any penalty paid.

9. Provide the name, address and telephone number of the apprenticeship program (approved by the California Apprenticeship Council) from whom you intend to request the dispatch of apprentices to your company for use on any public work project for which you are awarded a contract by the City of Monterey Park.

10. If your firm operates its own State-approved apprenticeship program:

- (a) Identify the craft or crafts in which your firm provided apprenticeship training in the past year.
- (b) State the year in which each such apprenticeship program was approved, and attach evidence of the most recent California Apprenticeship Council approval(s) of your apprenticeship program(s).
- (c) State the number of individuals who were employed by your firm as apprentices at any time during the past three years in each apprenticeship and the number of persons who, during the past three years, completed apprenticeships in each craft while employed by your firm.

11. At any time during the last five years, has your firm been found to have violated any provision of California apprenticeship laws or regulations, or the laws pertaining to use of apprentices on public works?

NOTE: You may omit reference to any incident that occurred before January 1, 1998, if the violation was by a subcontractor and your firm, as general contractor on a project, had no knowledge of the subcontractor's violation at the time they occurred.

☐ Yes ☐ No

If "yes," provide the date(s) of such findings, and attach copies of the

REQUEST FOR QUALIFICATION
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Department's final decision(s).

12. Do you agree that your firm and its subcontractors at every tier will comply with the requirements of Public Contract Code §22164 (c) and that your firm will provide the City with evidence, on a monthly basis while the project or contract is being performed, that your firm and its subcontractors are complying with the requirements of Public Contract Code §22164 (c).

☐ Yes ☐ No

I, the undersigned, certify and declare that I have read all the foregoing answers to this pre-qualification questionnaire and know their contents. The matters stated in the questionnaire answers are true of my own knowledge and belief, except as to those matters stated on information and belief, and as to those matters I believe them to be true. I declare under penalty of perjury under the laws of the State of California, that the foregoing is correct.

Dated: _____

(Name)

EXHIBIT C

**RELEASE FORM FOR MASTER PROJECT LIST AND OWNER PROJECT
LIST WITH CONTACT INFORMATION**

**AUTHORIZATION FOR RELEASE OF INFORMATION AND
WAIVER OF LIABILITY FOR PROJECT REFERENCES**

I, on behalf of myself, corporation or company, hereby authorize any and all individuals who are familiar with my design-build and contractor experience and work performance to provide information to the City of Monterey Park and its officers, agents, employees and representatives pertaining to prior work history.

I, on behalf of myself, corporation or company, hereby voluntarily waive any and all rights I, my corporation or company may have to privacy and/or confidentiality pertaining to prior work history and work performance insofar as the information is released solely to the City of Monterey Park and its agents, employees and representatives who are evaluating qualifications for the Monterey Park Solar Photovoltaic System.

This authorization is valid for 90 days from the date of signature. I, on behalf of myself, corporation or company hereby release the City of Monterey Park, and its officers, agents, employees and representatives from any claims, damages or liabilities of any kind, that may directly or indirectly result from the use, disclosure, or release of such information by any person or party, whether such information is favorable or unfavorable to me, my corporation or company arising from the reference as contemplated by this authorization.

I have read the above, understand its contents, and voluntarily agree to its terms.

Signature Date

Signature

Usage History Report (kWh)

Time Period: Jan - 2015 - Dec - 2015

Delta Water Operations Facility

Service Account	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	15-Sep	15-Oct	15-Nov	15-Dec	Total
3-000-0099-50	213,918.00	194,034.00	203,437.00	265,454.00	234,928.00	240,739.00	275,877.00	257,003.00	267,742.00	265,402.00	237,128.00	258,882.00	2,914,544.00
MONTHLY TOTALS	213,918.00	194,034.00	203,437.00	265,454.00	234,928.00	240,739.00	275,877.00	257,003.00	267,742.00	265,402.00	237,128.00	258,882.00	2,914,544.00

City Hall

Service Account	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	15-Sep	15-Oct	15-Nov	15-Dec	Total
3-015-8635-63	124,222.00	125,416.00	130,026.00	134,266.00	122,863.00	143,145.00	152,766.00	144,613.00	133,138.00	130,030.00	102,968.00	95,002.00	1,538,455.00
MONTHLY TOTALS	124,222.00	125,416.00	130,026.00	134,266.00	122,863.00	143,145.00	152,766.00	144,613.00	133,138.00	130,030.00	102,968.00	95,002.00	1,538,455.00

Bruggemeyer Library

Service Account	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	15-Sep	15-Oct	15-Nov	15-Dec	Total
3-026-8376-44	36,145.00	38,488.00	45,912.00	42,143.00	39,932.00	53,622.00	50,891.00	50,487.00	58,641.00	49,930.00	37,874.00	32,032.00	536,097.00
MONTHLY TOTALS	36,145.00	38,488.00	45,912.00	42,143.00	39,932.00	53,622.00	50,891.00	50,487.00	58,641.00	49,930.00	37,874.00	32,032.00	536,097.00

Langley Senior Center

Service Account	15-Jan	15-Feb	15-Mar	15-Apr	15-May	15-Jun	15-Jul	15-Aug	15-Sep	15-Oct	15-Nov	15-Dec	Total
3-000-0100-08	17,861.00	18,884.00	24,242.00	22,170.00	20,010.00	28,980.00	25,720.00	28,300.00	30,316.00	27,416.00	19,584.00	16,240.00	279,723.00
MONTHLY TOTALS	17,861.00	18,884.00	24,242.00	22,170.00	20,010.00	28,980.00	25,720.00	28,300.00	30,316.00	27,416.00	19,584.00	16,240.00	279,723.00

ATTACHMENT 5

Solar Companies

RFQ List - Solar Companies

Company Name	Phone	Website	Contact
Ameco Solar	888-595-9570	http://solarexpert.com/	
Ameresco		http://www.ameresco.com/	
American Solar Direct	855-SOLAR-55	www.americansolardirect.com	inquiries@americansolardirect.com
Borrego		Audrey Copeland	
Cenergy		Nader Yarpezhkan	
Conergy		Dustin Thaler	d.thaler@conergy.com
Eva Green		Giovanni Bonotto	
Florence Electric		http://teamfloco.com/	sales@teamfloco.com
G&S Solar		http://gssolarinstallers.com/#	mmaceiko@gsinvestors.com
Green NRG	866-835-2423	www.greenpowersolarpanels.com	ryansolar61@gmail.com
GRID Alternatives	310-324-8146	http://www.gridalternatives.org	bcervantes@gridalternatives.org
GS Energy	888-567-6527	http://rgsenergy.com/commercial-solar/	Solar@rgsenergy.com
JKB Development/Energy		http://www.jkbenergy.com/	sales@jkbenergy.com
Peterson-Dean Roofing	800-564-0362	www.petersendean.com	customercare@petersendean.com
REC Solar	888-657-6527	www.recsolar.com	info@recsolar.com
SoCore Energy		http://www.socoreenergy.com/contact/	
Solar City	888-765-2489	www.solarcity.com	Franchesca@solarcity.com
Solar Expert	888-595-9570	www.solarexpert.com	gosolar@amecosolar.com
Solarworld	855-467-6527	http://www.solarworld-usa.com/commercial-and-g	Megan.Ponder@SolarWorld.com
SunEdison		Chad Tady	
Sungevity	866-SUN-4ALL	www.sungevity.com	
Sunpower	800-786-7693	http://us.sunpower.com/commercial-solar/	info@sungevity.com
Sunrun	877-676-0696	www.sunrun.com	customercare@sunrun.com
Verengo Solar	877-403-3479	www.verengosolar.com	



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: **New Business**
 Agenda Item 6-H.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: Centralized Groundwater Treatment System Project – Authorization to Release RFQ

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing staff to release a Request for Qualification (RFQ) for Design-Build of the Centralized Groundwater System Project at the Delta Plant;
2. Authorizing staff to select a panel to evaluate submittals to RFQ, and/or designate individual(s) to participate in the panel; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The project is categorically exempt from the California Environment Quality Act (CEQA) per CEQA Guidelines § 15302, "Replacement or Reconstruction." The project consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

EXECUTIVE SUMMARY:

Staff has prepared a request for qualifications (RFQ) for the design and construction of a Centralized Groundwater Treatment System for Delta Water Plant and is requesting City Council's authorization to solicit statement of qualifications from appropriate companies. The City has been awarded \$3.55 Million in 2015 Prop 84 Integrated Regional Water Management grant funds that will offset the total estimated cost of \$8.3M for the construction of the treatment system.

BACKGROUND:

The California Department of Water Resources (DWR) approved 2015 Prop 84 Integrated Regional Water Management (IRWM) grant funding for the City's Centralized Groundwater System Project. The Prop 84 grant program provides funding for projects that help local agencies meet the long term water needs of the state, including the delivery of safe drinking water and the protection of water quality and the environment.

The City's Centralized Groundwater Treatment Project would remove contaminants through a centralized groundwater treatment system and increase production from 5,000 gallons per minute (gpm) to 7,400 gpm, a net increase of 2,740 acre feet per year (AFY), or over 3 million gallons per day. The project is to build an upgraded treatment system at the Delta Plant that would replace the existing equipment. The aging wellhead treatment system has recently been overwhelmed by higher than anticipated contaminants, and the air stripper equipment that removes volatile compounds is beginning to fail mechanically. The City's wells are also impacted by 1,4-dioxane, a contaminant that has physical and chemical properties that create challenges for its characterization and treatment. It can have harmful effects when chronically exposed and cannot be removed by the City's existing treatment system.

A primary benefit of the project is to address the state's drought crisis. The City has local unused groundwater however EPA has designated this aquifer as 'remedy wells.' Their level of contamination is beyond the City's current ability to treat cost effectively. The proposed centralized system includes new pipelines and pumps to increase production and Advanced Oxidation (AO) equipment that are more efficient and cost effective in treating contaminants. The AO technology can eliminate difficult to remove chemicals such as 1,4-dioxane. The proposed AO centralized treatment system is supported by EPA, the Department of Toxic Substances Control, the San Gabriel Basin Water Quality Authority (SGBWQA), and the San Gabriel Valley Municipal Water District (SGVMWD).

The purpose of this Request for Qualifications (RFQ) is to solicit Statement of Qualifications (SOQs) from qualified Design-Build Teams (Teams) to participate in a short listed Design-Build Request for Proposals (RFP). The SOQ describes the requirements of the bidders and the proposed AO centralized treatment system. A panel of water management professionals, or the City Council, will evaluate the SOQs and determine a short-list of qualified bidders. These bidders will then be invited to submit a proposal in response to the Design-Build RFP.

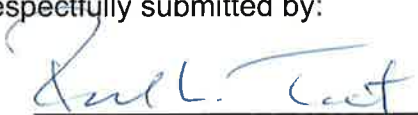
The preliminary design (15%) of the Centralized Treatment System had been completed in order to prepare the Prop 84 grant application. The successful Team will complete the final design, purchase equipment and construct the system. The Prop 84 grant requires that recipients adhere to a firm schedule to ensure that the project moves forward with minimum delays. The proposed schedule is as follows:

Schedule	
Release of RFQ	Feb. 2016
Release of RFP	Mar. 2016
Award of Contract	Apr. 2016
Design Completion	May 2016
Start of Construction	Jun. 2016
Substantial Project Completion	Dec. 2016

FISCAL IMPACT:

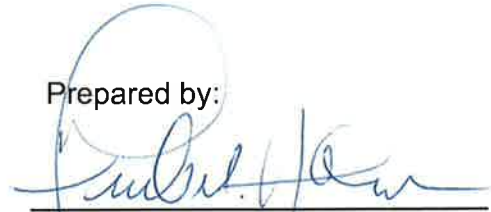
The total project cost is estimated at \$8.3M. The Prop 84 IRWM grant will fund \$3.55 Million. The remainder of the cost will be paid from the City Water Treatment Fund and Account 0093-4224-82247.

Respectfully submitted by:

 *Fork
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Bow*

Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



Frank Heldman
Water Utility Manager

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney



City Council Staff Report

DATE: February 17, 2016

AGENDA ITEM NO: **New Business**
Agenda Item 6-I.

TO: The Honorable Mayor and City Council
FROM: Ron Bow, Director of Public Works/Assistant City Manager
SUBJECT: Purchase of a 2016 Freightliner Hydro Excavation Jet Sewer Cleaner

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager, or designee to purchase a 2016 Freightliner 114SD hydro excavator jet sewer cleaner per bid #15-5 at the cost of \$438,344.10; and
2. Taking such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The Department's existing sewer cleaner is scheduled for replacement due to age (over 13 years) and its inability to meet the demands of the City's sewer system. Staff received bids for a sewer cleaner vehicle and recommends the purchase of a new jet sewer cleaner.

BACKGROUND:

The sewer section of the Department of Public Works performs regular sewer maintenance and cleaning using a 2002 Freightliner FL80 Vactor sewer cleaner. As a unit that has been in operation on a daily basis for over 13 years, the vehicle is nearing the end of its useful, operational life. The projected life span for this vehicle is 15 years and this unit is beginning to show its age as it has required prolonged time in the auto shop three times this past year. This piece of machinery is critical as it is the only unit capable of clearing emergency sewer backups and when it is out of service, staff must rent a replacement or call another city for support. The existing unit does not have the capability to "camera" the lines so upon completion of vacuuming sewer lines, we are unable to inspect and record the conditions of the City sewer lines without hiring an outside contractor.

The 2015-2016 Budget allocates \$500,000.00 for the purchase of a new sewer cleaner. Staff researched the latest models available, solicited bids from known dealers in the Southern California region. The following four dealers were sent the solicitation for bids: ERS Industrial Cleaning Equipment, Haaker Equipment, Municipal Maintenance Equipment, and Plumber's Depot and the City received three responses.

Haaker Equipment	\$438,344.10
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Plumber's Depot	\$502,354.84
Municipal Maintenance Equipment	\$538,344.86

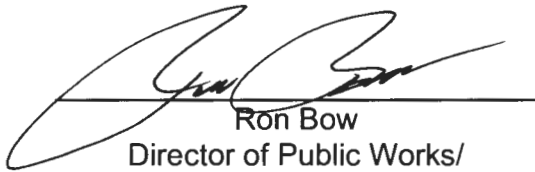
Haaker Equipment provided the lowest responsible bid. The 2016 Freightliner 114SD hydro excavator jet sewer cleaner with jet (inspection) camera system operates on diesel fuel and has been certified by AQMD and CARB as emission compliant (low emission output). This truck is powered by a 430 HP diesel engine, automatic transmission and dual rear axles. Sewer cleaning equipment includes a 4,000 CFM blower, 800' articulating reel, 10 yard debris body, rear pump off system and jet inspection camera inspection system. This vehicle also includes emergency lighting, cone holders and full width behind cab tool storage cabinet. This unit has more than enough power to traverse Monterey Park's hills, the ability to efficiently clean all areas of sewer line within the City, and video our lines for inspection.

As Haaker Equipment was the lowest, responsible bidder, staff recommends purchasing the vehicle through Haaker Equipment.

FISCAL IMPACT:

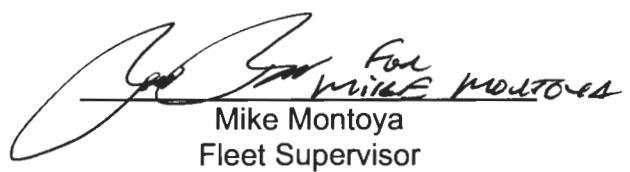
The FY2015-2016 approved budget includes \$500,000.00 for the purchase of a hydro excavation jet sewer cleaner truck (funding account number is 0092-801-4211-54100). The lowest responsible bidder was Haaker Equipment at a cost of \$438,344.10 which is within the budgeted amount.

Respectfully submitted by:



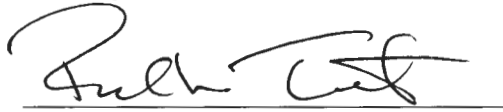
Ron Bow
Director of Public Works/
Assistant City Manager

Prepared by:



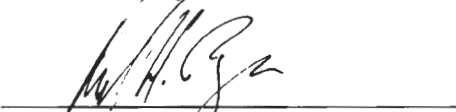
Mike Montoya
Fleet Supervisor

Approved by:



Paul L. Talbot
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney