

**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 20, 2019**

7:00 p.m.

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.**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at www.montereypark.ca.gov.

PUBLIC COMMENTS ON AGENDA ITEMS

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

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 at

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. 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 briefly 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.] PRESENTATION - None.

[2.] OLD BUSINESS – None.

[3.] CONSENT CALENDAR ITEMS NOS. 3A-3G

3-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF FEBRUARY 20, 2019

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

- (1) Approve payment of warrants and adopt a Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated February 20, 2019 totaling \$458.00 and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

3-B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – JANUARY 2019

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.

3-C. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF FEBRUARY 20, 2019

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated February 20, 2019 totaling \$588,141.87 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

3-D. MONTHLY INVESTMENT REPORT – JANUARY 2019

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.

3-E. MINUTES

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

- (1) Approve the minutes from the special and regular meeting of January 16, 2019; and
- (2) Take such additional, related, action that may be desirable.

3-F. SECOND READING AND ADOPTION: AN ORDINANCE AMENDING THE MONTEREY PARK MUNICIPAL CODE (“MPMC”) BY ENACTING VARIOUS PROVISIONS TO ENFORCE THE CITY-WIDE PROHIBITION UPON CANNABIS ACTIVITIES NOT OTHERWISE ALLOWED BY CALIFORNIA LAW

It is recommended that the City Council consider:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Take such additional, related, action that may be desirable.

3-G. SECOND READING AND ADOPTION: AN ORDINANCE REGULATING SIDEWALK VENDING IN ACCORDANCE WITH GOVERNMENT CODE §§ 51036, ET SEQ.

It is recommended that the City Council consider:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Take such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. PUBLIC HEARING TO RECEIVE INPUT FROM THE COMMUNITY REGARDING THE CREATION OF A CITY COUNCIL DISTRICT-BASED ELECTORAL SYSTEM PURSUANT TO ELECTIONS CODE §10010

It is recommended that the City Council consider:

- (1) Receiving a report regarding the districting process and permissible criteria to be considered to create district boundaries;
- (2) Conduct a Public Hearing to receive public testimony on the composition of districts for a district-based electoral system pursuant to Elections Code § 10010;
- (3) Provide direction to the City’s demographer regarding the composition of districts for a district-based electoral system pursuant to Elections Code § 10010; and
- (4) Take such additional, related, action that may be desirable.

4-B. ANNUAL WEED ABATEMENT PROTEST HEARING

It is recommended that the City Council consider:

- (1) Open public hearing, receive public comment, close the public hearing;
- (2) Any complaints received from parcel owners will be referred to L.A. County for follow-up and City staff will monitor the status of any complaints; and
- (3) Take such additional, related, action that may be desirable.

[5.] NEW BUSINESS

5-A. PROFESSIONAL SERVICES AGREEMENT FOR THE GENERAL PLAN UPDATE PROJECT AND THE AUTHORIZATION OF ADDITIONAL FUNDING FOR THE PROJECT

It is recommended that the City Council consider:

- (1) Authorizing the City Manager to execute a professional services agreement with MIG, Inc. to provide professional services related to the General Plan update project;
- (2) Authorize an additional \$349,607 to cover the cost of the General Plan update project; and
- (3) Alternatively, discuss and take other action related to this item.

5-B. APPOINT MEMBERS TO THE GENERAL PLAN ADVISORY COMMITTEE

It is recommended that the City Council consider:

- (1) Appointing members to the General Plan Advisory Committee;
- (2) Appointing five alternates: and
- (3) Taking such additional, related, action that may be desirable.

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

[7.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

ADJOURN



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-A.

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Warrant Register for Successor Agency to the Former Community Redevelopment Agency of
February 20, 2019

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **February 20, 2019 totaling \$458.00** 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 **374**.

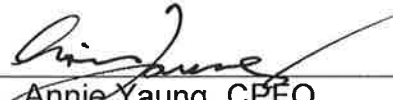
BACKGROUND:

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 **\$458.00.**

Respectfully submitted:



Annie Yaung, CPFO
Director of Management Services

Approved By:



Ron Bow
City Manager

Attachments 1: Resolution
Attachments 2: Warrant Register

ATTACHMENT 1

Resolution

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
 20TH OF FEBRUARY 2019
 TOTALING \$458.00 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	458.00
Total	<u>\$ 458.00</u>

PASSED, APPROVED AND ADOPTED THE 20TH OF FEBRUARY 2019.

 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 20th of February 2019 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

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

ATTACHMENT 2

Warrant Register

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HENSLEY LAW GROUP	0860-801-1203-31600	458.00	LEGAL-SA		374	458.00
TOTAL FOR PREPAID WARRANTS						458.00
PRINTED		458.00				

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019

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TOTAL FOR PREPAID WARRANTS	\$458.00
TOTAL FOR PRINTED WARRANTS	\$0.00
TOTAL FOR ACH-PAYMENTS	\$0.00
TOTAL WARRANTS	\$458.00
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL ACH-PAYMENTS PRINTED	0
TOTAL CHECKS PRINTED	0
TOTAL CHECKS ISSUED	1

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	458.00	0.00	458.00
	TOTAL	458.00	0.00	458.00



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-B.

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Successor Agency Monthly Investment Report – January 2019

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, 2019 invested funds for the Successor Agency of the City of Monterey Park is as follows:

• Successor Agency (SA) Checking	146,699.98
• Successor Agency (SA) RORF	<u>137,861.00</u>
Total	<u>\$ 284,560.98</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:

Approved by:


Annie Yaung, CPFO
Director of Management Services


Ron Bow
City Manager



City Council Staff Report

DATE: February 20, 2019
AGENDA ITEM NO: Consent Calendar
Agenda Item 3-C.

TO: The Honorable Mayor and City Council
FROM: Annie Yaung, CPFO, Director of Management Services
SUBJECT: Warrant Register for the City of Monterey Park of
February 20, 2019

RECOMMENDATION:

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt a Resolution allowing certain claims and demands per Warrant Register dated **February 20, 2019 totaling \$588,141.87** 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 **322598-322737** and ACH numbered **000274-000292**.

BACKGROUND:

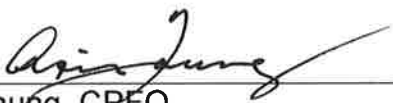
The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park. I also certify that there are monies available for the payments thereof.

FISCAL IMPACT:

Disbursements from all funds total **\$588,141.87.**

Respectfully submitted:

Approved By:



Annie Yaung, CPFO
Director of Management Services

 For Ron Bow

Ron Bow
City Manager

Attachments 1: Resolution
Attachments 2: Warrant Register

ATTACHMENT 1

Resolution

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED
20TH OF FEBRUARY 2019
TOTALING \$588,141.87 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	\$ 234,324.17
State Gas Tax Fund	1,445.22
Bike Route Fund	21,000.00
Sewer Fund	18,262.84
Refuse Fund	12,920.82
City Shop Fund	77,864.84
Technology Internal Service Fund	2,158.93
Payroll Clearing Account	576.00
Law Enforcement/Fire Dif Fund	84.00
Special Deposits Fund	3,073.34
Business Improvement Area #1	266.80
Workers Comp. Fund	972.67
Water Fund	46,639.56
Water Treatment WQA-EPA Fund	36,256.90
Water Treatment City Fund	1,106.00
OPA Proposition A	9,453.60
Measure R Fund	3,594.50
STC Standards/Training/Corrections	306.00
POST	1,087.65
Home Housing Program	17,750.97
Recreation Fund	145.43
Asset Forfeiture-Justice	36.00
Construction Agency Fund	1,050.00
Cal Library Literacy Svc Grant	14,891.65
Air Quality Improvement Fund	6,813.86
Prop C	70,301.12
CDBG Fund	2,648.75
Maintenance District 93-1	336.17
Prop A - Per Parcel Grant	1,712.15
ELAC Instructional Serv Prog	1,000.00
Library Passport Trust Grant	61.93
 TOTAL	 <u>\$ 588,141.87</u>

PASSED, APPROVED AND ADOPTED THE 20TH OF FEBRUARY 2019.

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 20th of February 2019 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 2

Warrant Register

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
ROBERTO A AGUIRRE	0010-801-6502-31150	133.69	BATTING CAGES SCREEN		322611	
	0010-801-6502-31150	182.99	BATTING CAGES SCREEN		322611	316.68
RON BOW	0010-801-1201-39400	248.50	LCC CONFERENCE EXPENSE		322612	248.50
CALIFORNIA ASSOCIATION OF	0065-464	576.00	LTD FIREFIGHTERS		322613	576.00
PETER CHAN	0010-801-1101-39400	68.40	US CONFERENCE OF MAYORS		322598	68.40
	0010-801-1101-39400	118.32	ICA WINTER SEMINAR		322614	118.32
CHARTER COMMUNICATIONS	0010-801-3201-32050	605.90	INTERNET/CABLE SERVICE		322599	605.90
	0010-801-6502-32050	2.54	INTERNET/CABLE SERVICE		322615	
	0010-801-6502-32050	79.99	INTERNET/CABLE SERVICE		322615	
	0010-801-6502-32050	79.99	INTERNET/CABLE SERVICE		322615	162.52
MICHELLE CHEN	0075-450-0075-08550	42.85	LANGLEY EVENT SUPPLIES (TRUST)		322600	
	0075-450-0075-08550	109.97	LANGLEY TUESDAY DANCE (TRUST)		322600	152.82
EMS PERSONNEL FUND	0010-801-3220-41100	200.00	PARAMEDIC LICENSE		322616	200.00
RYAN ESQUIBEL	0136-801-3101-33250	180.00	POST TRAINING		322601	180.00
GUADALUPE MARIE FARIAS	0159-801-6507-31920	145.43	INSTRUCTOR-RECREATION CLASS		322617	145.43
FEDERAL EXPRESS CORP.	0010-801-4209-39250	63.07	STREET SUPPLIES		322602	63.07

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LILIANA FLORES	0132-801-3101-33300	18.00	POLICE TRAINING		322618	18.00
KELLY A. GORDON	0160-801-3101-39400	18.00	POLICE TRAINING		322603	18.00
LOUIS GORDON	0152-801-2206-38620	11,000.00	HOME REHAB-218 AVONDALE	19-0223	322619	11,000.00
CHASE HENRICH	0349-801-3201-39400	1,000.00	REIMBURSEMENT-TRAINING		322620	1,000.00
HENSLEY LAW GROUP	0010-801-1601-31600	390.00	LEGAL-KINGS INN	19-0173	322621	33,866.08
	0010-801-1601-31600	1,290.00	LEGAL-GENERAL LITIGATION	19-0173	322621	
	0010-801-1601-31600	116.00	LEGAL-FIRST TRANSIT	19-0173	322621	
	0010-801-1601-31600	2,880.00	LEGAL-DEV REIMB GOODVIEWS	19-0173	322621	
	0010-801-1601-31600	493.00	LEGAL-DEV REIMB GENERAL	19-0173	322621	
	0010-801-1601-31600	6,792.98	LEGAL-CODE ENFORCEMENT	19-0173	322621	
	0010-801-1601-31600	681.60	LEGAL-CC&R REVIEW	19-0173	322621	
	0010-801-1601-31600	21,222.50	LEGAL GENERAL SERVICES	19-0172	322621	
HOME DEPOT CREDIT SERVICES	0110-801-4202-23600	2,571.39-	CREDIT		322604	
	0110-801-4202-23600	156.04-	CREDIT		322604	
	0110-801-4202-23600	421.60-	CREDIT		322604	
	0110-801-4202-23600	150.35	SAFETY GLASS, UTILITY BLADES, SA		322604	
	0110-801-4202-23600	35.46-	E-DEP-CREDIT		322604	
	0110-801-4202-23600	100.00	E-DEP		322604	
	0110-801-4202-23600	468.17-	CREDIT		322604	
	0110-801-4202-23600	52.86-	CREDIT		322604	
	0110-801-4202-23600	102.31	TROWEL, TOOTH SAW, BLADE, NAILS		322604	
	0010-801-6517-22100	20.50	CORNER BRACES, TAPES, DRILL BITS	19-0096	322604	
	0010-801-6517-22100	46.98	HOOKS, SCREWS	19-0096	322604	
	0010-801-6505-23050	185.84	GLOVES, CLEANER, DEGREASER	19-0163	322604	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-3210-38400	314.48	BATTERIES		322604	
	0010-801-3210-38400	204.38	LED LUMENS, SINK BUCKET		322604	
	0010-801-3210-38400	6.12	DISPOSER KIT		322604	
	0010-801-3210-38400	102.42	LUMBER, TROWEL, ADHESIVE		322604	
	0010-801-3210-38400	61.01	PAINT, CABLE TIES		322604	
	0010-801-6517-23100	8.09	PIPECAPS	19-0096	322604	
	0010-801-6517-23100	48.07	GRAVEL, RECIPBLADES, KEY	19-0096	322604	
	0010-801-6517-23100	54.47	SIGNS, BATTERIES, S-HOOK	19-0096	322604	
	0010-801-6517-23100	34.73	CONDUITS, ADAPTERS, SCREWS	19-0096	322604	
	0010-801-6517-23100	19.14	WASTE ARM, SLIP WASHER	19-0096	322604	
	0010-801-6517-23100	6.44	ADAPTER, EXT TUBE, SLIP JOINT	19-0096	322604	
	0010-801-3210-22750	54.93	CHARGER, LIGHT BULBS		322604	
	0010-801-3210-38400	33.64	SAND PAPER		322604	
	0010-801-3210-38100	46.24	WASHERS, SCREWS, LUMBER		322604	
	0110-801-4202-23600	155.70	LUMBER, BLADES, CLAMPS, CEMENT		322604	
	0110-801-4202-23600	164.10	DRILLS, HAMMER, SHELF		322604	
	0110-801-4202-23600	70.73	BLADE, CAULK GUN, LUMBER		322604	
	0110-801-4202-23600	19.64	GLOVES, KNEE PADS		322604	
	0110-801-4202-23600	157.59	SCREWS, ACCESS PANEL, BUCKET		322604	
	0110-801-4202-23600	83.82	ROLLER COVER, TAPES, PLADES		322604	
	0110-801-4202-23600	100.00	D-DEP		322604	
	0110-801-4202-23600	220.84	SAW KITS, BIT SETS, SCREW DRIVER		322604	
	0110-801-4202-23600	482.03	ANCHORS, SCREWS, PRIMER		322604	
	0110-801-4202-23600	117.99	PINE, WASHER, COMPRESSION		322604	
	0110-801-4202-23600	540.93	WASHERS, CLIPS, WALL BASES		322604	
	0110-801-4202-23600	27.27	TP HOLDERS		322604	
	0110-801-4202-23600	461.93	COMPACT SAW, SAW BLADES, GLOVES		322604	
	0110-801-4202-23600	424.14	HANDRAIL, KNIFE, SCREWS		322604	
	0110-801-4202-23600	29.62	SHEET METALS SCREWS		322604	

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019**

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0110-801-4202-23600	62.32	LEVELING UNDERLAYMENT		322604	
	0110-801-4202-23600	382.57	SCREEN, SOLVENT, ADHESIVES		322604	
	0110-801-4202-23600	150.00	E-DEP		322604	
	0110-801-4202-23600	267.37	DRY WALL, ROUTER, LUMBER		322604	
	0110-801-4202-23600	2,041.90	LUMBER		322604	
	0110-801-4202-23600	140.40	EXT CORDS, CLAMP SETS		322604	
	0110-801-4202-23600	579.47	BAR FLT STL		322604	
	0110-801-4202-23600	218.95	EZ SHARP SHOOTER		322604	
	0010-801-3210-24100	195.88	BLOWER, TAPE MEASURES		322604	
	0092-801-4222-23400	54.59	SCREWDRIVER		322604	
	0092-801-4222-23400	263.67	WIRE LUBE, EDGE BLADES		322604	
	0010-801-6517-22100	124.23	STORAGE HANGERS, TOOL HOLDER	19-0096	322604	
	0110-801-4202-23600	48.05	HAMMER DRILL BITS		322604	
	0010-801-4202-23950	29.50	DETERGENTS		322604	
	0010-801-4210-23100	83.35	WALL BASE, JOINT TAPE		322604	
	0010-801-4210-23100	30.36	PAINT		322604	
	0010-801-4210-23050	111.94	NOZZLE, HANGER STRAP		322604	
	0010-801-4210-23050	22.16	TROWEL, GLUE		322604	
	0010-801-4210-23050	119.35-	CREDIT		322604	
	0010-801-4210-23050	48.48	HEX NUTS, WASHERS, HEX BOLTS		322604	
	0010-801-4210-23050	262.36	NOZZLE, FAUCETS, DOOR STOP		322604	
	0010-801-4210-23050	60.16	COBALT, BEAMS		322604	
						6,009.31
	0010-801-6502-23050	17.34	KEYS		322622	
	0010-801-6502-23050	40.40	PAINT		322622	
	0010-801-5004-91737	96.51	CONCRETE CAP, WHEELBARROW, TIR		322622	
	0010-801-6505-38250	144.54	TOILET SEAT		322622	
	0010-801-6505-38250	132.11	DUSTER, TOWELS, CONTAINERS, GL		322622	
	0092-801-4222-24100	35.65	SLIP HOOKS, ROLLER TRAYS, FOAM		322622	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						466.55
GUSTAVO JIMENEZ JR	0160-801-3101-39400	18.00	POLICE TRAINING		322605	18.00
SCOTT KELLEY	0010-801-3210-38100	245.01	REIMBURSE HARDWARE		322606	245.01
ANDREW LEE	0010-801-3101-22750	3.95	PETTY CASH-DMV LEASE DOCUMENT		322623	
	0010-801-3104-39300	45.00	PETTY CASH-MEMBERSHIP RENEWAL		322623	
	0010-801-3101-22750	6.00	PETTY CASH-CAR WASH		322623	
	0010-801-3101-22750	3.95	PETTY CASH-DMV LEASE DOCUMENT		322623	
	0010-801-3104-38400	101.37	PETTY CASH-U-HAUL RENTAL		322623	
	0010-801-3102-24100	45.21	PETTY CASH-DS CARD READER		322623	
	0010-801-3102-32200	13.44	PETTY CASH-FEDEX DELIVERY		322623	
	0075-450-0075-08420	34.14	PETTY CASH-FOOD		322623	
	0010-801-3114-21350	70.74	PETTY CASH-911 BROCHURES		322623	
	0010-801-3102-24100	3.54	PETTY CASH-TIRE TREAD GAUGE		322623	
	0010-801-3102-24100	77.33	PETTY CASH-SUPPLIES		322623	404.67
WILLIAM LEON	0136-801-3101-33250	180.00	POST TRAINING		322607	180.00
HANS J LIANG	0010-801-1101-39400	118.32	ICA WINTER SEMINAR		322624	118.32
LOS ANGELES AREA FIRE CHIEFS'	0010-801-3201-33200	700.00	MOUNTAIN CONFERENCE		322625	700.00
MONTEREY PARK PETTY CASH	0010-801-1403-39400	23.44	PETTY CASH-MILEAGE		322626	
	0010-801-1403-39400	34.44	PETTY CASH-MILEAGE		322626	
	0010-801-6508-31990	21.90	PETTY CASH-SNOW VILLAGE SUPPLI		322626	
	0010-801-4212-33100	19.14	PETTY CASH-MILEAGE		322626	
	0010-801-6505-23910	21.88	PETTY CASH-SUPPLIES		322626	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-3120-39700	33.86	PETTY CASH-SUPPLIES		322626	
	0010-801-6505-23910	30.87	PETTY CASH-REFRESHMENTS		322626	
	0010-801-6503-22300	35.43	PETTY CASH-POOL SUPPLIES		322626	
	0071-801-3120-22670	55.53	PETTY CASH-SUPPLIES		322626	
	0092-801-4221-22750	39.86	PETTY CASH-REFRESHMENTS		322626	
	0092-801-4221-22750	34.17	PETTY CASH-FOOD FOR CREW		322626	
	0109-801-6511-22750	36.26	PETTY CASH-LANGLEY SUPPLIES		322626	
	0010-801-4212-33100	18.56	PETTY CASH-MILEAGE		322626	
	0010-801-6505-23910	13.88	PETTY CASH-SUPERBOWL SUPPLIES		322626	
						419.22
	0010-201	24,000.00	PETTY CASH-DISASTER PREPAREDNE		322627	
						24,000.00
GEORGE NORIEGA	0010-801-1801-39550	140.00	ORAL BOARD LUNCH		322608	
						140.00
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	153.00	PAY PHONE SERVICE		322628	
						153.00
PITNEY BOWES POSTAGE BY PHONE	0010-801-1802-32200	25.73	POSTAGE		322629	
	0010-801-1801-32200	10.24	POSTAGE		322629	
	0010-801-1704-32200	1.88	POSTAGE		322629	
	0010-801-1703-32200	0.94	POSTAGE		322629	
	0010-801-1702-32200	15.53	POSTAGE		322629	
	0010-801-1701-32200	90.37	POSTAGE		322629	
	0010-801-1407-32200	15.51	POSTAGE		322629	
	0010-801-1406-32200	370.90	POSTAGE		322629	
	0152-801-2206-32200	0.97	POSTAGE		322629	
	0075-450-0075-09230	62.25	POSTAGE		322629	
	0075-450-0075-08325	67.00	POSTAGE		322629	
	0043-801-4212-32200	20.33	POSTAGE		322629	
	0010-801-6502-32200	42.85	POSTAGE		322629	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
PITNEY BOWES POSTAGE BY PHONE	0010-801-6001-32200	35.76	POSTAGE		322629	
	0010-801-4209-32200	5.00	POSTAGE		322629	
	0010-801-3220-32200	3.97	POSTAGE		322629	
	0010-801-3210-32200	7.09	POSTAGE		322629	
	0010-801-3205-32200	24.26	POSTAGE		322629	
	0010-801-3201-32200	1.94	POSTAGE		322629	
	0010-801-3120-32200	25.50	POSTAGE		322629	
	0010-801-3114-32200	66.69	POSTAGE		322629	
	0010-801-3104-32200	15.38	POSTAGE		322629	
	0010-801-3102-32200	5.00	POSTAGE		322629	
	0010-801-3101-32200	37.12	POSTAGE		322629	
	0010-801-1403-32200	188.74	POSTAGE		322629	
	0010-801-1301-32200	5.95	POSTAGE		322629	
						1,146.90
PUBLIC SAFETY ALLIANCE	0132-801-3101-33300	270.00	POLICE TRAINING		322630	
						270.00
RAQUEL RICHARDS	0010-801-1802-39400	96.57	PETTY CASH-ORAL BOARD		322631	
	0010-801-1801-39550	9.99	PETTY CASH-ORAL BOARD		322631	
	0010-801-1802-32200	27.45	PETTY CASH-POSTAGE		322631	
	0010-801-1802-33100	30.52	PETTY CASH-MILEAGE		322631	
	0010-801-1801-39550	8.60	PETTY CASH-ORAL BOARD		322631	
	0010-801-1801-39550	14.34	PETTY CASH-ORAL BOARD		322631	
	0010-801-1802-39400	57.89	PETTY CASH-SAFETY TRAINING		322631	
	0010-801-1801-33100	78.95	PETTY CASH-MILEAGE		322631	
	0010-801-1801-39550	16.19	PETTY CASH-ORAL BOARD		322631	
	0010-801-1801-39550	19.39	PETTY CASH-ORAL BOARD		322631	
	0010-801-1801-39550	14.12	PETTY CASH-SAFETY TRAINING		322631	
	0010-801-1802-39400	25.74	PETTY CASH-SAFETY TRAINING		322631	
						399.75

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
RENA R. SEARS	0132-801-3101-33300	18.00	POLICE TRAINING		322632	18.00
GARY SIMS	0136-801-3101-33250	727.65	POST TRAINING		322633	727.65
ANDY HWANG TA	0075-450-0075-08555	500.00	LUNAR NEW YEAR-PERFORMANCE		322634	500.00
VERIZON WIRELESS	0010-801-3205-32050	56.33	WIRELESS VOICE & DATA SERVICE		322609	468.40
	0010-801-3210-32050	177.53	WIRELESS VOICE & DATA SERVICE		322609	
	0010-801-3220-32050	234.54	WIRELESS VOICE & DATA SERVICE		322609	
JULIE MARIE VILLANUEVA	0010-801-6006-22450	75.18	PETTY CASH-CHRISTMAS DECORATIO		322610	228.30
	0010-801-6001-22150	82.40	PETTY CASH-JANITORIAL SUPPLIES		322610	
	0010-801-6001-21350	70.72	PETTY CASH-NAME PLATES		322610	
DIANA WONG	0010-801-1201-39400	18.00	PETTY CASH-PARKING		322635	
	0010-801-1101-39400	7.63	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	6.81	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	6.85	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	7.68	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1201-39400	8.00	PETTY CASH-PARKING		322635	
	0010-801-1201-39400	15.00	PETTY CASH-PARKING		322635	
	0010-801-1101-39400	6.85	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1201-39400	6.56	PETTY CASH-SUPPLES		322635	
	0010-801-1101-39400	6.85	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1201-39400	2.59	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	7.13	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	6.85	PETTY CASH-REFRESHMENTS		322635	
	0010-801-1101-39400	16.00	PETTY CASH-PARKING		322635	
	0010-801-1201-39400	17.55	PETTY CASH-REFRESHMENTS		322635	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						140.35
	TOTAL FOR PREPAID WARRANTS					85,493.15
	PRINTED	85,493.15				

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
8 GUYS LTD	0010-701-0010-02010	210.00	REFUND BUSINESS LICENSE		322636	210.00
AARDVARK TACTICAL INC	0010-801-5004-99324	41,616.70	HELMETS, FACESHIELDS	19-0264	322637	41,616.70
AEF SYSTEMS CONSULTING, INC.	0010-850-1403-31950	262.50	CONSULTING SERVICES FOR RFP	18-0465	274 **	262.50
AIR EXCHANGE, INC	0010-801-3210-38400	754.98	REPAIR STATION 61		322638	754.98
APL GLASS COMPANY	0010-801-4210-38100	400.00	REPLACEMENT OF WIRED CLASS		322639	400.00
APPLEONE EMPLOYMENT SERVICES	0010-801-1704-31950	465.12	TEMPORARY STAFFING SERVICES		322640	1,459.96
	0010-801-1704-31950	994.84	TEMPORARY STAFFING SERVICES		322640	
ARROYO BACKGROUND INVESTIGATIONS	0010-801-3104-31950	100.00	BACKGROUND INVESTIGATIONS	19-0074	322641	900.00
	0010-801-3104-31950	800.00	BACKGROUND INVESTIGATIONS		322641	
B W GRAPHICS	0010-801-1701-39250	41.62	BUSINESS CARDS-R SAM		322642	
	0010-801-6001-39250	43.80	BUSINESS CARDS-L SULLIVAN		322642	
	0092-801-4212-21350	41.60	BUSINESS CARDS-S HWONG		322642	
	0092-801-4221-21350	35.04	BUSINESS CARDS-F DOMINGUEZ		322642	
	0092-801-4221-21350	56.94	BUSINESS CARDS-PUBLIC WORKS		322642	
	0092-801-4221-21350	56.94	BUSINESS CARDS-PUBLIC WORKS		322642	
	0010-801-1301-39250	35.04	BUSINESS CARDS-H CHO		322642	
	0010-801-3103-21200	39.42	BUSINESS CARDS-G ESCARSEGA		322642	
	0010-801-3104-38400	39.42	BUSINESS CARDS-P YNIGUEZ		322642	
	0010-801-3101-39250	39.42	BUSINESS CARDS-A LEE		322642	
	0010-801-1703-39250	37.23	BUSINESS CARDS-M TAHERI		322642	
	0010-801-1703-39250	37.23	BUSINESS CARDS-L WANG		322642	

** Indicates an ACH-Payment transaction

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
B W GRAPHICS	0092-801-4221-22750	41.61	BUSINESS CARDS-G NORIEGA		322642	
	0092-801-4221-22750	41.61	BUSINESS CARDS-G NORIEGA		322642	
	0010-801-1802-21250	35.04	BUSINESS CARDS-H LU		322642	
	0010-801-6502-39250	32.85	BUSINESS CARDS-O MURO		322642	
	0010-801-6502-39250	32.85	BUSINESS CARDS-J BAUTISTA		322642	
	0010-801-3120-39250	41.61	BUSINESS CARDS-B HUNG		322642	
	0010-801-4212-21200	32.85	BUSINESS CARDS-F LOPEZ		322642	
	0010-801-3104-38400	37.23	BUSINESS CARDS-W LEON		322642	
	0010-801-3104-38400	37.23	BUSINESS CARDS-R ESQIBEL		322642	
	0010-801-1301-39250	32.85	BUSINESS CARDS-CITY CLERKS OFC		322642	
						869.43
BAKER & TAYLOR INC	0010-801-6002-40000	141.56	BOOK(S) 8		322643	
	0010-801-6002-40000	361.23	BOOK(S) 12		322643	
	0010-801-6002-40000	208.95	BOOK(S) 10		322643	
	0010-801-6002-40000	69.82	BOOK(S) 5		322643	
	0010-801-6006-40000	3.97	BOOK(S) 1		322643	
	0010-801-6006-40000	111.87	BOOK(S) 12		322643	
	0010-801-6006-40000	10.88	BOOK(S) 1		322643	
	0010-801-6006-40000	65.71	BOOK(S) 5		322643	
	0010-801-6006-40000	1,003.75	BOOK(S) 87		322643	
	0010-801-6006-40000	9.93	BOOK(S) 1		322643	
	0010-801-6006-40000	10.25	BOOK(S) 1		322643	
						1,997.92
BARR AND CLARK, INC.	0152-801-2206-38650	950.00	HOUSE REHAB-212 E GLEASON		322644	
	0152-801-2206-38650	950.00	HOUSE REHAB-234 W GLEASON		322644	
	0152-801-2206-38650	950.00	HOUSE REHAB-527 SEFTON		322644	
						2,850.00
ROBERT BARRERA	0010-801-3102-22310	501.04	UNIFORM REIMBURSEMENT		322645	
						501.04

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CAAD LLC	0010-801-1406-32200	176.40	BUSINESS LIC MAILING SERVICE		275 **	176.40
CALOX, INC	0010-801-3220-24200	92.00	CYLINDER OXYGEN		276 **	92.00
CANON FINANCIAL SERVICES, INC.	0010-801-1403-37500	1,455.28	COPIER MACHINE RENTAL		277 **	5,479.37
	0010-801-3115-38400	312.29	COPIER MACHINE RENTAL		277 **	
	0092-801-4220-37500	1,009.97	COPIER MACHINE RENTAL		277 **	
	0010-801-1406-38400	900.61	COPIER MACHINE RENTAL	19-0261	277 **	
	0063-801-1801-38400	900.61	COPIER MACHINE RENTAL	19-0261	277 **	
	0010-801-6502-38400	900.61	COPIER MACHINE RENTAL	19-0261	277 **	
CANON SOLUTIONS AMERICA, INC	0010-801-1201-37500	404.80	COPIER MAINTENANCE		322646	404.80
MARINA CAPILI	0010-701-0010-08025	48.00	REFUND RECREATION CLASS		322647	48.00
PETER CHAN	0010-801-1101-11100	80.00	MAYOR'S EXPENSES		322648	200.00
	0043-801-1101-11100	60.00	MAYOR'S EXPENSES		322648	
	0092-801-1101-11100	60.00	MAYOR'S EXPENSES		322648	
DONGMEI CHEN	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		322649	75.00
CINTAS CORPORATION NO. 3	0010-801-3210-22150	178.07	JANITORIAL SUPPLIES-FS61	19-0200	322650	
	0010-801-3210-22150	405.92	JANITORIAL SUPPLIES-FS61	19-0200	322650	
	0010-801-3210-22150	178.07	JANITORIAL SUPPLIES-FS61	19-0200	322650	
	0010-801-3210-22150	178.07	JANITORIAL SUPPLIES-FS61	19-0200	322650	
	0010-801-3210-22150	178.07	JANITORIAL SUPPLIES-FS61	19-0200	322650	
	0010-801-3210-22150	60.86	JANITORIAL SUPPLIES-FS62	19-0200	322650	
	0010-801-3210-22150	220.10	JANITORIAL SUPPLIES-FS62	19-0200	322650	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CINTAS CORPORATION NO. 3	0010-801-3210-22150	60.86	JANITORIAL SUPPLIES-FS62	19-0200	322650	
	0010-801-3210-22150	60.86	JANITORIAL SUPPLIES-FS62	19-0200	322650	
	0010-801-3210-22150	60.86	JANITORIAL SUPPLIES-FS62	19-0200	322650	
	0010-801-3210-22150	62.70	JANITORIAL SUPPLIES-FS63	19-0200	322650	
	0010-801-3210-22150	204.81	JANITORIAL SUPPLIES-FS63	19-0200	322650	
	0010-801-3210-22150	62.70	JANITORIAL SUPPLIES-FS63	19-0200	322650	
	0010-801-3210-22150	62.70	JANITORIAL SUPPLIES-FS63	19-0200	322650	
	0010-801-3210-22150	62.70	JANITORIAL SUPPLIES-FS63	19-0200	322650	
						2,037.35
CINTAS CORPORATION NO. 3 (DBA) CINTAS	0010-801-4210-38100	258.83	KITCHEN CLEANING-LANGLEY		322651	
	0010-801-4210-38100	258.83	KITCHEN CLEANING-LANGLEY		322651	
	0178-801-6505-22150	188.34	RESTROOM CLEANING-LANGLEY		322651	
	0178-801-6505-22150	188.34	RESTROOM CLEANING-LANGLEY		322651	
	0010-801-6505-22150	185.12	JANITORIAL SUPPLIES-LANGLEY		322651	
						1,079.46
COMMERCIAL DOOR OF LOS ANGELES	0010-801-5004-88450	3,250.00	DOOR REPAIR-LANGLEY	19-0060	322652	
						3,250.00
COMPLETE LANDSCAPE CARE, INC.	0010-801-6516-31190	2,000.00	MONTHLY MAINTENANCE		322653	
						2,000.00
COMPUTER & PERIPHERALS GROUP INC	0010-801-3230-38400	1,378.00	PLOTTER ANNUAL SERVICE		278 **	
						1,378.00
COMPUTER SERVICE COMPANY	0010-801-4206-38400	3,200.00	TRAFFIC SIGNAL MAINTENANCE	19-0103	322654	
						3,200.00
COUNTY OF LOS ANGELES	0010-801-6517-31950	2,231.71	PARKS PEST CONTROL		322656	
						2,231.71
	0010-801-3111-31950	1,378.80	ANIMAL CONTROL SERVICE	19-0032	322655	
						1,378.80
CPS HUMAN RESOURCE SERVICES	0010-801-1801-31950	865.70	RECRUITMENT SERVICES		322657	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						865.70
DAILY JOURNAL CORPORATION	0010-850-1301-31750	175.00	LEGAL NOTICE	19-0316	279 **	175.00
DELL MARKETING LP	0010-801-1404-38400	8,624.77	COMPUTERS, MONITORS	19-0298	280 **	
	0163-801-6005-21350	14,891.65	COMPUTERS	19-0315	280 **	
	0010-801-3115-38400	9,236.51	COMPUTERS	19-0318	280 **	
	0010-801-1404-22750	946.29	VIDEO SWITCH, ADAPTERS		280 **	
	0010-801-1404-38400	3,686.43	COMPUTER, MONITOR	19-0320	280 **	37,385.65
DIVERSIFIED ALARM SERVICE	0010-801-4210-38400	450.00	MONITORING SERVICE	19-0116	281 **	
	0010-801-4210-38400	450.00	MONITORING SERVICE	19-0116	281 **	
	0010-801-4210-38400	135.00	MONITORING SERVICE	19-0116	281 **	1,035.00
DIVISION OF THE STATE ARCHITECT	0010-701-0010-02020	1,075.20	STATE BUSINESS LICENSE FEE		322658	1,075.20
DRIVERS LICENSE GUIDE COMPANY	0010-801-1301-39350	27.13	2019 ID CHECKING GUIDE		322659	
	0454-801-6005-21350	27.13	2019 ID CHECKING GUIDE		322659	
	0010-801-1301-39350	34.80	ID GUIDE, INTERNATIONAL		322659	
	0454-801-6005-21350	34.80	ID GUIDE, INTERNATIONAL		322659	123.86
ECHOSAT, INC.	0010-701-0010-06940	39.95	CNG STATION MERCHANT FEE		322660	39.95
ECONOMY RENTALS INC.	0010-801-4210-23700	490.00	SCISSOR LIFT RENTAL		322661	490.00
DAVID ELLIOTT	0010-801-3102-22310	474.10	UNIFORM REIMBURSEMENT		322662	474.10
EMERGENCY RESPONSE CRIME SCENE CLEANUP	0010-801-3220-22360	211.00	MEDICAL WASTE DISPOSAL		322663	211.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
EMPIRE CLEANING SUPPLY	0010-801-3113-22600	356.97	JANITORIAL SUPPLIES-POLICE		322664	
	0010-801-6001-22150	647.81	JANITORIAL SUPPLIES-LIBRARY		322664	
	0010-801-6505-22150	288.40	JANITORIAL SUPPLIES-LANGLEY		322664	1,293.18
ERVIN YOUNGBLOOD (DBA) YOUNGBLOOD &	0010-801-3210-31900	300.00	POLYGRAPH FOR COBOS		322665	
	0010-801-3210-31900	600.00	POLYGRAPH FOR WIN & YOUNG		322665	900.00
EUROFINS EATON ANALYTICAL, INC.	0092-801-4222-31950	3,240.00	WATER ANALYSIS	19-0185	322666	
	0092-801-4222-31950	2,830.00	WATER ANALYSIS	19-0185	322666	6,070.00
EXPRESS SERVICE, INC	0010-801-6003-31950	324.80	TEMPORARY STAFFING SERVICES		322667	
	0010-801-6003-31950	203.00	TEMPORARY STAFFING SERVICES		322667	
	0010-801-6003-31950	324.80	TEMPORARY STAFFING SERVICES		322667	852.60
EZEQUIEL LOPEZ VELASCO	0010-801-3113-38250	2,326.88	JAIL JANITORIAL SERVICES	19-0165	322668	2,326.88
FIRST TRANSIT INC	0166-801-4201-31960	70,091.47	SPIRIT BUS OPERATION	19-0175	322669	
	0166-801-4201-31960	209.65	SPIRIT BUS GPS	19-0175	322669	
	0109-801-4201-31950	235.98	CHARTER SERVICE-SNOW VILLAGE	19-0175	322669	
	0109-701-0109-07680	1,486.64-	SPIRIT BUS FARE		322669	69,050.46
GALLS, LLC	0010-801-3210-22310	140.11	UNIFORMS-J CARTER		282 **	
	0010-801-3210-22310	66.64	UNIFORMS-J CHANG		282 **	
	0010-801-3210-22310	52.13	UNIFORMS-R WEISSENBERGER		282 **	
	0010-801-3210-22310	75.38	UNIFORMS-J WONG		282 **	
	0010-801-3210-22300	830.12	UNIFORMS-STRUCTURAL BOOTS		282 **	1,164.38
GAREN III P LTD.	0010-701-0010-02010	105.00	REFUND BUSINESS LICENSE		322670	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						105.00
GRICELDA GOMEZ	0010-801-3210-39050	5.99	UNIFORM CLEANING		322671	
	0010-801-3210-39050	15.17	UNIFORM CLEANING		322671	
	0010-801-3210-39050	18.36	UNIFORM CLEANING		322671	
	0010-801-3210-39050	12.37	UNIFORM CLEANING		322671	
						51.89
KELLY A. GORDON	0010-801-3112-22310	83.16	UNIFORM REIMBURSEMENT		322672	
	0010-801-3113-22310	127.11	UNIFORM REIMBURSEMENT		322672	
						210.27
GOVCONNECTION INC.	0010-801-1404-22750	542.71	IPAD		322673	
	0010-801-1404-22750	722.59	UPS BATTERIES		322673	
	0010-801-1404-22750	26.24	IPAD SCREEN PROTECTOR		322673	
						1,291.54
GRM INFORMATION MANAGEMENT	0063-801-5004-99068	255.00	DOCUMENT SYSTEM SERVICES	19-0134	322674	
	0010-801-1802-38400	243.00	DOCUMENT SYSTEM SERVICES		322674	
	0063-801-5004-99068	80.62	DOCUMENT SYSTEM SERVICES	19-0118	322674	
	0063-801-5004-99068	94.70	DOCUMENT SYSTEM SERVICES	19-0118	322674	
	0063-801-5004-99068	793.00	DOCUMENT SYSTEM SERVICES	19-0118	322674	
	0063-801-5004-99068	35.00	DOCUMENT SYSTEM SERVICES	19-0118	322674	
						1,501.32
HAROLD'S KEY SHOP, INC.	0010-801-4210-24100	4.38	KEY/LOCK SERVICES		283 **	
						4.38
HARRINGTON INDUSTRIAL PLASTICS LLC	0092-801-4222-23400	250.02	SWITCH LEVEL		284 **	
						250.02
HDL COREN & CONE	0010-801-1403-31400	4,562.50	PROPERTY TAX SERVICES	19-0151	322675	
						4,562.50
HOWARD BUILDING CORPORATION	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		322676	
						75.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
LILY HUANG	0010-701-0010-02010	140.00	REFUND BUSINESS LICENSE		322677	140.00
SUPANU HWANG	0010-701-0010-02010	37.50	REFUND BUSINESS LICENSE		322678	37.50
INTERNATIONAL BUSINESS MACHINES COF	0010-801-1404-24150	2,484.00	MOBILE DEVICE MANAGEMENT		322679	2,484.00
JCL TRAFFIC SERVICES	0022-801-4206-23800	314.00	BARRICADE LIGHT RENTAL	19-0058	285 **	889.22
	0022-801-4202-22300	575.22	SAFETY VESTS		285 **	
JEDA WORKS	0152-801-2206-31850	1,040.00	HOUSING REHAB SERVICES		322680	3,900.00
	0152-801-2206-38650	260.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	520.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	1,105.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	195.00	HOUSING REHAB SERVICES	19-0196	322680	
	0152-801-2206-38650	130.00	HOUSING REHAB SERVICES	19-0196	322680	
JIMMY LAU DDS	0010-701-0010-02010	180.00	REFUND BUSINESS LICENSE		322681	184.00
	0010-701-0010-02020	4.00	REFUND STATE FEE		322681	
JOBS AVAILABLE INC.	0010-801-1801-34100	631.80	EMPLOYMENT ADVERTISING		322682	631.80
JOHN L. HUNTER & ASSOC., INC.	0043-801-4203-31950	4,426.25	NPDES SERVICES	19-0174	322683	
	0075-450-0075-08620	450.60	EARTH DAY FLYER (TRUST)		322683	

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JOHN L. HUNTER & ASSOC., INC.	0043-801-4203-31950	5,633.75	NPDES SERVICES	19-0174	322683	10,510.60
LORI KANEKO-SU	0010-701-0010-07050	287.64	REFUND PICNIC RENTAL		322684	287.64
KEYSTONE UNIFORM CENTERS	0075-450-0075-08420	57.87	UNIFORMS-S XU (TRUST)		322685	57.87
KING CHARCOAL BBQ	0077-701-0077-02110	131.40	REFUND BID FEE		322686	131.40
KNIGHT COMMUNICATIONS INC	0010-801-1301-38400	527.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-1404-38400	492.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0043-801-1404-38400	581.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0092-801-1404-38400	758.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-1701-38400	400.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-1702-38400	400.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-1703-38400	400.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-1801-38400	778.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-3115-38400	1,726.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-3201-38400	952.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0022-801-4202-38400	556.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0092-801-4210-38400	208.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0060-801-4211-38400	1,238.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0043-801-4212-38400	417.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0092-801-4220-38400	1,417.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-6001-38400	1,083.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0010-801-6502-38400	797.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0093-801-4226-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0093-801-4227-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0093-801-4229-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0093-801-4230-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	

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KNIGHT COMMUNICATIONS INC	0093-801-4231-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0094-801-4226-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0094-801-4227-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0094-801-4229-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0094-801-4230-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
	0094-801-4231-38400	167.00	IT MANAGEMENT SERVICE	19-0129	322687	
						14,400.00
KNOWLES-MCNIFF	0010-801-1404-31700	5,006.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0010-801-3115-31700	599.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0010-801-3220-31700	209.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0010-801-6001-31700	803.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0043-801-1404-31700	1,571.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0092-801-1404-31700	1,964.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0092-801-4221-31700	989.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0093-801-4226-31700	204.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0093-801-4227-31700	241.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0093-801-4229-31700	193.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0093-801-4230-31700	204.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0093-801-4231-31700	246.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4226-31700	42.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4227-31700	52.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4229-31700	40.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4230-31700	42.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4231-31700	53.00	FINANCE SOFTWARE MAINTENANCE		286 **	
	0094-801-4232-31700	42.00	FINANCE SOFTWARE MAINTENANCE		286 **	
						12,500.00
MARTIN KRAUSE	0075-450-0075-08160	292.55	REFUND WATER METER (TRUST)		322688	
						292.55
LEHR AUTO ELECTRIC (CA CORP)	STOMME 0010-801-3103-38400	662.43	HORIZONTAL READER		287 **	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						662.43
LEWIS ENGRAVING INC	0010-801-3101-22670	799.35	VOLUNTEER AWARDS		322689	799.35
JIA-WEI LI	0010-701-0010-02010	140.00	REFUND BUSINESS LICENSE		322690	140.00
LIFE-ASSIST INC	0010-801-3220-24200	1,568.14	FIRE MEDICAL SUPPLIES	19-0039	322691	2,117.54
	0010-801-3220-22350	549.40	FIRE MEDICAL SUPPLIES	19-0039	322691	
LINCOLN EQUIPMENT INC.	0010-801-6503-23050	625.96	POOL CHEMICALS	19-0049	322692	2,106.79
	0010-801-6503-23050	145.36	POOL CHEMICALS	19-0049	322692	
	0178-801-6503-23050	1,335.47	CASCADES CHEMICALS		322692	
LOOMIS ARMORED US, INC.	0010-801-1403-31950	282.09	ARMORED CARRIER SERVICE		322693	564.19
	0092-801-4220-31950	282.10	ARMORED CARRIER SERVICE		322693	
VING LOW	0010-701-0010-02010	105.00	REFUND BUSINESS LICENSE		322694	105.00
MCMaster-CARR SUPPLY CO.	0092-801-4222-23700	156.99	RESPIRATOR, FACE SHIELDS		288 **	442.73
	0092-801-4222-23700	49.54	CHARGER, CORD		288 **	
	0092-801-4222-23700	219.27	TOWELS, GABS		288 **	
	0092-801-4222-23700	16.93	HOLE PUNCH		288 **	
MEEDOHHO DUMPLING HOUSE, INC.	0010-701-0010-06850	106.28	REFUND INDUSTRIAL WASTE FEE		322695	106.28
METROPOLITAN TRANSPORTATION	0109-801-6511-41200	1,980.00	LANGLEY TAP CARD	19-0136	322696	1,980.00
	0023-701-0023-05400	21,000.00	REFUND CLASS II BIKE LAND CONS		322697	21,000.00

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MISSION SUPER HARDWARE	0010-801-4210-23050	91.15	BATTERIES, BOX FANS		322698	
	0043-801-4208-22750	65.66	BATTERIES		322698	156.81
MOTION PICTURE LICENSING CORPORATIO	0010-801-6505-23910	344.38	MOTION PICTURE LICENSE FEE		322699	344.38
NORTHWEST ENERGY EFFICIENCY COUNCIL	0010-801-4210-38100	1,895.00	BUILDING OPERATOR CERTIFICATIO		322700	1,895.00
OFFICE DEPOT INC.	0010-801-1101-21350	239.27	PAPER, ENVELOPES		322701	
	0010-801-1101-21350	26.27	PENS		322701	
	0010-801-1704-24150	56.15	SHIPPING LABEL, DOCUMENT HOLDER		322701	
	0010-801-1701-21350	22.35	SHIPPING LABEL, DOCUMENT HOLDER		322701	
	0010-801-1801-21250	38.53	PAPER		322701	
	0010-801-1801-21350	198.35	INK, FOLDER, PLANNER, TAPE		322701	
	0010-801-1801-21350	16.35	CALENDAR		322701	
	0010-801-1801-21350	10.14	CALENDAR		322701	
	0010-801-1801-21250	13.69	PAPER		322701	
	0010-801-1801-21350	95.56	STAPLER, SCISSORS, WASTEBASKET		322701	
	0010-801-3114-21350	32.83	DESK ORGANIZER		322701	
	0010-801-3114-21350	104.18	STAMP, METAL SIGN		322701	
	0010-801-3205-21350	103.29	TONER, TAPE, CARD		322701	
	0010-801-3210-21250	8.86	CALENDAR REFILL	19-0090	322701	
	0010-801-6502-21250	57.78	PAPER, ENVELOPE, PAPER CLIP		322701	
	0010-801-6502-21250	31.13	CALENDAR		322701	
	0010-801-6502-21250	116.91	PAPER, TAPE DISPENSER, NOTE		322701	
	0010-801-6505-21350	426.44	PAPER, MESSAGE BOOK, TONER	19-0135	322701	
	0010-801-6517-22750	548.89	SORTERS, ORGANIZERS, BINDER		322701	
	0043-801-4212-21250	145.83	DATE STAMPS		322701	
	0092-801-4221-21250	58.94	PAPER, MARKER		322701	
	0092-801-4221-21350	67.18	FILE FOLDERS		322701	

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OFFICE DEPOT INC.	0092-801-4222-21350	166.69	FILE FOLDERS,BINDERS		322701	
	0092-801-4222-21350	67.41	BINDERS		322701	
						2,653.02
OFFICE SOLUTIONS	0010-801-1403-22750	90.87	W2 FORMS	19-0152	322702	
	0010-801-1403-22750	1,272.66	TONER,FOLDERS,LABELS	19-0152	322702	
						1,363.53
ORTHOPAEDIC GROUP OF ORANGE COUNTY	0080-801-8301-33130	972.67	WC MED EXAMINATION		322703	
						972.67
PERFORMANCE ELEVATOR CONTRACTORS IN	0010-801-4210-38400	160.00	ELEVATOR MAINTENANCE	19-0059	322704	
	0010-801-4210-38400	2,521.00	ELEVATOR MAINTENANCE	19-0059	322704	
						2,681.00
THE PHONE GUY	0010-801-4210-38400	1,356.45	VOICE/DATE CABLING		322705	
	0092-801-4210-38100	500.00	VOICE/DATE CABLING		322705	
	0010-801-1404-38400	156.85	VOICE/DATE CABLING		322705	
						2,013.30
PRISCILA DAVILA & ASSOCIATES, INC.	0169-801-2201-31850	1,560.00	CDBG REHABILITATION CONSULTING	19-0126	322706	
	0169-801-2201-31850	1,088.75	CDBG REHABILITATION CONSULTING	19-0126	322706	
						2,648.75
QI HANG EXPRESS INC	0010-701-0010-06160	75.48	REFUND HOME OCCUPATION INSP		322707	
						75.48
QUILL CORPORATION	0010-801-1301-21300	27.91	STAMP		322708	
	0010-801-1301-21300	25.59	PENS		322708	
						53.50
REFRIGERATION SUPPLIES DISTRIBUTOR	0010-801-4210-23700	328.21	GLOVES, FLASHLIGHT		289 **	
						328.21
RESTORATION ARTECHS INC.	0010-801-6517-31950	1,460.00	REFINISHING BRONZED PLAQUE		322709	
						1,460.00
RKA CONSULTING GROUP	0161-450-4212-06910	980.00	GEOTECHNICAL REVIEW	19-0258	322710	

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RKA CONSULTING GROUP	0161-450-4212-06910	70.00	GEOTECHNICAL REVIEW		322710	1,050.00
SCHEIDEGGER CLARKE PROPERTIES LLC	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		322711	75.00
ROBERT T. SCOTT	0010-801-3210-31900	775.00	FIRE CONTINUING EDUCATION	19-0106	322712	775.00
SHAU MAY RESTAURANT-MONTEREY PARK	0077-701-0077-02110	135.40	REFUND BID FEE		322713	135.40
SINO UNITED PUBLISHING	0010-801-6002-40000	29.89	BOOK(S) 2		322714	29.89
SMARDAN SUPPLY COMPANY	0010-801-4210-23300	60.57	INLINE FILTERS		322715	60.57
SMART & FINAL #321	0010-801-3210-22750	57.40	FIRE ENGINES WATER CACHE		322716	57.40
JIGUO SONG	0075-450-0075-08160	59.53	REFUND WATER METER (TRUST)		322717	59.53
SOUTH COAST AIR QUALITY	0165-801-4201-39300	882.86	AQMD FEES		322718	882.86
SOUTHERN CALIFORNIA GAS COMPANY	0109-801-5002-96067	2,757.00	CST MAINTENANCE FEE	19-0176	322719	14,619.00
	0109-801-5002-96067	5,931.00	CST SERVICE FEE	19-0176	322719	
	0165-801-5002-96067	5,931.00	CST SERVICE FEE	19-0176	322719	
SOUTHWEST LIFT & EQUIPMENT, INC.	0042-801-5004-96096	18,262.84	VEHICLE HEAVY DUTY IN-GROUND L	19-0272	322720	158,143.37
	0060-801-5004-96096	76,626.84	VEHICLE HEAVY DUTY IN-GROUND L	19-0272	322720	
	0092-801-5004-96096	31,626.84	VEHICLE HEAVY DUTY IN-GROUND L	19-0272	322720	
	0093-801-5004-96096	31,626.85	VEHICLE HEAVY DUTY IN-GROUND L	19-0272	322720	
STETSON ENGINEERS, INC	0093-801-4226-31950	1,492.82	NPDES APP SERVICES	19-0153	322721	

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STETSON ENGINEERS, INC	0093-801-4229-31950	116.93	NPDES APP SERVICES	19-0153	322721	1,726.68
	0093-801-4230-31950	116.93	NPDES APP SERVICES	19-0153	322721	
MICHAEL SUAN	0075-450-0075-08160	48.48	REFUND WATER METER (TRUST)		322722	48.48
SUPREME TROPHIES & GIFTS CO.	0010-801-1101-22670	54.75	NAME PLATE		322723	54.75
T & G GLOBAL LLC	0010-801-6517-23050	1,850.00	HOLIDAY TREE AND DECOR		322724	1,850.00
THE CHRYSALIS CENTER	0010-701-0010-02010	103.00	REFUND BUSINESS LICENSE		322725	103.00
TOM'S CLOTHING & UNIFORMS INC	0010-801-1702-22300	141.80	UNIFORMS-O VERDUZCO		322726	
	0010-801-3103-22310	37.23	UNIFORMS-T GRANT		322726	
	0010-801-3103-22310	93.08	UNIFORMS-B HUNG		322726	
	0010-801-3103-22310	73.37	UNIFORMS-A MENA		322726	
	0010-801-3103-22310	175.20	UNIFORMS-B CEVALLOS		322726	
	0010-801-3104-22310	71.18	UNIFORMS-G ALVAREZ		322726	
	0010-801-3104-22310	18.07	UNIFORMS-G ESCARSEGA		322726	
	0010-801-3104-22310	130.31	UNIFORMS-R LOPEZ		322726	
	0010-801-3112-22310	281.42	UNIFORMS-K LUO		322726	
	0010-801-3113-22310	114.98	UNIFORMS-T WISNIEWSKI		322726	
	0010-801-3114-22310	108.41	UNIFORMS-D CASEY		322726	
	0010-801-3114-22310	325.76	UNIFORMS-M MARTINEZ		322726	
	0010-801-3210-22310	141.26	UNIFORMS-R BLAKE		322726	
	0071-801-3120-22310	28.47	UNIFORMS-P YNIGUEZ		322726	
	0176-801-6516-22310	39.42	UNIFORMS-MARK RAMIREZ		322726	
	0176-801-6516-22310	39.42	UNIFORMS-MARCUS RAMIREZ		322726	
	0176-801-6516-22310	174.11	UNIFORMS-MARCUS RAMIREZ		322726	
	0176-801-6516-22310	83.22	UNIFORMS-MARK REMIREZ		322726	

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,076.71
JOHN TSAI	0010-701-0010-02010	206.00	REFUND BUSINESS LICENSE		322727	206.00
RICHARD TULLIUS	0010-801-3210-38400	161.25	REIMBURSE USAR HARWARE		322728	161.25
TURTLE ALA, LLC	0010-801-4210-23400	2,202.43	LED LIGHTS, CONDUITS, BEAM CLAMP		322729	2,202.43
UC REGENTS	0010-801-3220-39400	2,931.58	FIRE-CONTINUED EDUCATION	19-0304	322730	2,931.58
VENICE ROOM INC	0010-701-0010-06850	245.51	REFUND INDUSTRIAL WASTE FEE		322731	245.51
VINNIE'S PORTABLE WELDING	0093-801-4226-23300	900.00	WATER WELDING SERVICES		322732	900.00
WEST COAST ARBORISTS, INC.	0010-801-6516-31190	1,391.00	TREE MAINTENANCE SERVICES	19-0086	290 **	1,391.00
WESTCO SERVICE COMPANY	0010-801-4210-38150	2,145.00	AIR CONDITIONING REPAIR	19-0001	291 **	2,920.00
	0010-801-4210-38150	325.00	AIR CONDITIONING REPAIR	19-0001	291 **	
	0010-801-4210-38150	450.00	AIR CONDITIONING REPAIR	19-0001	291 **	
WESTERN EXTERMINATOR COMPANY	0010-801-4210-38100	1,160.50	PEST CONTROL	19-0075	322733	2,321.00
	0010-801-4210-38100	1,160.50	PEST CONTROL	19-0075	322733	
WESTERN WATER WORKS SUPPLY CO.	0093-801-4226-23300	80.37	FLANGE, GASKETS		292 **	80.37
WITTMAN ENTERPRISES	0010-801-3220-31400	6,560.00	AMBULANCE BILLING SERVICES	19-0040	322734	6,560.00
YINGYU YANG	0075-450-0075-08160	1,256.45	REFUND WATER METER (TRUST)		322735	1,256.45

** Indicates an ACH-Payment transaction

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/20/2019

PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DERRAL YEE	0075-450-0075-08160	91.65	REFUND WATER METER (TRUST)		322736	91.65
LILY YING	0010-701-0010-02010	75.00	REFUND BUSINESS LICENSE		322737	
	0010-701-0010-02020	4.00	REFUND STATE FEE		322737	79.00
TOTAL FOR REGULAR WARRANTS						502,648.72
	PRINTED	436,032.06				
	ACH-PAYMENTS	66,616.66				

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019**

TOTAL FOR PREPAID WARRANTS	\$85,493.15
TOTAL FOR PRINTED WARRANTS	\$436,032.06
TOTAL FOR ACH-PAYMENTS	\$66,616.66
TOTAL WARRANTS	\$588,141.87
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	38
TOTAL ACH-PAYMENTS PRINTED	19
TOTAL CHECKS PRINTED	102
TOTAL CHECKS ISSUED	159

**CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 02/20/2019
FUND SUMMARY**

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	66,390.33	167,933.84	234,324.17
0022	STATE GAS TAX FUND	0.00	1,445.22	1,445.22
0023	BIKE ROUTE FUND	0.00	21,000.00	21,000.00
0042	SEWER FUND	0.00	18,262.84	18,262.84
0043	REFUSE FUND	20.33	12,900.49	12,920.82
0060	CITY SHOP FUND	0.00	77,864.84	77,864.84
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	2,158.93	2,158.93
0065	PAYROLL CLEARING ACCOUNT	576.00	0.00	576.00
0071	LAW ENFORCEMENT/FIRE DIF FUND	55.53	28.47	84.00
0075	SPECIAL DEPOSITS FUND	816.21	2,257.13	3,073.34
0077	BUSINESS IMPROVEMENT AREA #1	0.00	266.80	266.80
0080	WORKERS COMP FUND	0.00	972.67	972.67
0092	WATER FUND	427.94	46,211.62	46,639.56
0093	WATER TREATMENT WQA-EPA FUND	0.00	36,256.90	36,256.90
0094	WATER TREATMENT CITY FUND	0.00	1,106.00	1,106.00
0109	OPA PROPOSITION A	36.26	9,417.34	9,453.60
0110	MEASURE R FUND	3,594.50	0.00	3,594.50
0132	STC STANDARDS/TRAINING/CORREC	306.00	0.00	306.00
0136	POST	1,087.65	0.00	1,087.65
0152	HOME HOUSING PROGRAM	11,000.97	6,750.00	17,750.97
0159	RECREATION FUND	145.43	0.00	145.43
0160	ASSET FORFEITURE-JUSTICE	36.00	0.00	36.00
0161	CONSTRUCTION AGENCY FUND	0.00	1,050.00	1,050.00
0163	CAL LIBRARY LITERACY SVC GRANT	0.00	14,891.65	14,891.65
0165	AIR QUALITY IMPROVEMENT FUND	0.00	6,813.86	6,813.86
0166	PROPOSITION C	0.00	70,301.12	70,301.12
0169	CDBG FUND	0.00	2,648.75	2,648.75
0176	MAINTENANCE DISTRICT 93-1	0.00	336.17	336.17

CITY OF MONTEREY PARK
 FINAL WARRANT REGISTER
 COUNCIL MEETING DATE 02/20/2019
 FUND SUMMARY

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0178	PROP A - PER PARCEL GRANT	0.00	1,712.15	1,712.15
0349	ELAC INSTRUCTIONAL SERV PROG	1,000.00	0.00	1,000.00
0454	LIBRARY PASSPORT TRUST GRANT	0.00	61.93	61.93
	TOTAL	85,493.15	502,648.72	588,141.87



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-D.

TO: The Honorable Mayor and City Council
FROM: Joseph Leon, City Treasurer
SUBJECT: Monthly Investment Report – January 2019

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, 2019 invested funds for the City of Monterey Park is \$86,819,033.39.

BACKGROUND:

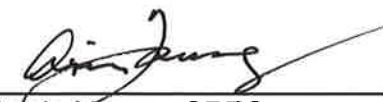
In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months. The attached monthly investment report includes a summary investment report for the LA County Pooled Investment Fund, which displays the composition by type for the entire pooled investment fund.

Respectfully submitted by:



Joseph Leon
City Treasurer

Prepared by:



Annie Yaung, CPFO
Director of Management Services

Approved by:



Ron Bow
City Manager

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF JANUARY 31, 2019**

INVESTMENTS PORTFOLIO PROFILE:

TOTAL BALANCE AT 1/31/19

\$ 86,819,033.39

INVESTMENT COMPOSITION

(1) <u>LA COUNTY POOLED INVESTMENT FUND</u> <i>(See Schedule A for LA County Pool Composition)</i>	ON DEMAND	2.130%	<u>\$ 738,626.14</u>
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(2) <u>LOCAL AGENCY INVESTMENT FUND</u>	ON DEMAND	2.380%	<u>\$ 51,992,407.25</u>
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(3) <u>U.S. GOVERNMENT TREASURY BILLS</u>	Purchase Date	Maturity Date	Interest Rate	
	10/16/2018	4/11/2019	2.35%	\$ 1,000,000
	10/22/2018	4/18/2019	2.35%	2,000,000
	11/14/2018	11/7/2019	2.50%	2,000,000
	11/21/2018	5/23/2019	2.36%	1,000,000
	11/27/2018	11/7/2019	2.49%	1,500,000
	11/30/2018	11/7/2019	2.49%	2,000,000
	12/06/2018	6/6/2019	2.35%	2,000,000
	12/20/2018	6/20/2019	2.35%	2,000,000
	12/21/2018	12/5/2019	2.44%	2,000,000
	12/28/2018	12/5/2019	2.39%	2,000,000
	12/28/2018	6/27/2019	2.30%	2,000,000
	1/3/2019	7/5/2019	2.35%	2,000,000
			2.39%	<u>\$ 21,500,000</u>

(4) <u>CERTIFICATES OF DEPOSIT</u>	Purchase Date	Maturity Date	Interest Rate	
PACIFIC PREMIER BANK	02/28/18	08/28/19	2.10%	245,000
PREFERRED BANK	03/03/18	09/03/19	2.00%	140,000
ROYAL BUSINESS BANK	06/23/18	06/23/19	2.20%	250,000
AFFINITY FEDERAL BANK	08/03/18	08/02/19	2.65%	245,000
AFFINITY FEDERAL CREDIT UNION	10/15/18	10/15/19	2.85%	245,000
ALLY BANK MIDVALE	10/06/17	10/05/20	1.95%	245,000
AMERICAN EXPRESS BANK	05/03/17	05/04/20	1.80%	245,000
BANK OF HOPE	05/26/17	11/26/19	1.70%	245,000
BANKUNITED NA	02/09/18	02/10/20	2.20%	245,000
BMW BK NORTH AMERICA	09/21/17	03/16/20	1.85%	238,000
BROOKLINE BANK	06/29/17	06/28/19	1.65%	245,000
CAPITAL ONE NATL BANK	10/25/17	10/26/20	2.00%	245,000
CHARTER BANK	04/10/18	04/10/19	2.05%	245,000
COMMERCIAL BANK	06/21/18	06/22/20	2.75%	245,000
COMMUNITY WEST BANK	05/29/18	05/29/19	2.25%	245,000
DIRECT CFED CREDIT UNION	11/22/17	11/23/20	2.00%	245,000
DISCOVER BANK	09/01/17	09/01/20	1.90%	245,000
DOUGLAS NATIONAL BANK	05/09/18	05/09/19	2.10%	245,000
ELGA CREDIT UNION	09/19/18	03/19/20	2.70%	245,000
EVERBANK	01/02/18	09/16/19	1.25%	245,000
FIFTH THIRD BANK	05/23/18	05/23/19	2.20%	245,000
FIRST FED SAVINGS & LOAN	12/22/17	12/20/19	2.05%	245,000
FIRST FINAL BANK	04/10/18	10/10/19	2.25%	245,000
FIRST MERCHANTS BANK	12/30/16	06/28/19	1.50%	245,000
FIRST TECH FEDERAL CREDIT UNION	10/16/17	10/16/19	1.80%	245,000

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF JANUARY 31, 2019**

GARRETT BANK	05/09/18	05/11/20	2.55%	245,000
GOLDMAN SACHS BANK	10/18/17	10/19/20	1.95%	245,000
GRAND RIVER BANK	11/28/17	05/28/20	1.80%	245,000
GUARANTY BANK	03/15/18	09/15/20	2.40%	245,000
IBERIABANK	05/30/18	11/30/20	2.70%	245,000
INFINITY FCU	02/12/18	02/12/19	1.90%	245,000
JP MORGAN CHASE BANK	04/19/16	04/19/19	1.20%	245,000
KEESLER FEDERAL CREDIT UNION	12/21/18	06/22/20	3.00%	245,000
LAKESIDE BANK CHICAGO	05/10/17	05/11/20	1.65%	245,000
MB FINANCIAL BANK	08/24/17	02/24/20	1.75%	245,000
MEMORIAL CREDIT UNION	08/15/18	08/15/19	2.60%	245,000
MERRICK BK SOUTH	04/19/17	04/18/19	1.50%	245,000
MIDLAND BANK	03/22/18	09/23/19	2.20%	245,000
MORGAN STANLEY	12/28/17	12/30/19	2.05%	245,000
MORGAN STANLEY BANK	11/30/17	12/02/19	1.90%	245,000
NATIONWIDE BANK	11/30/17	08/31/20	2.00%	245,000
POST OAK BANK	02/21/18	08/21/19	2.05%	245,000
RIA FEDERAL CREDIT UNION	10/12/18	10/11/19	2.75%	245,000
SAFRA NATIONAL BANK	01/18/18	04/15/19	1.80%	245,000
STEARNS BANK	05/31/18	05/29/20	2.70%	245,000
SYNCHRONY BK RETAIL	04/27/18	04/27/20	2.55%	245,000
THIRD FED SAVINGS & LOAN	12/21/17	12/21/20	2.10%	245,000
UNITED BANKERS BANK	05/11/18	11/12/19	2.30%	245,000
UNIVERSITY IOWA CMNTY	04/30/18	04/30/21	2.75%	245,000
VIBRANT CREDIT UNION	12/21/18	06/22/20	2.95%	245,000
WEX BANK	06/02/17	06/02/20	1.80%	245,000
WORLDS FOREMOST BANK	04/07/16	04/05/19	1.35%	200,000
<i>Total CDs (53)</i>			2.075%	<u>\$ 12,588,000.00</u>

OTHER INFORMATION:

BANK BALANCE: ⁽¹⁾ **\$ 5,355,512.19**

AVERAGE MATURITY DAYS 107

AVERAGE INTEREST RATE FOR THE MONTH 2.938%

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 2018-2019 (CUMULATIVE) **\$426,001.88**

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

(1) Bank balance is maintained to cover outstanding warrants, payroll checks and on-going operating costs.

POOLED SURPLUS AND SPECIFIC PURPOSE INVESTMENTS
AS OF DECEMBER 31, 2018

SCHEDULE A

<u>PORTFOLIO PROFILE</u>	<u>Pooled Surplus Investments</u>	<u>Specific Purpose Investments</u>
Inventory Balance at 12/31/18		
At Cost	\$ 33,314,369,869	\$ 138,110,554
At Market	\$ 33,047,508,675	\$ 133,443,056
Repurchase Agreements	\$ -	\$ -
Reverse Repurchase Agreements	\$ -	\$ -
Composition by Security Type:		
Certificates of Deposit	6.00%	18.10%
United States Government and Agency Obligations	64.83%	49.00%
Bankers Acceptances	0.00%	0.00%
Commercial Paper	28.84%	0.00%
Municipal Obligations	0.08%	2.74%
Corporate and Deposit Notes	0.25%	0.00%
Repurchase Agreements	0.00%	0.00%
Asset-Backed	0.00%	0.00%
Other	0.00%	30.16%
1-60 days	42.25%	0.00%
61 days-1 year	9.29%	48.26%
Over 1 year	48.46%	51.74%
Weighted Average Days to Maturity	529	



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-E.

TO: The Honorable Mayor and City Council

FROM: Vincent D. Chang, City Clerk

SUBJECT: Minutes

RECOMMENDATION:

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

- (1) Approve the minutes from the special and regular meeting of January 16, 2019; and
- (2) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

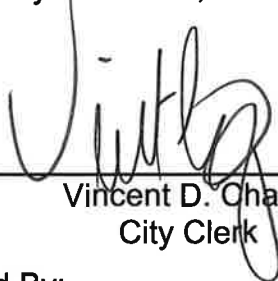
BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Helena Cho
Assistant Deputy City Clerk

Approved By:



Ron Bow
City Manager

Attachments: Minutes

ATTACHMENT 1

Minutes

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
JANUARY 16, 2019**

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 16, 2019 at 6:00 p.m.

CALL TO ORDER:

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

ROLL CALL:

City Manager Ron Bow called the roll:

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

Council Members Absent: None

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 SECTION 54956.9(d) - Number of Cases: 2

International Brotherhood of Teamsters Local 848 et al. v. City of Monterey Park et al., 2nd Appellate District Court of Appeals, Case No. B282971.

People ex rel., City of Monterey Park v. Center International Investments, Inc., LASC Case No. BC605788.

2. CONFERENCE WITH LEGAL COUNSEL, INITIATION OF LITIGATION (Government Code § 54956.9(d)(4)). Number of Potential Cases: One.

Potential defendant listed below (not required by applicable law; voluntarily disclosed):

South Atlantic Investment, LLC, et al.
2275 Huntington Drive #199
San Marino, CA 91108

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

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session with all Council Members present.
The meeting was adjourned at 6:47 p.m.

Action Taken: No reportable action taken in Closed Session.

Vincent D. Chang
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
JANUARY 16, 2019**

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 16, 2019 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 7:03 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

ROLL CALL:

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, Assistant City Attorney Karl Berger, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Police Chief Jim Smith, Director of Human Resources and Risk Management Tom Cody, Director of Community & Economic Development Michael Huntley, Director of Management Services Annie Young, Director of Public Works Mark McAvoy, Director of Recreation & Community Services Inez Alvarez, Acting City Librarian Diana Garcia, Assistant City Engineer Frank Lopez

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

Assistant City Attorney Berger announced that Item No. 3G was pulled and will be brought back at a later date.

ORAL AND WRITTEN COMMUNICATIONS

- Troy Grant, president of the Police Officer Association, provided information about the association and relayed his concerns on the need for a police facility upgrade and more staffing for the police department.

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

- Matthew Watson, representative of the Los Angeles County Sanitation District, urged council to support and facilitate an agreement that would serve the interest of everyone involved in the labor negotiations for the Sanitation District employees.
- David Barron invited the community to attend the Lunar New Year Gala, presented by the Greater Monterey Park Chamber of Commerce on February 8th. He urged council to adopt the resolution declaring the first Thursday of every February as Optimist Day in the City of Monterey Park.
- Jim Smith, City of Monterey Park Police Chief, invited the community to attend the Coffee with a Cop event, on January 22 at the Chick-fil-A restaurant.
- James Garcia asked council to solve the traffic and parking issues along Ynez Avenue.
- Edward Barrera, representative for the Office of Senator Susan Rubio, introduced himself to council.
- Vincent Leung relayed his concerns on the price increase for the friendship choir class and asked council to allow the seniors to pay for one month instead of three months.
- Betty Li translated for LiLi Chiang, who asked council to allow the seniors to pay for one month instead of three months for the Chinese painting class.
- Betty Li translated for Jia Fang Su, the Langley Center Friendship course instructor, who relayed her concerns on the price increase to the Langley Senior Center classes.
- Betty Li translated for Dacheng Huang, who relayed his concerns on the price increase to the Langley Senior Center classes.
- Betty Li translated for Cheuk-wah Kwan, singing instructor for the Langley Center, who relayed his concerns on the price increase to the Langley Senior Center classes.
- Betty Li translated for Ping Qiao, who relayed her concerns on the price increase to the Langley Senior Center classes and stated that she won't be able to afford the class based on the increase.
- Betty Li relayed her concerns on the price increase to the Langley Senior Center classes and asked council why the instructor needs to provide liability insurance.

Discussion: Mayor Chan directed the City Manager and the Director of Recreation & Community Services to conduct a meeting with the concern residents in regards to the price increase to the Langley Senior Center classes. He stated that both Mayor Chan and Council Member Real Sebastian would like to attend. Mayor Chan directed the City Manager to look into the traffic and parking situation along Ynez Avenue. Council Member Real Sebastian directed Officer Grant, in his capacity of president of the Police Officer Association, to provided council with a list of needs the police department needs in order to update police facility.

1. OLD BUSINESS

None.

2. PRESENTATION

2A. INTRODUCTION OF FRANK A. LOPEZ, ASSISTANT CITY ENGINEER

Director of Public Works McAvoy introduced Frank A. Lopez, the new Assistant City Engineer. Assistant City Engineer Lopez briefly introduced himself along with his experience and goals for the city.

2B. CITY OF MONTEREY PARK PROMOTIONAL VIDEO

Director of Recreation & Community Services Alvarez presented a promotional video, created in partnership with Modern Business, intended to build awareness about the city's economic opportunities for potential businesses.

Public Speakers:

- Rong Wang stated that the promotional video should showcase more city businesses not only Atlantic Time Square.
- Megan Mercado stated that she would have liked the promotional video to showcase more of the East Los Angeles College as well as the older businesses in the city.

2C. MARKET PLACE UPDATE

City Manger Bow presented an update on the Monterey Park Market Place regarding parking, new businesses, and the traffic flow.

2D. 710 FREEWAY UPDATE

City Manger Bow presented an update on the 710 Freeway stating that the Metropolitan Transportation Authority (MTA) along with California Transportation (CalTrans) has deemed the project, which would have connected the 710 Freeway to the 210 Freeway, unfeasible.

3. CONSENT CALENDAR ITEMS NOS. 3A-3L

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

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Items Nos. 3A, 3B, 3C, 3E, and 3K on Consent Calendar, expect for Items Nos. 3D, 3F, 3G, 3H, 3I, 3J, and 3L which were pulled for discussion and separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof. Item No. 3G was continued to a future City Council Meeting. Council Member Lam abstained on Item No. 3E, the special and regular meeting minutes of December 19, 2018, as he was absent for those meetings.

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

Ayes: Council Members: Lam, Real Sebastian, Ing, Liang, Chan
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: Lam on Item No. 3E

3A. WARRANT REGISTERS FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF JANUARY 2 AND 16, 2019

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 371-372.

Action Taken: The City Council, acting on behalf of the Successor Agency, approved payment of warrants and adopt Resolution No. SA-163 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant registers dated January 2 and 16, 2019 totaling \$2,020.67 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. SA-163, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTERS DATED 2ND AND 16TH OF JANAURY 2019 TOTALING \$2,020.67 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – DECEMBER 2018

As of December 31, 2018 invested funds for the Successor Agency of the City of Monterey Park is as follows:

•	Successor Agency (SA) Checking	102,362.58
•	Successor Agency (SA) RORF	<u>137,861.00</u>
	Total	<u>\$ 240,223.58</u>

Action Taken: The City Council, acting on behalf of the Successor Agency, received and filed the Monthly Investment Report on Consent Calendar.

3C. WARRANT REGISTERS FOR THE CITY OF MONTEREY PARK OF JANUARY 2 AND 16, 2019

Disbursements will be made from the funds referenced in the Resolution, attached to the staff report, in Warrants numbered 322099-322364 and Automatic Clearing House (ACH) numbered 000183-000225.

Action Taken: The City Council approved payment of warrants and adopted Resolution No. 12056 allowing certain claims and demands per Warrant Registers dated January 2 and 16, 2019 totaling \$2,178,035.89 specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 12056, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 2ND AND 16TH OF JANUARY 2019 TOTALING \$2,178,035.89 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

3D. MONTHLY INVESTMENT REPORT – DECEMBER 2018

As of December 31, 2018 invested funds for the City of Monterey Park is \$80,754,911.66.

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

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

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

3E. CITY COUNCIL MINUTES

Approve the minutes from the special meetings of December 5, 2018 and December 19, 2018, the combined special and regular meeting of December 5, 2018, and the regular meeting of December 19, 2018.

Action Taken: The City Council approved the minutes from the special meetings of December 5, 2018 and December 19, 2018, the combined special and regular meeting of December 5, 2018, and the regular meeting of December 19, 2018 on Consent Calendar. Council Member Lam abstained on the special and regular meeting minutes of December 19, 2018, as he was absent for those meetings.

3F. 2017-2018 COMPREHENSIVE ANNUAL FINANCIAL REPORT

State law requires that all local governments publish a complete set of financial statements in conformity with generally accepted accounting principles (GAAP) and audited by a firm of licensed certified public accountants within six months of the close of each fiscal year. Pursuant to this requirement, staff submitted the City's 2017-2018 Comprehensive Annual Financial Report for the City Council information and review.

Discussion: Council Member Real Sebastian directed staff to agendize an item regarding the City's contribution to part-time city employees' retirement funds. She asked staff to provide more information on Tax Exempt properties and the possibility of a moratorium. She also asked staff to explore the possibility of imposing a special assessment tax on the property owners who have vacant lots that are vacant for a certain amount of time.

Action Taken: The City Council received and filed the City's 2017-2018 Comprehensive Annual Financial Report.

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

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

3G. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE ORDINANCE NO. _____ - AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE ("MPMC") SECTIONS 4.20.100 AND 21.46.010 AUTHORIZING THE IMMEDIATE IMPOSITION OF ADMINISTRATIVE FINES FOR VIOLATING BUILDING, PLUMBING, ELECTRICAL OR OTHER SIMILAR STRUCTURAL, HEALTH, SAFETY OR ZONING REGULATIONS, WHERE THESE VIOLATIONS EXIST AS A RESULT OF, OR TO FACILITATE, UNAUTHORIZED CANNABIS CULTIVATION

Government Code § 53069.4 authorizes the City Council to make any violation of the MPMC subject to an administrative fine or penalty – subject to specified administrative procedures. These administrative procedures generally require that the City provide a reasonable time to remedy a violation before the fines can be imposed; especially if there is a violation of building, plumbing, electrical or other, similar, regulations. Assembly Bill 2164 (passed on September 10, 2018) allows the City to enact an ordinance providing for the immediate imposition of administrative fines or penalties for the violation of building, plumbing, electrical or other similar structural, health, safety or zoning regulations, where these violations exist as a result of, or to facilitate, the illegal cultivation of cannabis.

Recommendation: (1) Introducing and waiving first reading of an Ordinance amending MPMC Sections 4.20.100 and 21.46.010 authorizing the immediate imposition of administrative fines for violating building, plumbing, electrical or other similar structural, health, safety or zoning regulations, where these violations exist as a result of, or to facilitate, unauthorized cannabis cultivation pursuant to Government Code § 53069.4; or (2) Alternatively, discuss and take other action related to this item.

Action Taken: The City Council continued this item to a future City Council meeting.

Draft Ordinance:

AN ORDINANCE ADOPTED PURSUANT TO GOVERNMENT CODE § 53069.4 AMENDING MONTEREY PARK MUNICIPAL CODE SECTIONS 4.20.100 AND 21.46.010 AUTHORIZING THE IMMEDIATE IMPOSITION OF ADMINISTRATIVE FINES FOR VIOLATING BUILDING, PLUMBING, ELECTRICAL OR OTHER SIMILAR STRUCTURAL, HEALTH, SAFETY OR ZONING REGULATIONS WHERE SUCH VIOLATIONS EXIST AS A RESULT OF, OR TO FACILITATE, PROHIBITED CANNABIS CULTIVATION

3H. POTENTIAL ALLOCATION OF COST SAVINGS/DE-OBLIGATED FUNDS FROM THE 2016 STATE HOMELAND SECURITY GRANT PROGRAM TO THE MONTEREY PARK FIRE DEPARTMENT

The Los Angeles Area Regional Training Group ("LAARTG") contacted the Monterey Park Fire Department ("MPFD") regarding the potential allocation of \$50,000 of cost savings/de-obligated funds from the 2016 State Homeland Security Program ("2016 SHSP") to the MPFD. The purpose of the staff report is to provide the City Council with a summary regarding the possible procurement of these grant monies and the proposed project for which it will be expended, pursuant to Resolution No. 11740.

Discussion: Council Member Real Sebastian directed staff to send Council an email when the grant is approved.

Action Taken: The City Council received and filed this report.

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

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

3I. CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF CARDIAC RESUSCITATION EQUIPMENT FROM ZOLL MEDICAL CORPORATION IN THE AMOUNT OF \$31,141.80

The Monterey Park Fire Department is proposing the purchase of two new cardiac resuscitation devices to further enhance patient care and improve successful patient outcomes. ZOLL Medical Corporation ("ZOLL") is the current manufacturer of a new state-of-the-art cardiac resuscitation device known as the AutoPulse Non-Invasive Cardiac Support Pump ("AutoPulse"); notably, the emergency medical equipment utilized by the Fire Department, at present, is also manufactured by ZOLL and purchase of the AutoPulse will ensure compatibility therewith. For these reasons, Staff asked the City Council to consider authorizing the City Manager to execute an agreement with ZOLL for the purchase of two AutoPulse cardiac resuscitation devices in the amount of \$31,141.80 (Attachment 1 of the staff report).

Public Speakers:

- Bryan Pank, representative of Zoll Medical Corporation, provided general information about the company and was available to answer questions.

Action Taken: The City Council authorized the City Manager to execute an agreement for the purchase of cardiac resuscitation equipment from ZOLL Medical Corporation in the amount of \$31,141.80, in a form approved by the City Attorney.

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

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

3J. CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF TWO TECHNICAL SEARCH-AND-RESCUE CAMERA KITS FROM ALLSTAR FIRE EQUIPMENT, INCORPORATED, IN THE AMOUNT OF \$29,246.46

The Fire Department requested that the City Council consider authorizing the purchase of Urban Search and Rescue (USAR) equipment (specifically, two technical search-and-rescue camera kits) to assist in the rescue of victims trapped in emergency situations. The Fire Department has issued a Request for Proposal (RFP) which went out to three companies that offer firefighting and safety equipment, two of which submitted proposals for consideration. The Fire Department reviewed these proposals on January 7, 2019 and, after careful consideration, Staff recommended that the City Council consider authorizing the City Manager to execute an agreement with AllStar Fire Equipment, Incorporated ("AllStar") for the purchase of two technical search-and-rescue camera kits for a total of \$29,246.46.

Action Taken: The City Council authorized the City Manager to execute an agreement for the purchase of two technical search-and-rescue camera kits from AllStar Fire Equipment, Incorporated, in the amount of \$29,246.46, in a form approved by the City Attorney.

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

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

3K. CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT, WHICH WOULD AUTOMATICALLY BE RENEWED EACH YEAR UNTIL 2023, BETWEEN MONTEREY PARK BRUGGEMEYER LIBRARY (“LIBRARY”) AND INNOVATIVE INTERFACES INCORPORATED (“INNOVATIVE”)

The Library’s current integrated library system (“ILS”) is supported by Millennium (an automation software provided by Innovative) and includes the Content Café service. On November 15, 2017, the City Council authorized the City Manager to approve a two-year agreement between Innovative and the Library for maintenance related to the Millennium ILS; however, the total amount of this agreement did not take into account Innovative’s annual 5% cost increase for the 2018-2019 fiscal year. Accordingly, the Library asks the City Council to consider rectifying this issue by authorizing the City Manager to execute an agreement, which would automatically be renewed each year until 2023, between the Library and Innovative at the cost schedule proposed in further detail in the staff report.

Action Taken: The City Council authorized the City Manager to execute an agreement, which would automatically be renewed each year until 2023, between the Library and Innovative, in a form approved by the City Attorney on Consent Calendar.

3L. CONSIDER AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE PURCHASE OF A 2019 FORD SUPER DUTY F-350 PICK-UP TRUCK FROM FAIRVIEW FORD, IN THE AMOUNT OF \$32,099.92

The Public Works Parks Division is currently in possession of a 2001 Ford F-350 pick-up truck with over 97,000 miles (otherwise referred to as “Unit # 882”). Accordingly, Unit # 882 has exceeded its useful life and needs to be replaced. The Monterey Park Department of Public Works issued a Request for Proposal (RFP) for the purchase of a 2019 Ford Super Duty F-350 pick-up truck (2019 Ford F-350). The RFP went out to ten dealerships, two of which submitted proposals for consideration. The Public Works Department reviewed these proposals on November 16, 2018 and, after careful consideration, Staff recommended that the City Council consider authorizing the City Manager to execute an agreement with Fairview Ford for the purchase of a 2019 Ford F-350 in the amount of \$32,099.92.

Action Taken: The City Council authorized the City Manager to execute an agreement with Fairview Ford for the purchase a 2019 Ford Super Duty F-350 pick-up truck in the amount of \$32,099.92, in a form approved by the City Attorney.

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

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

4. PUBLIC HEARING

None.

5. NEW BUSINESS

None.

6. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Member Lam invited the community to attend the Lunar New Year Festival on January 26-27.

Council Member Real Sebastian stated that she will attend the San Gabriel Valley Council of Governments on January 17.

Council Member Ing also invited the community to attend the Lunar New Year Festival on January 26-27.

Mayor Pro Tem Liang invited the community to celebrate the year of the boar by attending the Lunar New Year Festival on January 26-27.

Mayor Chan stated that he attended a joint meeting on the 710 freeway, held by First District Supervisor Hilda Solis and Fifth District Supervisor Kathryn Barger, on January 11. He also informed the residents that the Bike Lane on Riggins St. is complete and encourage the residents to utilize the bike lane. He stated that he will attend the Mayors conference on January 22-25 and the International Communication Association (ICA) conference on February 1-3.

6A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE FIRST THURSDAY OF EVERY FEBRUARY AS OPTIMIST DAY IN THE CITY OF MONTEREY PARK (REQUESTED BY MAYOR CHAN)

Members of Optimist International will celebrate "Optimist Day" throughout the world the first Thursday of every February to promote their efforts in helping and recognizing the young people that make a difference in their communities and who will encourage a greater exchange of ideas between young people and adults.

Action Taken: The City Council adopted Resolution No. 12057 declaring the first Thursday of every February as Optimist Day in the City of Monterey Park.

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

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

Resolution No. 12057, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA DECLARING THE FIRST THURSDAY OF EVERY FEBRUARY AS OPTIMIST DAY IN THE CITY OF MONTEREY PARK

7. CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:31 p.m.

Vincent D. Chang
City Clerk



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-F.

TO: Honorable Mayor and Members of the City Council
FROM: Natalie C. Karpeles, Deputy City Attorney
SUBJECT: Second Reading and Adoption: An ordinance amending the Monterey Park Municipal Code ("MPMC") by enacting various provisions to enforce the City-Wide prohibition upon cannabis activities not otherwise allowed by California law.

RECOMMENDATION:

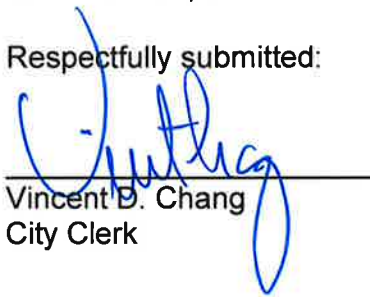
It is recommended that the City Council consider:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On February 6, 2019, the City Council introduced and waived the first reading of an ordinance amending the Monterey Park Municipal Code ("MPMC") to enact various provisions to enforce the City-Wide prohibition upon cannabis activities not otherwise allowed by California law.¹ Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

Respectfully submitted:



Vincent D. Chang
City Clerk

Prepared by:



Cindy H. Trang
Deputy City Clerk

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

¹ The staff report from the February 6, 2019 meeting is attached for reference.

ATTACHMENTS:

Attachment 1: Draft City Council Ordinance

Attachment 2: City Council Staff Report, dated February 6, 2019

ATTACHMENT 1

Draft City Council Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. XXXX

AN ORDINANCE ADOPTED PURSUANT TO THE CITY'S POLICE POWERS AND GOVERNMENT CODE § 53069.4 TO AMEND THE MONTEREY PARK MUNICIPAL CODE BY ENACTING VARIOUS PROVISIONS TO ENFORCE THE CITY-WIDE PROHIBITION UPON CANNABIS ACTIVITIES NOT OTHERWISE ALLOWED BY CALIFORNIA LAW.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

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

- A. Article XI, § 7 of the California Constitution empowers the City to enact and enforce ordinances regulating conditions that may be public nuisances or health hazards, or that promote social, economic, or aesthetic considerations.
- B. Government Code § 38771 permits general law cities to identify public nuisances by ordinance.
- C. Code of Civil Procedure § 731 permits civil actions to be brought in the name of the people of the state of California to abate public nuisances.
- D. Government Code § 53069.4 authorizes the City Council to subject violations of the MPMC to administrative fines or penalties. To impose such penalties, the Government Code generally requires that the City provide a reasonable time to remedy a violation before the fines can be imposed; especially where the violation pertains to building, plumbing, electrical or other similar issues (collectively, "uniform code violations").
- E. Effective January 1, 2019, the City may also enact an ordinance providing for the immediate imposition of administrative fines or penalties for uniform code violations where these violations resulted from illegal cannabis cultivation.
- F. The Federal Controlled Substances Act, 21 U.S.C. § 801, et seq., classifies cannabis as a Schedule 1 Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful under federal law for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense, cannabis.
- G. The penalties for violating federal law include fines between \$10,000 and \$50,000 (21 U.S.C. § 841) for first time offenders. California law

has similar provisions (see, e.g., Health and Safety Code §§ 11372 and 11379.6).

- H. As of the effective date of this Ordinance, the City has not authorized any commercial cannabis activity within its jurisdiction. To the contrary, Monterey Park Municipal Code ("MPMC") § 21.46.020 explicitly prohibits such activity.
- I. The City's ability to abate public nuisances through its police powers is well-established (see, e.g., Civil Code §§ 3479, 3480; *People ex rel. Gallo v. Acuna* (1997) 14 Cal.4th 1090; *People v. Greene* (1968) 264 Cal.App.2d 774).
- J. City's ability to recover its nuisance abatement costs through local regulations, including, without limitation, reasonable attorney's fees, is also recognized (see *City of Santa Paula v. Narula* (2003) 114 Cal.App.4th 485, *reh'g. den.* 2004; *City of Flagstaff v. Atchison, Topeka and Santa Fe Railway Co.* (9th Cir. 1983) 719 F.2d 322).
- K. A statewide initiative entitled the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA") was approved by voters on the November 2016 ballot. AUMA does not, and cannot, affect federal regulations as to cannabis or its derivatives.
- L. AUMA expressly preserves local control over the regulation of cannabis-related businesses and cannabis-related land uses (Business & Professions Code § 26200, *et seq.*).
- M. In *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.* (2013) 56 Cal.4th 729, the California Supreme Court held that "[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land. . . ." Additionally, in *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, the Court of Appeal held that "there is no right – and certainly no constitutional right – to cultivate medical marijuana. . . ." The Court in *Maral* affirmed the ability of a local governmental entity to prohibit the cultivation of cannabis under its land use authority.
- N. It is in the public interest for the City to take appropriate actions to protect citizens and their property from conditions that threaten public health, safety, and welfare including, without limitation, matters that devalue real property.
- O. A review of the Monterey Park Municipal Code ("MPMC") shows that it

is desirable to update nuisance regulations including, without limitation, provisions prohibiting and abating unlicensed cannabis facilities.

SECTION 2: MPMC § 4.20.100 is amended as follows:

"4.20.100 Notice of violation/compliance order:

- A. Before issuing an administrative citation for a violation of a building, plumbing, electrical, mechanical or zoning regulation that does not present an immediate danger to health or safety, the enforcement officer must first issue a written notice of violation/compliance order to the responsible person. The notice of violation/compliance order must contain all of the following:
 - 1. The date on which, and geographic location where, the violation was observed;
 - 2. The code section violated;
 - 3. A description of the conditions causing the code violation;
 - 4. A description of the action required to correct the violation;
 - 5. A reasonable time period for the correction of the violation;
 - 6. Notice that if the violation is not corrected by the date specified in the notice of violation/compliance order, that an administrative citation may be issued and administrative fines imposed for failure to correct violations by the date specified.
- B. Notwithstanding the foregoing, if the responsible person is violating building, plumbing, electrical, or other similar structural or zoning regulations as a result of, or to facilitate, the prohibited cultivation of cannabis, the enforcement officer may immediately issue a citation unless all of the following are true:
 - 1. A tenant is in possession of the property;
 - 2. The property owner provides evidence that the rental or lease agreement prohibits cultivation of cannabis; and
 - 3. The property owner could not have known of the illegal cannabis cultivation.
- C. This section does not apply for a second or subsequent violation of the

same regulation within one year of the first violation.”

SECTION 3: California Building Code § 110.11, as adopted by Monterey Park Municipal Code (“MPMC”) § 16.05.010, is amended to read as follows:

“110.11 Authority to Disconnect Utilities. The Building Official or Fire Marshal is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere in the Bellflower Municipal Code (“MPMC”) (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections; or (iii) when such building, structure, premises, system, equipment, fixture or device is found to be an unlicensed cannabis facility as provided by MPMC Chapter 6.35.

The Building Official or Fire Marshal must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official or Fire Marshal may dispense with any attempt at prior notification if, in the sole discretion of the Building Official or Fire Marshal, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official or Fire Marshal must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official or Fire Marshal releases the utility service. The Building Official or Fire Marshal ~~cannot~~ ~~must not~~ release the utility service until (i) the imminent hazard has been abated or eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.”

SECTION 4: MPMC Chapter 21.46 is renumbered to Chapter 6.35 in Title 6 and amended in its entirety to read as follows:

“Chapter 6.35 COMMERCIAL CANNABIS ACTIVITIES

6.35.010 *Purpose.*

ORDINANCE NO.
PAGE 5 of 10

This Chapter is adopted pursuant to the city's police powers; Government Code §§ 38771-38773.7, 53069.3, and 53069.4, including any successor statutes; and Civil Procedure Code § 731, including any successor statutes, for the purposes of designating unlicensed cannabis facilities as public nuisances; authorizing abatement of such nuisances; and imposing criminal and civil penalties upon persons for causing or permitting such public nuisances. Nothing contained in this chapter is intended to, nor will it, preclude the City from pursuing any other available civil or criminal remedies concurrently or in addition to the proceedings established by this chapter to enforce this Code.

6.35.020 *Findings.* The City Council finds as follows:

- A. Unlicensed cannabis facilities result in blight, decrease property values and deprives surrounding residents and owners of the right to comfortable enjoyment of life and property.
- B. Unlicensed cannabis facilities are obnoxious, constitute a public nuisance, and are in an immediate threat to public safety which must be abated to prevent their proliferation.
- C. Unlicensed cannabis facilities must be removed as quickly as possible to minimize harm to persons and property in the community.

6.35.030 *Prohibition.*

Unless otherwise provided by California law, commercial cannabis activity is prohibited within the City of Monterey Park. No use permit, variance, building permit, or any other entitlement, license, or permit, whether ministerial or discretionary, may be issued or approved for any commercial cannabis activity in the City, and it is unlawful for any person to establish or conduct such activities in the City.

6.35.040 *Definitions.*

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter. Words and phrases undefined in this Code have the same meaning as set forth in the Compassionate Use Act; the Medical Cannabis Program Act; the Control, Regulate and Tax Adult Use of Cannabis Act; or the Medicinal and Adult-Use Cannabis Regulation and Safety Act:

- A. "Commercial cannabis activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling,

transporting, distribution, or sale of cannabis or a cannabis product.

- B. "Facility" means a building or other structure at which commercial cannabis activity occurs including, without limitation, a medical marijuana collective.
- C. "Incidental expenses" include, without limitation, actual expenses, city administrative costs and other costs of the city of all previous code enforcement efforts, the preparation of the abatement work specifications, contracts, and staff time in inspecting the work, as well as the costs of printing, posting and mailings required by this chapter.
- D. "Responsible person" means any person or persons creating, causing, committing or maintaining any public nuisance as defined by this chapter including, without limitation, any person owning, leasing, occupying or having charge or possession of real property.
- E. "Unlicensed cannabis facility" means any facility engaging in commercial cannabis activity within the City.

6.35.050 *Nuisances – Designated.*

It is unlawful and it is declared to be a public nuisance for any responsible person to allow an unlicensed cannabis facility to operate on real property. This section is not the exclusive definition or designation of what constitutes a nuisance within this city. It supplements and is in addition to other regulatory codes, statutes, and ordinances enacted by the city, state, or any other legal entity or agency having jurisdiction.

6.35.060 *Abatement Authority.*

The city manager, city attorney, building official, and fire chief are authorized to abate public nuisances summarily or otherwise in the manner provided by this chapter.

6.35.070 *Abatement of Nuisance.*

Except as specifically provided otherwise by this chapter, the procedural requirements set forth in Chapter 4.30 apply to abating unlicensed cannabis facilities.

6.35.080 *Recovery of Costs from Responsible Person.*

The costs of abatement may be recovered as set forth in this chapter or other applicable law

6.35.090 *Failure to Remove Unlicensed Cannabis Facility.*

In addition to any abatement costs incurred by the city for closing or removing unlicensed cannabis facilities from private property, failure to voluntarily abate an unlicensed cannabis facility after notification will result in the penalties set forth in this chapter.

6.35.100 *Penalty.*

- A. Any person who violates any provision of this chapter for which no other penalty is otherwise provided is guilty of a misdemeanor.
- B. Any responsible person failing to cease operating an unlicensed cannabis facility or removing it upon direction by the city manager, or designee, within the prescribed time period may be liable to the city for a maximum civil penalty of \$5,000 per violation per day.
- C. Filing a suit for civil penalties is not a bar against, or a prerequisite for, taking other enforcement action, whether criminal, civil or administrative, against a responsible person.

6.35.110 *Additional Recovery.*

Nothing in this chapter is intended to limit the city's additional remedies for recovering taxes or damages in accordance with any applicable law including, without limitation:

- A. Failure to pay business license taxes as required by this code
- B. Damages owed to the city pursuant for engaging in unlawful business practices in accordance with Business and Professions Code § 17200, et seq.

6.35.120 *City Attorney Enforcement.*

- A. The City Attorney is authorized, without further direction from the City Council, to undertake any or all of the following as to unlicensed cannabis facilities:
 - 1. Commencing a civil action in the superior court to enforce all or any of the provisions of any abatement order;
 - 2. Commencing a civil action to abate a public nuisance as an alternative to or in conjunction with an administrative proceeding

pursuant to this chapter;

3. Filing a civil action to recover the amount of a confirmed accounting from a responsible person;
 4. Filing a criminal action to enforce this Code;
 5. Enjoining unlicensed cannabis facilities as unfair business practices that are presumed to nominally damage each and every resident of the community in which the unlicensed cannabis facility operates.
- B. Any person acting for the interests of itself, its members, or the general public may bring an action for injunctive relief to prevent future violations or to recover actual damages.
- C. The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.
- D. Where a civil action is filed, the prevailing party is entitled to reasonable attorneys' fees, but is limited by the amount of attorneys' fees claimed by the city pursuant to Government Code § 38773.5. If the court issues an order or a judgment which finds a public nuisance to exist, and orders or approves the abatement of the public nuisance, or where the court validates an accounting, the court will also award the city its actual costs of abatement, including, without limitation, reasonable attorneys' fees incurred by the city in such judicial proceeding."

SECTION 5: *Environmental Assessment.* The City Council finds that the Ordinance is not subject to review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Adopting this Ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This Ordinance would not result in any development or changes to the physical environment. Following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment.

SECTION 6: *Validity of Previous Code Sections.* If the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 7: *Reliance on Record.* Each and every one of the findings and

ORDINANCE NO.
PAGE 9 of 10

determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: *Preservation.* Repeal or amendment of any previous Code Sections 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 10: *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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 11: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 12: 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 ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 13: This Ordinance will take effect on the 30th day following its final passage and adoption.

ORDINANCE NO.
PAGE 10 of 10

PASSED, APPROVED, AND ADOPTED February ____, 2019.

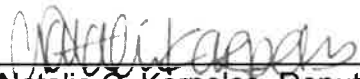
Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By:



Natalie C. Karpeles, Deputy City Attorney

ATTACHMENT 2
City Council Staff Report, dated February 6, 2019



City Council Staff Report

DATE: February 6, 2019

AGENDA ITEM NO: Old Business
Agenda Item 2-A

TO: The Honorable Mayor and City Council
FROM: Natalie C. Karpeles, Deputy City Attorney
SUBJECT: Consideration and possible action to introduce Ordinance No. _____ -
An Ordinance to amend the MPMC by enacting various provisions to
enforce the City-Wide Prohibition upon cannabis activities not
otherwise allowed by California law.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading of an ordinance establishing various enforcement tools against unlicensed cannabis facilities. Second reading and adoption would be scheduled for February 20, 2019;
2. Alternatively, discuss and take other action related to this item.

EXECUTIVE SUMMARY:

If adopted, the draft ordinance declares unlicensed cannabis facilities to be public nuisances and authorizes the City Manager, City Attorney, and Building Official to abate such nuisances. Among other things, the ordinance would establish a maximum \$5,000 daily fine for the continued operation of an unlicensed cannabis facility. Separately, effective January 1, 2019, Government Code § 53069.4 the City to enact an ordinance providing for the *immediate* imposition of administrative fines or penalties for violations of building, plumbing, electrical or other similar structural, health, safety or zoning regulations, where these violations exist as a result of, or to facilitate, illegal cannabis activities.

DISCUSSION:

While the MPMC prohibits commercial cannabis activities throughout the City, scofflaws often engage in illegal cannabis operations. To avoid detection, illegal cannabis cultivation operations often take place in homes, strip malls and warehouses and almost always include unlawful diverting or tampering with electricity and/or water; and the creation of health and safety hazards (such as risk of fire; unpermitted construction/alterations; inadequate ventilation; and mold growth).

To help combat such illegal activity, the draft ordinance would implement the following:

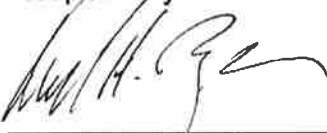
- It authorizes the Building Official to shut off utilities to unlicensed cannabis facilities;
- It authorizes a maximum daily penalty of \$5,000 for failure to remove an unlicensed cannabis facility;
- It makes the person or persons creating, causing, committing or maintaining any an unlicensed cannabis facility including, without limitation, any person owning, leasing, occupying or having charge or possession of real property, responsible for removing the facility and paying the penalty;
- Authorizes the City Attorney's office to enforce the regulations without further direction from the City Council and recover attorney's fees for such enforcement; and
- (Per Government Code § 53069.4 as effective January 1, 2019) allows the City immediately impose administrative fines or penalties for health and safety violations attributable to illegal cultivation of cannabis when all of the following are true:
 - A tenant possesses the property that is subject to administrative action;
 - The rental property owner or agent provides evidence that the rental or lease agreement prohibits cannabis cultivation; and
 - The rental property owner or agent did not know the tenant was illegally cultivating cannabis and no complaint, property inspection or other information caused the rental property owner or agent to have actual notice of the illegal cannabis cultivation.

Nothing in the draft ordinance precludes the City from undertaking other enforcement efforts including, without limitation, criminal prosecution.

FISCAL IMPACT:

There are no identifiable fiscal impacts associated with the recommended action.

Respectfully submitted by:



for Natalie C. Karpeles,
Deputy City Attorney

ATTACHMENT 1: Draft Ordinance

Attachment 1

Draft Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. XXXX

AN ORDINANCE ADOPTED PURSUANT TO THE CITY'S POLICE POWERS AND GOVERNMENT CODE § 53069.4 TO AMEND THE MONTEREY PARK MUNICIPAL CODE BY ENACTING VARIOUS PROVISIONS TO ENFORCE THE CITY-WIDE PROHIBITION UPON CANNABIS ACTIVITIES NOT OTHERWISE ALLOWED BY CALIFORNIA LAW.

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

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

- A. Article XI, § 7 of the California Constitution empowers the City to enact and enforce ordinances regulating conditions that may be public nuisances or health hazards, or that promote social, economic, or aesthetic considerations.
- B. Government Code § 38771 permits general law cities to identify public nuisances by ordinance.
- C. Code of Civil Procedure § 731 permits civil actions to be brought in the name of the people of the state of California to abate public nuisances.
- D. Government Code § 53069.4 authorizes the City Council subject violations of the MPMC to administrative fines or penalties. To impose such penalties, the Government Code generally requires that the City provide a reasonable time to remedy a violation before the fines can be imposed; especially where the violation pertains to building, plumbing, electrical or other similar issues (collectively, "uniform code violations").
- E. Effective January 1, 2019, the City may also enact an ordinance providing for the immediate imposition of administrative fines or penalties for uniform code violations where these violations resulted from illegal cannabis cultivation.
- F. The Federal Controlled Substances Act, 21 U.S.C. § 801, et seq., classifies cannabis as a Schedule 1 Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful under federal law for any person to cultivate, manufacture, distribute or dispense, or possess with intent to manufacture, distribute or dispense, cannabis.
- G. The penalties for violating federal law include fines between \$10,000 and \$50,000 (21 U.S.C. § 841) for first time offenders. California law

has similar provisions (*see, e.g.*, Health and Safety Code §§ 11372 and 11379.6).

- H. As of the effective date of this Ordinance, the City has not authorized any commercial cannabis activity within its jurisdiction. To the contrary, Monterey Park Municipal Code ("MPMC") § 21.46.020 explicitly prohibits such activity.
- I. The City's ability to abate public nuisances through its police powers is well-established (*see, e.g.*, Civil Code §§ 3479, 3480; *People ex rel. Gallo v. Acuna* (1997) 14 Cal.4th 1090; *People v. Greene* (1968) 264 Cal.App.2d 774).
- J. City's ability to recover its nuisance abatement costs through local regulations, including, without limitation, reasonable attorney's fees, is also recognized (*see City of Santa Paula v. Narula* (2003) 114 Cal.App.4th 485, *reh'g. den.* 2004; *City of Flagstaff v. Atchison, Topeka and Santa Fe Railway Co.* (9th Cir. 1983) 719 F.2d 322).
- K. A statewide initiative entitled the "Control, Regulate and Tax Adult Use of Marijuana Act" ("AUMA") was approved by voters on the November 2016 ballot. AUMA does not, and cannot, affect federal regulations as to cannabis or its derivatives.
- L. AUMA expressly preserves local control over the regulation of cannabis-related businesses and cannabis-related land uses (Business & Professions Code § 26200, *et seq.*).
- M. In *City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc.* (2013) 56 Cal.4th 729, the California Supreme Court held that "[n]othing in the CUA or the MMP expressly or impliedly limits the inherent authority of a local jurisdiction, by its own ordinances, to regulate the use of its land. . . ." Additionally, in *Maral v. City of Live Oak* (2013) 221 Cal.App.4th 975, the Court of Appeal held that "there is no right – and certainly no constitutional right – to cultivate medical marijuana. . . ." The Court in *Maral* affirmed the ability of a local governmental entity to prohibit the cultivation of cannabis under its land use authority.
- N. It is in the public interest for the City to take appropriate actions to protect citizens and their property from conditions that threaten public health, safety, and welfare including, without limitation, matters that devalue real property.
- O. A review of the Monterey Park Municipal Code ("MPMC") shows that it

is desirable to update nuisance regulations including, without limitation, provisions prohibiting and abating unlicensed cannabis facilities.

SECTION 2: MPMC § 4.20.100 is amended as follows:

“4.20.100 Notice of violation/compliance order.

- A. Before issuing an administrative citation for a violation of a building, plumbing, electrical, mechanical or zoning regulation that does not present an immediate danger to health or safety, the enforcement officer must first issue a written notice of violation/compliance order to the responsible person. The notice of violation/compliance order must contain all of the following:
 - 1. The date on which, and geographic location where, the violation was observed;
 - 2. The code section violated;
 - 3. A description of the conditions causing the code violation;
 - 4. A description of the action required to correct the violation;
 - 5. A reasonable time period for the correction of the violation;
 - 6. Notice that if the violation is not corrected by the date specified in the notice of violation/compliance order, that an administrative citation may be issued and administrative fines imposed for failure to correct violations by the date specified.
- B. Notwithstanding the foregoing, if the responsible person is violating building, plumbing, electrical, or other similar structural or zoning regulations as a result of, or to facilitate, the prohibited cultivation of cannabis, the enforcement officer may immediately issue a citation unless all of the following are true:
 - 1. A tenant is in possession of the property;
 - 2. The property owner provides evidence that the rental or lease agreement prohibits cultivation of cannabis; and
 - 3. The property owner could not have known of the illegal cannabis cultivation.
- C. This section does not apply for a second or subsequent violation of the

same regulation within one year of the first violation.”

SECTION 3: California Building Code § 110.11, as adopted by Monterey Park Municipal Code (“MPMC”) § 16.05.010, is amended to read as follows:

“110.11 Authority to Disconnect Utilities. The Building Official or Fire Marshal is authorized and empowered to cause or order the disconnection or discontinuance of utility service to a building, structure, premises, system, equipment, fixture, or device that is regulated by this Code or by the referenced codes and standards set forth in Section 101.4, or elsewhere in the Bellflower Municipal Code (“MPMC”) (i) when necessary to eliminate or mitigate an immediate hazard to life, health, safety, or property; or (ii) when such building, structure, system, equipment, fixture, or device, or any utility service thereto, has been installed, equipped, altered, or used without requisite approvals, permits, or inspections; or (iii) when such building, structure, premises, system, equipment, fixture or device is found to be an unlicensed cannabis facility as provided by MPMC Chapter 6.35.

The Building Official or Fire Marshal must attempt to notify the serving utility, and wherever possible the owner and occupant of the building, structure, premises, system, equipment, fixture, or device, of the decision to disconnect before taking such action; provided that the Building Official or Fire Marshal may dispense with any attempt at prior notification if, in the sole discretion of the Building Official or Fire Marshal, the nature or severity of the hazard justifies such inaction. If not notified before disconnecting, the Building Official or Fire Marshal must notify the owner or occupant of the building, structure, premises, system, equipment, fixture, or device in writing of the disconnection as soon as practical thereafter.

The utility service must remain disconnected or discontinued until the Building Official or Fire Marshal releases the utility service. The Building Official or Fire Marshal ~~cannot~~ ~~must not~~ release the utility service until (i) the imminent hazard has been abated or eliminated; or (ii) all requisite approvals, permits, and inspections have been obtained for the building, structure, system, equipment, fixture, or device, or any utility service thereto.”

SECTION 4: MPMC Chapter 21.46 is renumbered to Chapter 6.35 in Title 6 and amended in its entirety to read as follows:

“Chapter 6.35 COMMERCIAL CANNABIS ACTIVITIES

6.35.010 *Purpose*

ORDINANCE NO.
PAGE 5 of 10

This Chapter is adopted pursuant to the city's police powers; Government Code §§ 38771-38773.7, 53069.3, and 53069.4, including any successor statutes; and Civil Procedure Code § 731, including any successor statutes, for the purposes of designating unlicensed cannabis facilities as public nuisances; authorizing abatement of such nuisances; and imposing criminal and civil penalties upon persons for causing or permitting such public nuisances. Nothing contained in this chapter is intended to, nor will it, preclude the City from pursuing any other available civil or criminal remedies concurrently or in addition to the proceedings established by this chapter to enforce this Code.

6.35.020 *Findings.* The City Council finds as follows:

- A. Unlicensed cannabis facilities result in blight, decrease property values and deprives surrounding residents and owners of the right to comfortable enjoyment of life and property.
- B. Unlicensed cannabis facilities are obnoxious, constitute a public nuisance, and are in an immediate threat to public safety which must be abated to prevent their proliferation.
- C. Unlicensed cannabis facilities must be removed as quickly as possible to minimize harm to persons and property in the community.

6.35.030 *Prohibition.*

Unless otherwise provided by California law, commercial cannabis activity is prohibited within the City of Monterey Park. No use permit, variance, building permit, or any other entitlement, license, or permit, whether ministerial or discretionary, may be issued or approved for any commercial cannabis activity in the City, and it is unlawful for any person to establish or conduct such activities in the City.

6.35.040 *Definitions.*

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this chapter. Words and phrases undefined in this Code have the same meaning as set forth in the Compassionate Use Act; the Medical Cannabis Program Act; the Control, Regulate and Tax Adult Use of Cannabis Act; or the Medicinal and Adult-Use Cannabis Regulation and Safety Act:

- A. "Commercial cannabis activity" includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling,

transporting, distribution, or sale of cannabis or a cannabis product.

- B. "Facility" means a building or other structure at which commercial cannabis activity occurs including, without limitation, a medical marijuana collective.
- C. "Incidental expenses" include, without limitation, actual expenses, city administrative costs and other costs of the city of all previous code enforcement efforts, the preparation of the abatement work specifications, contracts, and staff time in inspecting the work, as well as the costs of printing, posting and mailings required by this chapter.
- D. "Responsible person" means any person or persons creating, causing, committing or maintaining any public nuisance as defined by this chapter including, without limitation, any person owning, leasing, occupying or having charge or possession of real property.
- E. "Unlicensed cannabis facility" means any facility engaging in commercial cannabis activity within the City.

6.35.050 *Nuisances – Designated.*

It is unlawful and it is declared to be a public nuisance for any responsible person to allow an unlicensed cannabis facility to operate on real property. This section is not the exclusive definition or designation of what constitutes a nuisance within this city. It supplements and is in addition to other regulatory codes, statutes, and ordinances enacted by the city, state, or any other legal entity or agency having jurisdiction.

6.35.060 *Abatement Authority.*

The city manager, city attorney, building official, and fire chief are authorized to abate public nuisances summarily or otherwise in the manner provided by this chapter.

6.35.070 *Abatement of Nuisance.*

Except as specifically provided otherwise by this chapter, the procedural requirements set forth in Chapter 4.30 apply to abating unlicensed cannabis facilities.

6.35.080 *Recovery of Costs from Responsible Person.*

The costs of abatement may be recovered as set forth in this chapter or other applicable law

6.35.090 *Failure to Remove Unlicensed Cannabis Facility.*

In addition to any abatement costs incurred by the city for closing or removing unlicensed cannabis facilities from private property, failure to voluntarily abate an unlicensed cannabis facility after notification will result in the penalties set forth in this chapter.

6.35.100 *Penalty.*

- A. Any person who violates any provision of this chapter for which no other penalty is otherwise provided is guilty of a misdemeanor.
- B. Any responsible person failing to cease operating an unlicensed cannabis facility or removing it upon direction by the city manager, or designee, within the prescribed time period may be liable to the city for a maximum civil penalty of \$5,000 per violation per day.
- C. Filing a suit for civil penalties is not a bar against, or a prerequisite for, taking other enforcement action, whether criminal, civil or administrative, against a responsible person.

6.35.110 *Additional Recovery.*

Nothing in this chapter is intended to limit the city's additional remedies for recovering taxes or damages in accordance with any applicable law including, without limitation:

- A. Failure to pay business license taxes as required by this code
- B. Damages owed to the city pursuant for engaging in unlawful business practices in accordance with Business and Professions Code § 17200, et seq.

6.35.120 *City Attorney Enforcement.*

- A. The City Attorney is authorized, without further direction from the City Council, to undertake any or all of the following as to unlicensed cannabis facilities:
 - 1. Commencing a civil action in the superior court to enforce all or any of the provisions of any abatement order;
 - 2. Commencing a civil action to abate a public nuisance as an alternative to or in conjunction with an administrative proceeding

pursuant to this chapter;

3. Filing a civil action to recover the amount of a confirmed accounting from a responsible person;
 4. Filing a criminal action to enforce this Code;
 5. Enjoining unlicensed cannabis facilities as unfair business practices that are presumed to nominally damage each and every resident of the community in which the unlicensed cannabis facility operates.
- B. Any person acting for the interests of itself, its members, or the general public may bring an action for injunctive relief to prevent future violations or to recover actual damages.
- C. The remedies provided by this chapter are cumulative and in addition to any other criminal or civil remedies.
- D. Where a civil action is filed, the prevailing party is entitled to reasonable attorneys' fees, but is limited by the amount of attorneys' fees claimed by the city pursuant to Government Code § 38773.5. If the court issues an order or a judgment which finds a public nuisance to exist, and orders or approves the abatement of the public nuisance, or where the court validates an accounting, the court will also award the city its actual costs of abatement, including, without limitation, reasonable attorneys' fees incurred by the city in such judicial proceeding."

SECTION 5: *Environmental Assessment.* The City Council finds that the Ordinance is not subject to review under the California Environmental Quality Act ("CEQA") under CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Adopting this Ordinance will not have the effect of deleting or substantially changing any regulatory standards or required findings. This Ordinance would not result in any development or changes to the physical environment. Following an evaluation of possible adverse impacts, it can be seen with certainty that there is no possibility that the Ordinance will have a significant effect on the environment.

SECTION 6: *Validity of Previous Code Sections.* If the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 7: *Reliance on Record.* Each and every one of the findings and

determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 9: *Preservation.* Repeal or amendment of any previous Code Sections 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 10: *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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 11: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 12: 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 ten (10) days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 13: This Ordinance will take effect on the 30th day following its final passage and adoption.

PASSED, APPROVED, AND ADOPTED February __, 2019.

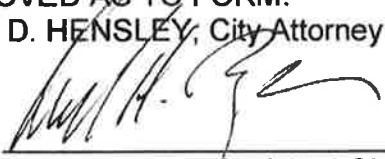
Peter Chan, Mayor

ATTEST:

Vincent D. Chang, City Clerk

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

By:



Karl H. Berger, Assistant City Attorney



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-G.

TO: Honorable Mayor and Members of the City Council
FROM: Natalie C. Karpeles, Deputy City Attorney
SUBJECT: Second Reading and Adoption: An ordinance regulating sidewalk vending in accordance with Government Code §§ 51036, *et seq.*

RECOMMENDATION:

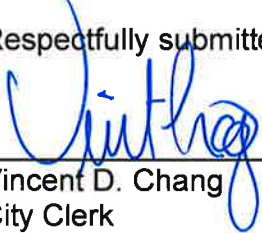
It is recommended that the City Council consider:

- (1) Waive the second reading and adopt the proposed ordinance; and
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

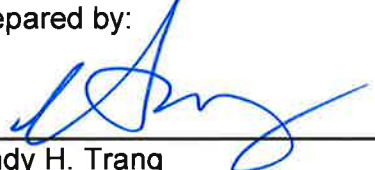
On February 6, 2019, the City Council introduced and waived the first reading of an ordinance regulating sidewalk vending in accordance with Government Code §§ 51036, *et seq.*¹ Second reading and adoption of this ordinance is recommended; the ordinance will become effective 30 days after adoption.

Respectfully submitted:



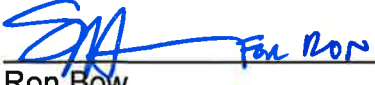
Vincent D. Chang
City Clerk

Prepared by:



Cindy H. Trang
Deputy City Clerk

Approved by:



Ron Bow
City Manager

Reviewed by:



Natalie C. Karpeles
Deputy City Attorney

¹ The staff report from the February 6, 2019 meeting is attached for reference.

ATTACHMENTS:

Attachment 1: Draft City Council Ordinance

Attachment 2: City Council Staff Report, dated February 6, 2019

ATTACHMENT 1

Draft City Council Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. XXXX

**AN ORDINANCE REGULATING SIDEWALK VENDING IN
ACCORDANCE WITH GOVERNMENT CODE §§ 51036, *ET SEQ.***

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and determines as follows:

- A. Government Code §§ 51036, *et seq.* became effective on January 1, 2019 and acts to, among other things, decriminalize sidewalk vending.
- B. Amendments to the MPMC implemented by this Ordinance are necessary to create a Sidewalk Vending Program which will provide licensing regulations of street vendors in Monterey Park and limit penalties to a specified schedule of fines.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. Based upon documentary information and law enforcement reporting, many sidewalk vendors in the City engage in public nuisances including, without limitation: operating at or near parking lots and driveways (see California Manual on Uniform Traffic Control Devices and California Department of Transportation 2014 Highway Design Manual), in addition to urinating and defecating in public; vandalism; littering and unlawful depositing of refuse; and operating in a manner interfering with the normal flow of pedestrian and vehicle traffic (see compilation of offenses from 2008 to the present related to vendors, prepared by the Monterey Park Police Department, attached as "Exhibit A"). Additionally, the City has also received reports regarding sidewalk vendors violating public health regulations governing food service.
- B. Street food vending has become an important public health issue and a great concern due to widespread food borne diseases caused, in part, by food vendors who lack an adequate understanding of basic food safety and food-handling requirements. Major sources contributing to microbial contamination are the place of preparation, utensils for cooking and serving, raw materials, time and temperature of cooked foods and the personal hygiene of vendors (see Food & Drug Administration Employee Health & Personal Hygiene Handbook at <https://www.fda.gov/downloads/Food/GuidanceRegulation/RetailFoodProtection/IndustryandRegulatoryAssistanceandTrainingResources/UCM194575.pdf>. Accessed December 17, 2018.);
- C. Obesity, especially among children and adolescents, is a critical issue. A policy restricting the proliferation of unhealthy food sources near school campuses and promoting the sale of healthier food near schools may help address this epidemic locally (see David C. Sloane, et al., "A Step Toward a Healthier South Los Angeles: Improving Student Food Options Through Healthy Sidewalk Vendor Legalization." *Cityscape: A Journal of Policy Development and Research*, Volume 18, no. 1, 2016 U.S. Department of Housing and Urban Development, Office of Policy Development and Research, https://socialinnovation.usc.edu/social_research/a-step-toward-

a-healthier-south-los-angeles-improving-student-food-options-through-healthy-street-vendor-legalization/. Accessed December 17, 2018); and

- D. There is a need to regulate the sale of food and merchandise in the public right-of-way to ensure that vendors prepare food safely, and according to the requirements of the Los Angeles County Department of Public Health; to prevent unsanitary conditions; to ensure trash and debris are removed by vendors; and to safeguard pedestrian movement on the sidewalk.

SECTION 3. MPMC Chapter 5.68 is amended in its entirety as follows:

“§ 5.68.010 Purpose.

This Chapter is adopted pursuant to the city's police powers and Government Code §§ 51036 et seq., including any successor statutes, for the purpose of regulating the sale of food and merchandise in the public right-of-way.

§ 5.68.020 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Chapter. Words and phrases undefined in this Code have the same meaning as set forth in Sections 51036 and 51039 of the Government Code and Title 8 of the Public Health Code of Los Angeles County as amended by this code.

- A. “Certified Farmer’s Market” means a California agricultural product point-of-sale location that is registered under, and operated in accordance with, Food and Agriculture Code §§ 47000, *et seq.*
- B. “Charity” has the meaning in Business and Professions Code § 17510.2(d).
- C. “Director” means the city manager, or designee. Unless otherwise provided in writing by the city manager, the director is the Community and Economic Development Director.
- D. “Junk Food” means any food or beverage that is low in essential nutrients, protein, vitamins or minerals and high in calories, sodium, sugar and fat. Junk Foods include, without limitation, soda, candy, chips, ice cream, hot dogs or processed meat and chocolates.
- E. “Pedestrian Path” means a footpath, not adjacent to a road, which is intended for use only by pedestrians, tricycles, strollers or baby carriages.
- F. “Special Event” means any parade, athletic event, block party, or public assembly that requires partial or complete street or sidewalk closure to vehicular or pedestrian traffic and use of the street or sidewalk for the event, or any event for which a City-issued permit is required for the temporary use of, or encroachment on, the sidewalk or other public area.
- G. “Swap Meet” has the meaning in Business and Professions Code § 21661.

§ 5.68.030 Sidewalk Permit Requirement.

- A. Operating as a sidewalk vendor is prohibited without a valid permit issued in accordance with this Chapter. Persons must, in addition to obtaining a permit in this Chapter, comply with all other provisions of this Code.
- B. A bona fide charity is exempt from this chapter and is otherwise regulated pursuant to § 17510, *et seq.* of the Business and Professions Code.

§ 5.68.040 Applications.

- A. Sidewalk vendor permit applications must be made on a form approved by the Director and accompanied by all information requested on the application, including:
 - 1. The applicant's full, true name and California Driver's License, California Identification Card number, or individual taxpayer identification number;
 - 2. Proof of a valid California Department of Tax and Fee Administration seller's permit;
 - 3. The name, telephone number, current mailing address, and current photograph of the sidewalk vendor;
 - 4. The name and business address of the principal if the sidewalk vendor is an agent of an individual, company, partnership or corporation;
 - 5. A complete description of the food or merchandise offered for sale or exchange. Any applicant who intends to sell food must also provide proof of either a Food Handler Card or Certified Food Protection Manager certificate, where applicable, pursuant to Health and Safety Code §§ 113700-114437, and certify that the pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance used has been approved by the County Health Department for that particular type of food;
 - 6. The address of the location or proposed route where the sidewalk vendor is proposed to operate;
 - 7. Proof of liability insurance; and
 - 8. A complete description of any ancillary items that the applicant intends to use in conjunction with sales including, without limitation, small tables, trash receptacles, chairs, umbrellas and umbrella stands, or other similar items.
- B. Each application must be accompanied by an application fee, the amount of which will be set by City Council resolution. Such application fee is solely to reimburse the City for costs incurred as a result of processing a permit application.
- C. Completed applications must be submitted to the Director. Only complete applications will be considered. An application is complete if it includes

all required information together with full payment of the application fee. Applications will be considered in the order they are received. The Director may require supplemental information from any applicant before deeming an application complete. If supplemental information is requested, it must be provided to the Director within seven business days of the request.

- D. The Director may reject or deny any or all applications. The Director may request and obtain supplemental information from any applicant before making a decision on the application.
- E. Permittees must abide by the operational requirements set forth in this Chapter.
- F. Sidewalk vendors cannot be permitted as a permanent or proprietary location in any property within the City.
- G. The Director's decision with respect to a sidewalk vendor permit application may be appealed to the City Manager pursuant to this title. The City Manager's decision is the City's final decision.

§ 5.68.050 Operating Requirements.

- A. The sidewalk vending permit is valid for 12 months after being issued unless revoked or suspended, and may be renewed early, before expiration. Sidewalk vending permits are issued to persons, not pushcarts, wagons, or other nonmotorized conveyances. Sidewalk vending permits are nontransferable;
- B. Sidewalk vendors must maintain a clearance of not less than four feet (48-inches) upon every sidewalk or pedestrian path in order to comply with the Americans with Disabilities Act;
- C. Stationary sidewalk vendors must comply with Section 6.08.035 for purposes of solid waste;
- D. All applicable permits must be displayed in plain view at all times;
- E. No pushcart, stand, display, pedal-driven cart, wagon, showcase, rack or other nonmotorized conveyance, or ancillary vending items or equipment may be left unattended or chained or fastened to any pole, sign, tree or other object in the public right of way. Any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack or other nonmotorized conveyance in violation of this subsection will be confiscated;
- F. Merchandise may not be placed directly onto the public right-of-way without a permit authorizing such placement;
- G. Sidewalk vendors may not offer junk food within 300 feet of any kindergarten, elementary school, junior high school, or senior high school between the hours of 6:00 am and 6:00 pm;
- H. Sidewalk vendors may not operate within 500 feet of a certified farmer's market, swap meet, or area designated for a City Council approved special event, during their limited duration. The City Council may also

designate which types of vendors, peddlers, sellers or solicitors will be allowed to participate in these special events;

- I. Sidewalk vendors may not offer services or any illegal or counterfeit merchandise;
- J. Stationary sidewalk vendors may not operate in any of the City's residential zones;
- K. Stationary sidewalk vendors may not operate within Garvey Ranch Park, La Loma Park, or any other city-owned park with an operative agreement between the city and a concessionaire for the exclusive sale of food or merchandise by the concessionaire;
- L. Any stationary sidewalk vendor that stores, prepares, packages, serves, vends, or otherwise provides food must be operated within 200 feet of an approved and readily available toilet and handwashing facility whenever the stationary sidewalk vendor is stopped to conduct business for more than a one-hour period, per Health and Safety Code § 114315. If the stationary sidewalk vendor is relying on a private restroom facility, the vendor must provide evidence that the owner of the private restroom and the property owner granted permission to the vendor, the vendor's patrons, and employees to use the private restroom;
- M. Sidewalk vendors may not operate vending tricycles, icicle trikes, bicycle vending carts or the like, in any City park; and
- N. Sidewalk vendors may not operate:
 - 1. Within 15 feet of an intersection;
 - 2. Within 10 feet of a driveway;
 - 3. Within 5 feet of any alleyway;
 - 4. Within 5 feet of any fire hydrant, fire call box or other emergency facility;
 - 5. Within a marked bus zone;
 - 6. Within 18 inches from the edge of the curb;
 - 7. Where placement impedes the flow of pedestrian traffic by reducing the clear space to less than 6 feet, or impedes egress from, access to or the use of abutting property; or
 - 8. Within 25 feet of the entrance or exit to any building.

§ 5.68.060 Revocation or Suspension of Permit.

- A. Whenever any person fails to comply with any provision of this Chapter or other applicable law, the Director may give written 10 days' notice to the address stated on a permittee's application specifying the time and place of a permit revocation hearing. If permit violations are shown by substantial evidence, the Director

may revoke or suspend any permit. The Director will not issue a new permit after the revocation of a permit unless the Director is satisfied that the applicant will thereafter comply with all provisions of this Chapter and the rules and regulations adopted thereunder and all other applicable provisions of law, and until the Director collects a fee in an amount sufficient to recover the actual costs of processing the re-application.

- B. The Director will provide the permittee with written notice of the revocation by certified mail addressed to the permittee's address.

§ 5.68.070 Violations and Penalties.

- A. Any violation of this chapter constitutes a public nuisance and each day such condition continues is a new and separate offense. Violations of this Chapter are subject to administrative penalties administered pursuant to Chapter 4.20.
- B. Any person engaged in sidewalk vending, solicitation or peddling must prominently display all permits required by this Chapter.
- C. Fines imposed by this chapter will be as follows:
1. An administrative fine of \$100 for a first violation;
 2. An administrative fine of \$200 for a second violation within one year of the first violation; and
 3. An administrative fine of \$500 for a third or subsequent violation within one years of the first violation. Alternatively, the Director may revoke the permit issued upon a fourth or subsequent violation.
- D. When assessing an administrative fine, the Director must take into consideration the violator's ability to pay the fine. In doing so, the Director may allow the violator to complete community service in lieu of paying the total administrative fine, waive the fine, or offer an alternative disposition. If either of the following are true, the violator may remit to the City 20% of the administrative fine imposed:
1. The violator is receiving public benefits under one or more of the following programs: (i) Supplemental Security Income (SSI) and State Supplementary Payment (SSP); (ii) California Work Opportunity and Responsibility to Kids Act (CalWORKs) or a federal Tribal Temporary Assistance for Needy Families (Tribal TANF) grant program; (iii) Supplemental Nutrition Assistance Program or the California Food Assistance Program; (iv) County Relief, General Relief (GR), or General Assistance (GA); (v) Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants; (vi) In-Home Supportive Services (IHSS); or (vii) Medi-Cal; or
 2. The violator's monthly income is 125 percent or less of the current poverty guidelines updated periodically in the Federal Register by the United States Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).

- E. Any fine required to be paid under the provisions of this chapter is a debt owed by the vendor to the City. Any person owing money to the City is liable to an action brought in the name of the City for the recovery of such amount."

SECTION 4. The definition of "Business by vehicle" in MPMC § 5.12.030 is amended as follows:

"Business by vehicle" is the business of running, driving, or operating any automobile, automobile truck, automobile tank wagon or any vehicle used for transportation, selling, collection or delivery of goods or other personal property of any kind from a vehicle, either as a principal business, or in connection with any other business; of soliciting for work, labor, or services to be performed upon the public street, in or from a vehicle, or to be performed on goods or other personal property.

The term applies to the delivery of goods purchased by retail merchants in the city at wholesale prices and delivered to said merchants in said city for resale by them for use or consumption by the public, and applies to the delivery of services to the businesses and professions listed in this chapter, but shall not apply to persons operating such vehicles together with, and in conjunction with, a fixed place of business within the city, for which such business a license fee is paid under the other provisions of this title.

The provisions of this title are not to be construed as imposing a tax upon vehicles, but as a method of classification of businesses and distinguishing between those maintaining a fixed place of business in the conduct of which vehicles are used and those maintaining a business in the conduct of which vehicles are used but who do not have a fixed place of business in the city."

SECTION 5. MPMC § 12.04.120 is amended to read as follows:

"Unless previously and expressly invited to enter onto the premises, it is unlawful for any person to enter onto private property that is posted with an unobstructed sign or placard open to public view which prohibits soliciting."

SECTION 6. MPMC Chapters 9.15 and 9.81 are deleted in their entirety. MPMC §§12.04.110 (Selling) and 13.12.065 (No vending in the public rights-of-way) are deleted.

SECTION 7. MPMC §10.40.100 is amended as follows:

"10.48.100 Unlawful parking, vendors from motorized vehicles.

- A. Except as otherwise provided in this section, it is unlawful for persons to park any vehicle from which goods, wares, merchandise, fruits, vegetables or food stuffs are sold, displayed, solicited or offered for sale or bartered or exchanged, or eating car or vehicle, on any portion of any street within the city, except that such vehicles, may stand or park only at the request of a bona fide purchaser for a period of time not to exceed ten minutes at any one place. This section does not apply to persons delivering such articles upon order of, or by agreement with a customer from a store or other fixed place of business or distribution.
- B. Vending activities on private property associated with a retail or service business must:

1. Obtain a valid business license; and
2. If required, obtain and maintain a valid county health department permit."

SECTION 8. *Environmental Assessment.* 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 consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 9. *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 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 10. *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are 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 12. Preservation. Repeal or amendment of any previous MPMC section or ordinance 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 13. 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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 14. The City Clerk, or her duly appointed deputy, 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 15. Effective Date. This Ordinance will become effective on the 31st day following its passage and adoption. Ordinance Number 2065 is repealed in its entirety.

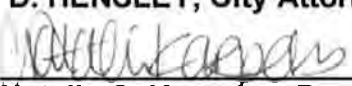
**ORDINANCE NO. XXXX WAS DULY PASSED, APPROVED, AND ADOPTED
BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR
MEETING OF _____.**

Peter Chan, Mayor

Attest:

Vincent D. Chang, City Clerk

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

By: 
Natalie C. Karpeles, Deputy City Attorney

Offenses Regarding Vendors

01/01/08 to 01/22/19

Case Number	Case Reported Date And Time	Case Offense Statute	Case Offense Statute Description	Case Address	Case ORI
2009-00033914	08/15/2009 02:34:10	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	525 N GARFIELD AVE	CA0194800
2010-00013874	03/30/2010 07:49:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	362 W GARVEY AVE	CA0194800
2010-00017871	04/25/2010 15:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	332 S ORANGE AVE	CA0194800
2010-00019064	05/03/2010 12:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2328 S GARFIELD AVE	CA0194800
2010-00022167	05/23/2010 11:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2321 S GARFIELD AVE	CA0194800
2010-00037167	08/21/2010 12:35:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2344 S ATLANTIC BLVD	CA0194800
2011-00012506	03/26/2011 08:02:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	W. MABEL/ATLANTIC BLVD	CA0194800
2011-00021858	05/31/2011 13:32:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1870 WILCOX AVE	CA0194800
2011-00022804	06/06/2011 08:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	403 MONTEREY PASS RD	CA0194800
2011-00027432	07/06/2011 15:31:29	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 S NEW AVE	CA0194800
2011-00030455	07/26/2011 11:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	880 S ATLANTIC BLVD	CA0194800
2012-00007941	02/25/2012 10:09:48	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	123 S LINCOLN AVE	CA0194800
2012-00011688	03/20/2012 20:52:09	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S ORANGE AVE / PEPPER ST	CA0194800
2012-00014517	04/09/2012 12:49:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	434 POTRERO GRANDE DR	CA0194800
2012-00017323	04/30/2012 00:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	633 N ATLANTIC BLVD	CA0194800
2012-00030368	07/24/2012 20:17:52	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2207 S GARFIELD AVE	CA0194800
2012-00032943	08/10/2012 11:11:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	236 S GARFIELD AVE	CA0194800
2012-00037029	09/06/2012 16:02:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	877 W EL REPETTO DR	CA0194800

2012-00047403	11/16/2012 07:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1749 POTRERO GRANDE DR	CA0194800
2012-00049963	12/06/2012 12:10:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2012-00051885	12/21/2012 06:01:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	901 CORPORATE CENTER DR	CA0194800
2013-00000938	01/08/2013 10:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	530 E GARVEY AVE	CA0194800
2013-00002661	01/21/2013 07:48:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	605 N NICHOLSON AVE	CA0194800
2013-00007875	02/28/2013 15:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1214 W NEWMARK AVE	CA0194800
2013-00008981	03/08/2013 20:24:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	525 N GARFIELD AVE	CA0194800
2013-00016411	05/01/2013 05:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1100 S ATLANTIC BLVD	CA0194800
2013-00019050	05/19/2013 22:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	331 E POMONA BLVD	CA0194800
2013-00019765	05/24/2013 20:50:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	HILLSIDE ST / COLLEGE VIEW DR	CA0194800
2013-00020652	05/31/2013 04:16:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	100 N GARFIELD AVE	CA0194800
2013-00021289	06/04/2013 07:56:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-00022748	06/13/2013 16:24:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	842 W EL REPETTO DR	CA0194800
2013-00026395	07/08/2013 15:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	429 S ALHAMBRA AVE	CA0194800
2013-00028490	07/22/2013 13:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2013-00031316	08/11/2013 15:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 W POMONA BLVD	CA0194800
2013-00041709	10/24/2013 13:57:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	519 GLADYS AVE	CA0194800
2013-00042178	10/28/2013 08:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	297 N MOORE AVE	CA0194800
2014-00001738	01/13/2014 15:40:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1100 COLLEGE VIEW DR	CA0194800
2014-00009416	03/08/2014 17:08:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	510 S MC PHERRIN AVE	CA0194800
2014-00012629	04/01/2014 11:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 W GARVEY AVE	CA0194800
2014-00014653	04/14/2014 09:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1260 WILLIAMS ST	CA0194800
2014-00016130	04/23/2014 12:23:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2014-00017116	04/30/2014 09:40:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	400 CASUDA CANYON DR	CA0194800
2014-00019848	05/19/2014 19:30:02	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S ATLANTIC BLVD	CA0194800
2014-00020491	05/23/2014 14:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1551 RIDGECREST ST	CA0194800
2014-00021145	05/28/2014 09:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2340 ISABELLA AVE	CA0194800
2014-00022959	06/09/2014 00:53:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	700 POTRERO GRANDE DR	CA0194800
2014-00025680	06/26/2014 19:36:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	633 W POMONA BLVD	CA0194800
2014-00027543	07/08/2014 05:38:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2014-00027855	07/09/2014 16:46:54	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2062 S ATLANTIC BLVD	CA0194800
2014-00028702	07/15/2014 14:38:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	880 S ATLANTIC BLVD	CA0194800
2014-	08/09/2014	594(A) PC-	DEFACE, DAMAGE OR DESTROY PROPERTY;	2061 BLEAKWOOD AVE	CA0194800

00032667	23:53:30	F;			
2014-08/31/2014	00035994	19:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	612 E NEWMARK AVE CA0194800
2014-09/01/2014	00036061	12:05:27	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	771 W GARVEY AVE CA0194800
2014-09/08/2014	00037148	15:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ CA0194800
2014-09/08/2014	00037188	21:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	257 W POMONA BLVD CA0194800
2014-09/16/2014	00038294	07:45:11	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	241 W RIGGIN ST CA0194800
2014-10/01/2014	00040845	22:17:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2021 GRAYLOCK AVE CA0194800
2014-10/27/2014	00044621	07:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2333 SCHOOLSIDE AVE CA0194800
2014-11/01/2014	00045406	10:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2149 FULTON AVE CA0194800
2014-11/02/2014	00045569	12:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ CA0194800
2014-11/03/2014	00045701	13:18:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ CA0194800
2014-12/08/2014	00050715	09:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	112 E EMERSON AVE CA0194800
2014-12/13/2014	00051422	01:32:56	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	438 EL MERCADO AVE CA0194800
2014-12/18/2014	00052123	08:46:50	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	810 E EMERSON AVE CA0194800
2014-12/26/2014	00053227	12:36:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	617 S ATLANTIC BLVD CA0194800
2014-12/29/2014	00053594	11:45:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1317 DORNER DR CA0194800
2015-01/01/2015	00000006	00:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	715 W GARVEY AVE CA0194800
2015-01/02/2015	00000205	21:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	500 N ATLANTIC BLVD CA0194800
2015-01/05/2015	00000501	10:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S YNEZ AVE CA0194800
2015-01/21/2015	00002950	09:40:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1600 S GARFIELD AVE CA0194800
2015-01/27/2015	00003845	13:43:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2060 S ATLANTIC BLVD CA0194800
2015-01/30/2015	00004367	16:10:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1455 MONTEREY PASS RD CA0194800
2015-02/02/2015	00004685	11:52:53	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	119 S ATLANTIC BLVD CA0194800
2015-02/13/2015	00006411	11:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE CA0194800
2015-02/23/2015	00007841	09:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	311 N RURAL DR CA0194800
2015-02/24/2015	00008038	12:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE CA0194800
2015-03/12/2015	00010558	16:58:13	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1601 SUNNYSLOPE DR CA0194800
2015-03/15/2015	00010917	07:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	100 W EL REPETTO DR CA0194800
2015-03/16/2015	00011075	10:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	125 SUSAN WAY CA0194800
2015-03/20/2015	00011873	21:28:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ CA0194800
2015-03/31/2015	00013411	04:38:09	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	216 N CHANDLER AVE CA0194800
2015-04/05/2015	00014194	06:00:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	745 E GARVEY AVE CA0194800
2015-04/25/2015	00017153	07:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ CA0194800

2015-00019481	05/11/2015 13:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	319 S ALHAMBRA AVE	CA0194800
2015-00019675	05/12/2015 21:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	252 E MARKLAND DR	CA0194800
2015-00023016	06/03/2015 12:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 MARGUERITA AVE	CA0194800
2015-00023089	06/03/2015 23:49:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	AVENIDA CESAR CHAVEZ / VANCOUVER AVE	CA0194800
2015-00024682	06/14/2015 15:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	310 SEFTON AVE	CA0194800
2015-00025563	06/20/2015 05:05:45	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2570 CORPORATE PL	CA0194800
2015-00025935	06/23/2015 04:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	227 S CHANDLER AVE	CA0194800
2015-00026613	06/27/2015 04:00:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 N GARFIELD AVE	CA0194800
2015-00029888	07/18/2015 13:39:49	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	201 CENTRE PLAZA DR	CA0194800
2015-00030044	07/19/2015 19:22:25	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	346 MONTECHICO DR	CA0194800
2015-00030128	07/20/2015 11:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	319 N SIERRA VISTA ST	CA0194800
2015-00030199	07/20/2015 18:44:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	230 N GARFIELD AVE	CA0194800
2015-00031900	07/31/2015 10:57:44	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1640 COPA WAY	CA0194800
2015-00032075	08/01/2015 13:40:56	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	128 N GARFIELD AVE	CA0194800
2015-00032204	08/02/2015 11:17:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	522 S ALHAMBRA AVE	CA0194800
2015-00035841	08/26/2015 12:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1969 S ATLANTIC BLVD	CA0194800
2015-00039666	09/20/2015 05:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1499 RIDGECREST ST	CA0194800
2015-00048879	11/21/2015 10:46:18	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	950 W FLORAL DR	CA0194800
2015-00048937	11/21/2015 19:15:30	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	375 LADERA ST	CA0194800
2015-00049916	11/29/2015 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	837 COUNTRY RD	CA0194800
2016-00000061	01/01/2016 16:21:35	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	901 BRADSHAW AVE	CA0194800
2016-00000430	01/05/2016 02:07:24	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	E GARVEY AVE / N ORANGE AVE	CA0194800
2016-00000974	01/09/2016 10:37:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	122 S ATLANTIC BLVD	CA0194800
2016-00001337	01/12/2016 13:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S YNEZ AVE	CA0194800
2016-00002213	01/19/2016 13:37:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	900 S ATLANTIC BLVD	CA0194800
2016-00002370	01/20/2016 12:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	235 FLORENCE AVE	CA0194800
2016-00004333	02/03/2016 00:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1530 DORNER DR	CA0194800
2016-00005961	02/14/2016 12:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	522 W HELLMAN AVE	CA0194800
2016-00006076	02/15/2016 08:59:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 W POMONA BLVD	CA0194800
2016-00009528	03/09/2016 00:15:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	669 W HAMMEL ST	CA0194800
2016-00009848	03/11/2016 09:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1044 S GARFIELD AVE	CA0194800
2016-00011239	03/20/2016 02:41:45	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1314 BRIGHTWOOD ST	CA0194800
2016-	03/22/2016	594(A) PC-	DEFACE, DAMAGE OR DESTROY PROPERTY;	1214 AVENIDA CESAR CHAVEZ	CA0194800

00011514	06:27:00	F;			
2016-00012452	03/27/2016 13:38:06	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	234 S ALHAMBRA AVE	CA0194800
2016-00014026	04/06/2016 12:39:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1571 WANDERING DR	CA0194800
2016-00016081	04/19/2016 12:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1400 COLLEGE VIEW DR	CA0194800
2016-00016624	04/22/2016 08:43:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	233 E POMONA BLVD	CA0194800
2016-00017344	04/27/2016 07:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00017883	04/30/2016 09:39:40	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	127 N GARFIELD AVE	CA0194800
2016-00018723	05/06/2016 06:46:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	669 W HAMMEL ST	CA0194800
2016-00019740	05/12/2016 18:12:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	411 N ALHAMBRA AVE	CA0194800
2016-00022759	05/31/2016 19:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	209 S RAMONA AVE	CA0194800
2016-00023553	06/06/2016 02:40:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	3500 RAMONA BLVD	CA0194800
2016-00024292	06/10/2016 13:37:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 S ATLANTIC BLVD	CA0194800
2016-00024541	06/12/2016 10:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	429 W GRAVES AVE	CA0194800
2016-00024573	06/12/2016 18:48:42	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	227 S CHANDLER AVE	CA0194800
2016-00024719	06/13/2016 19:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	408 S ORANGE AVE	CA0194800
2016-00025113	06/16/2016 07:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00025303	06/17/2016 07:08:21	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	216 W HAMMEL ST	CA0194800
2016-00026281	06/23/2016 12:06:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2300 BLOCK OF COLLEGIAN AVENUE	CA0194800
2016-00027237	06/29/2016 13:53:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1141 BRIGHTWOOD ST	CA0194800
2016-00030767	07/21/2016 12:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1966 FULTON AVE	CA0194800
2016-00035215	08/19/2016 09:57:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00036159	08/25/2016 13:31:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1110 E EMERSON AVE	CA0194800
2016-00036182	08/25/2016 15:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S ATLANTIC BLVD / W FLORAL DR	CA0194800
2016-00036267	08/26/2016 06:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2016-00036313	08/26/2016 13:39:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	512 SEFTON AVE	CA0194800
2016-00037189	08/31/2016 21:18:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	111 MARGUERITA AVE	CA0194800
2016-00038779	09/11/2016 15:50:03	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2000 S ATLANTIC BLVD	CA0194800
2016-00038811	09/11/2016 19:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1800 W GARVEY AVE	CA0194800
2016-00040007	09/19/2016 10:43:34	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	416 N NICHOLSON AVE	CA0194800
2016-00040714	09/23/2016 13:59:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	439 W RIGGIN ST	CA0194800
2016-00042799	10/08/2016 11:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1965 POTRERO GRANDE DR	CA0194800
2016-00043180	10/11/2016 08:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00045518	10/28/2016 08:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	300 N ATLANTIC BLVD	CA0194800

2016-00045678	10/29/2016 10:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	925 S ATLANTIC BLVD	CA0194800
2016-00046099	11/01/2016 13:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00046892	11/07/2016 09:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 COLLEGE VIEW DR	CA0194800
2016-00047829	11/14/2016 08:42:01	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	508 S HUNTINGTON AVE	CA0194800
2016-00047967	11/15/2016 08:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	300 MOONEY DR	CA0194800
2016-00048003	11/15/2016 11:34:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	441 W POMONA BLVD	CA0194800
2016-00048040	11/15/2016 15:41:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	405 S NEW AVE	CA0194800
2016-00048042	11/15/2016 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	405 S NEW AVE	CA0194800
2016-00048270	11/17/2016 09:02:36	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	417 SEFTON AVE	CA0194800
2016-00049462	11/27/2016 07:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2016-00050084	12/01/2016 11:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	516 S ORANGE AVE	CA0194800
2016-00051357	12/10/2016 08:54:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	616 N GARFIELD AVE	CA0194800
2016-00051552	12/11/2016 17:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MC PHERRIN AVE	CA0194800
2016-00051676	12/12/2016 16:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2342 VANCOUVER AVE	CA0194800
2016-00052449	12/18/2016 08:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	340 ALISO ST	CA0194800
2016-00052610	12/19/2016 15:19:01	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	219 S MC PHERRIN AVE	CA0194800
2016-00053924	12/29/2016 14:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	728 S LINCOLN AVE	CA0194800
2016-00054077	12/30/2016 14:43:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	825 E MABEL AVE	CA0194800
2016-00054179	12/31/2016 10:26:51	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	416 FLORENCE AVE	CA0194800
2016-00054209	12/31/2016 15:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	141 CASUDA CANYON DR	CA0194800
2017-00000584	01/05/2017 13:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	450 MONTEREY PASS RD	CA0194800
2017-00001710	01/13/2017 18:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	GERHART AVE / W POMONA BLVD	CA0194800
2017-00003803	01/28/2017 10:57:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	830 ABE WAY	CA0194800
2017-00004637	02/03/2017 06:03:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	430 POTRERO GRANDE DR	CA0194800
2017-00004661	02/03/2017 10:11:49	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1935 POTRERO GRANDE DR	CA0194800
2017-00004935	02/05/2017 10:38:58	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	411 S GARFIELD AVE	CA0194800
2017-00005964	02/12/2017 18:18:27	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	750 RIDGECREST ST	CA0194800
2017-00005987	02/12/2017 22:30:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	516 N HUNTINGTON AVE	CA0194800
2017-00007708	02/24/2017 09:16:42	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2000 S ATLANTIC BLVD	CA0194800
2017-00008528	03/02/2017 09:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	422 N CHANDLER AVE	CA0194800
2017-00008760	03/03/2017 13:01:02	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	740 RODMAN CIRCLE	CA0194800
2017-00008813	03/03/2017 21:45:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE	CA0194800
2017-	03/15/2017	594(A) PC-	DEFACE, DAMAGE OR DESTROY PROPERTY;	114 N NICHOLSON AVE	CA0194800

00010540 16:37:00	F;			
2017- 03/18/2017 00010955 09:28:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2167 ARRIBA DR	CA0194800
2017- 03/21/2017 00011385 00:23:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 ELIZABETH AVE	CA0194800
2017- 04/03/2017 00013547 16:31:05	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	336 S LINCOLN AVE	CA0194800
2017- 04/03/2017 00013572 19:34:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	260 E FERNFIELD DR	CA0194800
2017- 04/19/2017 00016144 19:08:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1560 MONTEREY PASS RD	CA0194800
2017- 05/22/2017 00021380 16:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	650 S GARFIELD AVE	CA0194800
2017- 06/06/2017 00023565 14:33:13	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1601 SUNNYSLOPE DR	CA0194800
2017- 06/17/2017 00025113 02:22:46	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2024 HEATHER DR	CA0194800
2017- 07/02/2017 00027315 00:11:51	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	114 N NEW AVE	CA0194800
2017- 07/13/2017 00029249 17:20:08	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	138 E GARVEY AVE	CA0194800
2017- 07/18/2017 00029951 09:53:15	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	604 N NEW AVE	CA0194800
2017- 08/04/2017 00032337 07:44:36	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	573 MONTEREY PASS RD	CA0194800
2017- 08/10/2017 00033377 15:16:30	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1979 POTRERO GRANDE DR	CA0194800
2017- 09/02/2017 00036755 22:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2103 S ATLANTIC BLVD	CA0194800
2017- 09/03/2017 00036847 17:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	518 W HELLMAN AVE	CA0194800
2017- 09/03/2017 00036857 20:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	518 W HELLMAN AVE	CA0194800
2017- 09/04/2017 00036881 00:09:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	806 S ATLANTIC BLVD	CA0194800
2017- 09/14/2017 00038461 11:08:24	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1101 MCBRIDE AVE	CA0194800
2017- 09/30/2017 00040970 22:50:04	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	309 W GLEASON ST	CA0194800
2017- 10/01/2017 00040996 02:35:04	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2150 S ATLANTIC BLVD	CA0194800
2017- 10/12/2017 00042670 16:10:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2017- 11/11/2017 00047294 16:33:25	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	111 MARGUERITA AVE	CA0194800
2017- 11/20/2017 00048639 20:12:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	425 E GARVEY AVE	CA0194800
2017- 12/21/2017 00053120 14:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2525 CORPORATE PL	CA0194800
2017- 12/31/2017 00054420 11:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MC PHERRIN AVE	CA0194800
2018- 02/02/2018 00005088 14:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	621 W GARVEY AVE	CA0194800
2018- 02/09/2018 00006354 21:03:10	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1500 MONTEREY PASS RD	CA0194800
2018- 02/23/2018 00008481 11:13:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	410 S YNEZ AVE	CA0194800
2018- 03/13/2018 00011443 23:33:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S NEW AVE / E NEWMARK AVE	CA0194800
2018- 03/19/2018 00012229 10:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	505 W POMONA BLVD	CA0194800
2018- 04/22/2018 00017418 12:51:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1038 W GARVEY AVE	CA0194800
2018- 04/25/2018 00017924 20:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800

2018-00017979	04/26/2018 09:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	637 W GARVEY AVE	CA0194800
2018-00021237	05/17/2018 10:26:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1040 E GARVEY AVE	CA0194800
2018-00021934	05/22/2018 04:22:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	233 S GARFIELD AVE	CA0194800
2018-00022599	05/25/2018 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2055 CLOVER DR	CA0194800
2018-00024137	06/05/2018 12:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2322 S ATLANTIC BLVD	CA0194800
2018-00025443	06/14/2018 15:12:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	541 W GARVEY AVE	CA0194800
2018-00026749	06/23/2018 19:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	440 S MC PHERRIN AVE	CA0194800
2018-00029585	07/12/2018 23:32:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	900 S ATLANTIC BLVD	CA0194800
2018-00031084	07/23/2018 10:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	332 S GARFIELD AVE	CA0194800
2018-00033871	08/11/2018 21:58:47	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	604 N CHANDLER AVE	CA0194800
2018-00038933	09/13/2018 13:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	601 N SIERRA VISTA ST	CA0194800
2018-00039046	09/14/2018 10:31:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	771 W GARVEY AVE	CA0194800
2018-00040789	09/26/2018 16:01:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	220 S ATLANTIC BLVD	CA0194800
2018-00042231	10/06/2018 11:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1070 COLLEGE VIEW DR	CA0194800
2018-00046689	11/06/2018 10:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00049687	11/28/2018 09:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2018-00049975	11/30/2018 05:17:19	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2008 S ATLANTIC BLVD	CA0194800
2018-00051102	12/08/2018 10:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	500 N GARFIELD AVE	CA0194800
2018-00051108	12/08/2018 10:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MCPHERRIN AVE	CA0194800
2018-00051358	12/10/2018 09:12:40	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2018-00052066	12/14/2018 21:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 S RAMONA AVE	CA0194800
2018-00053176	12/23/2018 11:38:48	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	511 E GARVEY AVE	CA0194800
2018-00053192	12/23/2018 14:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	541 W GARVEY AVE	CA0194800
2019-00000232	01/02/2019 21:15:17	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2019-00001720	01/14/2019 08:40:34	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	208 N GARFIELD AVE	CA0194800
2019-00002526	01/19/2019 11:24:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	241 S ALHAMBRA AVE	CA0194800
sub count: 239					
2008-00000357	01/03/2008 13:43:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	522 N NEW AVE	CA0194800
2008-00000788	01/06/2008 09:25:36	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2008-00001759	01/12/2008 21:48:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	850 BRIGHTWOOD ST	CA0194800
2008-00002634	01/18/2008 22:06:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	781 S ORANGE AVE	CA0194800
2008-00004583	02/01/2008 15:26:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	AVENIDA CESAR CHAVEZ / WESTCOTT AVE	CA0194800

2008-00004691	02/02/2008 07:49:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	430 FLORENCE AVE	CA0194800
2008-00006662	02/15/2008 11:41:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	306 AVONDALE AVE	CA0194800
2008-00012118	03/22/2008 19:04:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2008-00012452	03/24/2008 19:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	701 W POMONA BLVD	CA0194800
2008-00013682	04/01/2008 14:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2360 S GARFIELD AVE	CA0194800
2008-00013928	04/03/2008 11:56:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00013987	04/03/2008 17:27:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2305 S GARFIELD AVE	CA0194800
2008-00014136	04/04/2008 16:09:55	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S GARFIELD AVE / CORAL VIEW ST	CA0194800
2008-00016157	04/18/2008 15:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	141 N ATLANTIC BLVD	CA0194800
2008-00019232	05/08/2008 15:51:11	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00021073	05/20/2008 10:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2099 S ATLANTIC BLVD	CA0194800
2008-00021250	05/21/2008 12:38:29	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2094 VANCOUVER AVE	CA0194800
2008-00024395	06/10/2008 23:47:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1000 HILLSIDE ST	CA0194800
2008-00025259	06/16/2008 09:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	603 S ATLANTIC BLVD	CA0194800
2008-00029780	07/12/2008 23:37:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 MONTEREY PASS RD	CA0194800
2008-00032483	07/28/2008 14:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1823 S MC PHERRIN AVE	CA0194800
2008-00032786	07/30/2008 07:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	245 W GARVEY AVE	CA0194800
2008-00033500	08/02/2008 22:57:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	532 SEFTON AVE	CA0194800
2008-00033691	08/04/2008 09:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	725 W GARVEY AVE	CA0194800
2008-00033990	08/06/2008 14:23:24	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1841 WILCOX AVE	CA0194800
2008-00036053	08/20/2008 02:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	601 N HUNTINGTON AVE	CA0194800
2008-00040708	09/18/2008 09:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	251 W ARLIGHT ST	CA0194800
2008-00042625	09/29/2008 15:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	321 W POMONA BLVD	CA0194800
2008-00044892	10/14/2008 08:30:55	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	POTRERO GRANDE / MARKLAND	CA0194800
2008-00045804	10/20/2008 10:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1935 POTRERO GRANDE DR	CA0194800
2008-00045843	10/20/2008 13:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	616 N GARFIELD AVE	CA0194800
2008-00047019	10/28/2008 13:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00049050	11/12/2008 07:43:06	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	900 E GRAVES AVE	CA0194800
2009-00000410	01/04/2009 09:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 S ALHAMBRA AVE	CA0194800
2009-00001850	01/13/2009 18:44:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	803 W POMONA BLVD	CA0194800
2009-00001988	01/14/2009 15:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-00003120	01/22/2009 17:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1280 S ATLANTIC BLVD	CA0194800
2009-	02/07/2009	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	305 W ANDRIX ST	CA0194800

00005274	11:44:31	M;	BELONGING TO ANOTHER;		
2009-00005648	02/10/2009 12:24:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	332 PEACH ST	CA0194800
2009-00006487	02/16/2009 08:44:59	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	426 N RURAL DR	CA0194800
2009-00007437	02/22/2009 08:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 S GARFIELD AVE	CA0194800
2009-00007460	02/22/2009 12:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	415 POMELO AVE	CA0194800
2009-00008132	02/26/2009 18:31:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2009-00008782	03/02/2009 20:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-00010119	03/11/2009 10:44:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	130 S RURAL DR	CA0194800
2009-00012040	03/25/2009 17:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	123 S LINCOLN AVE	CA0194800
2009-00014536	04/11/2009 08:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	813 MOONEY DR	CA0194800
2009-00015475	04/17/2009 15:57:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	206 W GLEASON ST	CA0194800
2009-00018093	05/05/2009 11:27:34	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	282 N YNEZ AVE	CA0194800
2009-00020680	05/21/2009 11:00:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	236 S GARFIELD AVE	CA0194800
2009-00021267	05/25/2009 09:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2339 VANCOUVER AVE	CA0194800
2009-00021283	05/25/2009 12:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	141 N ATLANTIC BLVD	CA0194800
2009-00022418	06/01/2009 15:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-00024408	06/13/2009 13:43:49	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1995 S ATLANTIC BOULEVARD MONTEREY PARK	CA0194800
2009-00024877	06/16/2009 15:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-00030400	07/21/2009 20:24:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	BALTIMORE AVE AND HELLMAN AVE	CA0194800
2009-00033534	08/12/2009 12:38:40	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1010 E HELLMAN AVE	CA0194800
2009-00034169	08/17/2009 08:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	853 COUNTRY RD	CA0194800
2009-00034355	08/18/2009 15:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	273 STARBIRD DR	CA0194800
2009-00034491	08/19/2009 15:32:48	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	147 E GARVEY AVE	CA0194800
2009-00037607	09/10/2009 19:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	525 N GARFIELD AVE	CA0194800
2009-00043314	10/19/2009 16:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00047002	11/15/2009 07:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	922 E EMERSON	CA0194800
2009-00048538	11/27/2009 17:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	230 S GARFIELD AVE	CA0194800
2009-00049528	12/05/2009 20:47:16	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	620 W HAMMEL ST	CA0194800
2010-00000601	01/05/2010 11:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	CITY OF MONTEREY PARK	CA0194800
2010-00000621	01/05/2010 13:04:49	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	CITY OF MONTEREY PARK	CA0194800
2010-00006634	02/12/2010 23:54:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	806 E GRAVES AVE	CA0194800
2010-00007441	02/18/2010 12:06:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N GARFIELD AVE	CA0194800
2010-00013574	03/28/2010 09:39:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	330 E HELLMAN AVE	CA0194800

2010-03/29/2010 00013706 09:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	326 E HELLMAN AVE	CA0194800
2010-05/03/2010 00019016 06:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	912 E GARVEY AVE	CA0194800
2010-05/05/2010 00019407 18:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N GARFIELD AVE	CA0194800
2010-06/01/2010 00023762 14:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	441 W POMONA BLVD	CA0194800
2010-06/20/2010 00026960 12:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	302 MOONEY DR	CA0194800
2010-08/07/2010 00034861 07:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2015 POTRERO GRANDE DR	CA0194800
2010-08/08/2010 00035015 10:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	809 BARNUM WAY	CA0194800
2010-08/17/2010 00036496 10:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	508 N NICHOLSON AVE	CA0194800
2010-08/24/2010 00037624 14:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	650 GRANDRIDGE AVE	CA0194800
2010-08/24/2010 00037632 15:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	926 E GARVEY AVE	CA0194800
2010-08/26/2010 00037900 13:43:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2010-09/07/2010 00039746 14:43:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 S ATLANTIC BLVD	CA0194800
2010-09/17/2010 00041311 13:32:37	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1560 MONTEREY PASS RD	CA0194800
2010-09/29/2010 00043262 17:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2117 GRAYLOCK AVE	CA0194800
2010-10/12/2010 00045141 09:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	229 E EMERSON AVE	CA0194800
2010-10/17/2010 00045905 09:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1060 COLLEGE VIEW DR	CA0194800
2010-12/09/2010 00053548 13:31:39	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1001 BRADSHAW PL	CA0194800
2010-12/10/2010 00053721 13:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	601 W GARVEY AVE	CA0194800
2011-04/04/2011 00013802 17:45:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 W EMERSON AVE	CA0194800
2011-04/09/2011 00014581 11:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	115 S ALHAMBRA AVE	CA0194800
2011-05/13/2011 00019163 10:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1600 CORPORATE CENTER DR	CA0194800
2011-06/04/2011 00022602 17:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2011-06/19/2011 00024864 22:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1451 MIRA VALLE ST	CA0194800
2011-06/26/2011 00025791 10:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	610 E GARVEY AVE	CA0194800
2011-07/24/2011 00030267 20:52:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2413 GLADMAR ST	CA0194800
2011-07/29/2011 00030984 21:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1955 S ATLANTIC BLVD	CA0194800
2011-08/03/2011 00031742 15:41:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	331 E POMONA BLVD	CA0194800
2011-08/19/2011 00034269 20:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N ATLANTIC BLVD	CA0194800
2011-08/28/2011 00035479 00:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1080 S GARFIELD AVE	CA0194800
2011-09/05/2011 00036799 12:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	602 N HUNTINGTON AVE	CA0194800
2011-09/13/2011 00038025 09:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	114 N NICHOLSON AVE	CA0194800
2011-09/17/2011 00038708 12:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	968 W GARVEY AVE	CA0194800
2011-09/19/2011	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	633 W POMONA BLVD	CA0194800

00038904 07:35:00	M;	BELONGING TO ANOTHER;		
2011- 09/25/2011 00039950 18:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	701 HARDING AVE	CA0194800
2011- 10/26/2011 00044532 16:20:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011- 10/29/2011 00045002 23:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	142 E EMERSON AVE	CA0194800
2011- 12/05/2011 00050458 16:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 S ATLANTIC BLVD	CA0194800
2011- 12/16/2011 00052075 21:24:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2101 LUPINE AVE	CA0194800
2012- 01/02/2012 00000158 02:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	223 E GARVEY AVE	CA0194800
2012- 01/05/2012 00000687 10:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1255 RIDGECREST ST	CA0194800
2012- 01/21/2012 00003052 21:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	162 E GRAVES AVE	CA0194800
2012- 02/16/2012 00006666 10:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	608 W FLORAL DR	CA0194800
2012- 02/18/2012 00007123 23:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	223 AVONDALE AVE	CA0194800
2012- 02/27/2012 00008202 09:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	251 E GARVEY AVE	CA0194800
2012- 03/12/2012 00010338 10:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	504 N NEW AVE	CA0194800
2012- 03/20/2012 00011688 20:52:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ORANGE AVE / PEPPER ST	CA0194800
2012- 03/21/2012 00011854 20:35:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ATLANTIC BLVD / 1ST ST	CA0194800
2012- 03/27/2012 00012645 10:20:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	901 MONTEREY PASS RD	CA0194800
2012- 04/21/2012 00016214 07:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	808 W EL REPETTO DR	CA0194800
2012- 04/30/2012 00017465 22:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2025 S GARFIELD AVE	CA0194800
2012- 06/10/2012 00023407 07:11:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	301 N GARFIELD AVE	CA0194800
2012- 07/10/2012 00028234 08:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2129 DIVINE DR	CA0194800
2012- 07/31/2012 00031299 10:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	416 S ATLANTIC BLVD	CA0194800
2012- 08/09/2012 00032842 17:51:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	200 W HAMMEL ST	CA0194800
2012- 08/13/2012 00033364 12:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	233 E POMONA BLVD	CA0194800
2012- 08/26/2012 00035297 08:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 E GARVEY AVE	CA0194800
2012- 09/13/2012 00038141 16:42:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2012- 09/25/2012 00039890 10:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	337 W RIGGIN ST	CA0194800
2012- 09/25/2012 00039962 21:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 10/01/2012 00040796 12:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1445 LIGHTVIEW ST	CA0194800
2012- 10/21/2012 00043675 22:58:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	332 W MARKLAND DR	CA0194800
2012- 10/26/2012 00044405 12:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 S MOORE AVE	CA0194800
2012- 11/01/2012 00045365 14:10:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2012- 11/09/2012 00046522 14:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	236 S GARFIELD AVE	CA0194800
2012- 11/22/2012 00048141 03:51:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	100 N GARFIELD AVE	CA0194800

2012-00051983	12/21/2012 18:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	721 E GARVEY AVE	CA0194800
2012-00052943	12/30/2012 20:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	541 E GARVEY AVE	CA0194800
2012-00052948	12/30/2012 20:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	100 N GARFIELD AVE	CA0194800
2013-00002661	01/21/2013 07:48:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	605 N NICHOLSON AVE	CA0194800
2013-00004210	01/31/2013 23:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 N GARFIELD AVE	CA0194800
2013-00004217	02/01/2013 02:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	471 POTRERO GRANDE DR	CA0194800
2013-00004684	02/04/2013 11:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	211 E POMONA BLVD	CA0194800
2013-00005701	02/12/2013 13:18:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	303 E GARVEY AVE	CA0194800
2013-00005819	02/13/2013 11:56:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	ARROYO DR / POTRERO GRANDE DR	CA0194800
2013-00008678	03/06/2013 12:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-00009214	03/10/2013 13:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	515 POMELO AVE	CA0194800
2013-00014141	04/15/2013 02:57:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2550 GREENWOOD AVE	CA0194800
2013-00021239	06/03/2013 20:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	101 CAMPANITA CT	CA0194800
2013-00023459	06/18/2013 12:23:20	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	824 RIDGECREST	CA0194800
2013-00026217	07/07/2013 11:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W GARVEY AVE	CA0194800
2013-00027916	07/18/2013 18:06:29	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2103 S ATLANTIC BLVD	CA0194800
2013-00031309	08/11/2013 14:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2200 S ATLANTIC BLVD	CA0194800
2013-00033679	08/27/2013 18:15:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	525 N NEW AVE	CA0194800
2013-00037501	09/24/2013 13:34:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1601 SUNNYSLOPE DR	CA0194800
2013-00039089	10/05/2013 13:00:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	ARROYO DR / ROBINLINDA LN	CA0194800
2013-00039746	10/10/2013 07:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1501 ROCK HAVEN ST	CA0194800
2013-00040193	10/13/2013 08:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 N GARFIELD AVE	CA0194800
2013-00042321	10/29/2013 09:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2013-00043456	11/05/2013 16:46:50	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2009 S GARFIELD AVE, MONTEREY PARK CA, 91754	CA0194800
2013-00044160	11/10/2013 08:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1796 HOLLY OAK DR	CA0194800
2013-00044239	11/11/2013 06:12:03	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	724 W NEWMARK AVE	CA0194800
2013-00050580	12/29/2013 08:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	516 N MC PHERRIN AVE	CA0194800
2014-00001717	01/13/2014 13:36:11	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2014-00005573	02/10/2014 09:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2014-00010535	03/16/2014 13:15:03	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 MOONEY DR	CA0194800
2014-00012365	03/30/2014 16:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	720 DE LA FUENTE ST	CA0194800
2014-00015639	04/20/2014 10:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 BALTIMORE AVE	CA0194800
2014-	05/21/2014	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	650 S GARFIELD AVE	CA0194800

00020205	17:24:00	M;	BELONGING TO ANOTHER;		
2014-00021010	05/27/2014 09:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 CASUDA CANYON DR	CA0194800
2014-00021044	05/27/2014 13:12:01	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	306 N CHANDLER AVE	CA0194800
2014-00023046	06/09/2014 15:48:36	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	577 S ATLANTIC BLVD	CA0194800
2014-00023986	06/15/2014 17:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	305 RUSSELL AVE	CA0194800
2014-00024087	06/16/2014 11:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	303 N NICHOLSON AVE	CA0194800
2014-00024343	06/18/2014 00:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	216 W GARVEY AVE	CA0194800
2014-00027813	07/09/2014 11:47:59	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 CENTRE PLAZA DR	CA0194800
2014-00027935	07/10/2014 07:29:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	644 W RIGGIN ST	CA0194800
2014-00028692	07/15/2014 13:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	249 E POMONA BLVD	CA0194800
2014-00033756	08/17/2014 08:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	335 S NEW AVE	CA0194800
2014-00034601	08/22/2014 18:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 E EMERSON AVE	CA0194800
2014-00037468	09/10/2014 16:35:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	233 E POMONA BLVD	CA0194800
2014-00038090	09/14/2014 22:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2021 GRAYLOCK AVE	CA0194800
2014-00038718	09/18/2014 16:26:06	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	281 E POMONA BLVD	CA0194800
2014-00039788	09/25/2014 13:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	212 MONTEREY PASS RD	CA0194800
2014-00041904	10/09/2014 08:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1011 E HELLMAN AVE	CA0194800
2014-00046851	11/10/2014 22:54:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1803 S MC PHERRIN AVE	CA0194800
2014-00049808	12/01/2014 16:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	120 E EMERSON AVE	CA0194800
2014-00051668	12/14/2014 22:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1129 COLLEGE VIEW DR	CA0194800
2014-00053154	12/25/2014 22:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	535 1/2 N ORANGE AVE	CA0194800
2015-00001198	01/09/2015 13:18:26	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	4749 AVENIDA CESAR CHAVEZ	CA0194800
2015-00003743	01/26/2015 20:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015-00004689	02/02/2015 12:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 POTRERO GRANDE DR	CA0194800
2015-00006157	02/11/2015 18:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015-00012056	03/22/2015 04:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1070 COLLEGE VIEW DR	CA0194800
2015-00012745	03/26/2015 09:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	855 W EL REPETTO DR	CA0194800
2015-00012766	03/26/2015 11:53:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	812 W FERNFIELD DR	CA0194800
2015-00014964	04/10/2015 08:19:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	129 E ARLIGHT ST	CA0194800
2015-00016857	04/23/2015 11:30:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	331 S NEW AVE	CA0194800
2015-00018374	05/03/2015 04:52:14	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	300 S ATLANTIC BLVD	CA0194800
2015-00019563	05/12/2015 03:11:27	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	360 S GARFIELD AVE	CA0194800
2015-00023092	06/04/2015 00:35:12	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	322 N HUNTINGTON AVE	CA0194800

2015-00026930	06/29/2015 12:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1931 CERCO ALTA DR	CA0194800
2015-00029866	07/18/2015 10:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2015-00033786	08/12/2015 23:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	502 N ORANGE AVE	CA0194800
2015-00035892	08/26/2015 18:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	835 CREST VISTA DR	CA0194800
2015-00037017	09/02/2015 21:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2150 S ATLANTIC BLVD	CA0194800
2015-00040146	09/23/2015 00:26:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2084 S ATLANTIC BLVD	CA0194800
2015-00042043	10/05/2015 14:14:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2000 ALAMO DR	CA0194800
2015-00045076	10/26/2015 08:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	801 CREST VISTA DR	CA0194800
2015-00045243	10/27/2015 11:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 S YNEZ AVE	CA0194800
2015-00047111	11/09/2015 07:23:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1340 STONEWELL ST	CA0194800
2015-00048486	11/18/2015 18:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	952 RIDGECREST ST	CA0194800
2015-00048664	11/19/2015 17:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015-00048822	11/20/2015 20:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	625 N ORANGE AVE	CA0194800
2015-00050933	12/06/2015 17:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	138 E GARVEY AVE	CA0194800
2015-00051074	12/07/2015 14:07:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2098 S ATLANTIC BLVD	CA0194800
2016-00000192	01/02/2016 21:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1500 MONTEREY PASS RD	CA0194800
2016-00001614	01/14/2016 20:44:43	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-00002481	01/21/2016 09:06:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 E GARVEY AVE	CA0194800
2016-00010290	03/14/2016 12:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	420 S GARFIELD AVE	CA0194800
2016-00010880	03/17/2016 17:13:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2016-00012516	03/28/2016 03:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1862 HENDRON WAY	CA0194800
2016-00015161	04/13/2016 16:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	850 RIDGECREST ST	CA0194800
2016-00016306	04/20/2016 11:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	530 E GARVEY AVE	CA0194800
2016-00017911	04/30/2016 13:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	530 E GARVEY AVE	CA0194800
2016-00018505	05/04/2016 16:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	711 E NEWMARK AVE	CA0194800
2016-00019164	05/09/2016 14:34:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	602 MONTEREY PASS RD	CA0194800
2016-00019993	05/14/2016 10:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ATLANTIC BLVD / W EL REPETTO DR	CA0194800
2016-00021520	05/24/2016 07:12:02	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	126 N NEW AVE	CA0194800
2016-00022890	06/01/2016 19:00:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	905 E GARVEY AVE	CA0194800
2016-00023156	06/03/2016 04:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2409 S GARFIELD AVE	CA0194800
2016-00024264	06/10/2016 10:49:10	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 GRANDRIDGE PL	CA0194800
2016-00025411	06/17/2016 20:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-	06/23/2016	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	2412 FOXGLOVE DR	CA0194800

00026309	13:21:06	M;	BELONGING TO ANOTHER;		
2016-07/10/2016	09:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2016-07/14/2016	22:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-07/14/2016	23:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-07/19/2016	16:31:07	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016-07/21/2016	06:39:13	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2334 S ATLANTIC BLVD	CA0194800
2016-07/22/2016	10:24:44	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1926 S MC PHERRIN AVE	CA0194800
2016-07/28/2016	08:17:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016-08/06/2016	11:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1101 E GARVEY AVE	CA0194800
2016-08/13/2016	08:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1996 S ORANGE AVE	CA0194800
2016-08/17/2016	01:23:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016-09/04/2016	13:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	900 S ATLANTIC BLVD	CA0194800
2016-09/08/2016	15:08:30	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 W EMERSON AVE	CA0194800
2016-09/09/2016	23:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	109 N SIERRA VISTA ST	CA0194800
2016-09/26/2016	03:03:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1833 ISABELLA AVE	CA0194800
2016-10/04/2016	15:27:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/04/2016	21:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/05/2016	21:38:50	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1170 ACKLEY ST	CA0194800
2016-10/10/2016	15:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N ATLANTIC BLVD	CA0194800
2016-10/16/2016	10:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1977 LUPINE AVE	CA0194800
2016-10/16/2016	23:30:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	501 1/2 HARDING AVE	CA0194800
2016-10/21/2016	10:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/31/2016	21:00:56	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2079 S ATLANTIC BLVD	CA0194800
2016-11/13/2016	11:10:26	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	162 W GARVEY AVE	CA0194800
2016-12/05/2016	01:28:48	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2016-12/08/2016	04:11:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016-12/10/2016	12:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2016-12/10/2016	14:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2095 S ATLANTIC BLVD	CA0194800
2016-12/30/2016	16:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2017-01/20/2017	22:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	157 CASUDA CANYON DR	CA0194800
2017-01/22/2017	03:59:37	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	700 EL MERCADO AVE	CA0194800
2017-02/20/2017	10:35:13	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	107 E GARVEY AVE	CA0194800
2017-03/01/2017	07:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800

2017-00008602	03/02/2017 16:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	199 W GARVEY AVE	CA0194800
2017-00008607	03/02/2017 17:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	215 E EMERSON AVE	CA0194800
2017-00008808	03/03/2017 21:01:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	621 N NICHOLSON AVE	CA0194800
2017-00011614	03/22/2017 10:52:22	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	750 RIDGECREST ST	CA0194800
2017-00011672	03/22/2017 16:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 W EL REPETTO DR	CA0194800
2017-00012453	03/27/2017 14:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1345 AVION DR	CA0194800
2017-00014696	04/10/2017 18:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2404 HENDRICKS AVE	CA0194800
2017-00022594	05/31/2017 04:00:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00023776	06/07/2017 21:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	518 W HELLMAN AVE	CA0194800
2017-00024265	06/11/2017 17:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1790 W GARVEY AVE	CA0194800
2017-00028182	07/07/2017 03:19:56	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1500 MONTEREY PASS RD	CA0194800
2017-00029487	07/15/2017 10:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2344 S ATLANTIC BLVD	CA0194800
2017-00033053	08/08/2017 18:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S GARFIELD AVE / MARONDE WAY	CA0194800
2017-00034404	08/18/2017 11:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	224 S MC PHERRIN AVE	CA0194800
2017-00034551	08/19/2017 15:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	225 N NEW AVE	CA0194800
2017-00034875	08/22/2017 11:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	501 N MOORE AVE	CA0194800
2017-00035078	08/23/2017 20:30:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	606 N NICHOLSON AVE	CA0194800
2017-00035170	08/24/2017 13:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 S NEW AVE	CA0194800
2017-00038179	09/12/2017 13:55:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00038205	09/12/2017 16:25:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00039081	09/19/2017 08:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2017-00039602	09/21/2017 21:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00042753	10/13/2017 08:55:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	631 S ATLANTIC BLVD	CA0194800
2017-00045649	10/31/2017 20:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	GARCELON AVE / N MC PHERRIN AVE	CA0194800
2017-00049740	11/28/2017 15:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00049769	11/28/2017 18:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	669 W HAMMEL ST	CA0194800
2017-00052000	12/14/2017 13:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00052095	12/15/2017 05:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00000037	01/01/2018 08:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1975 FULTON AVE	CA0194800
2018-00003435	01/23/2018 14:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00008187	02/21/2018 17:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1590 COLLEGE VIEW DR	CA0194800
2018-00008845	02/25/2018 14:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1939 DORNER DR	CA0194800
2018-	03/01/2018	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	111 N ATLANTIC BLVD	CA0194800

00009462 09:41:00	M;	BELONGING TO ANOTHER;		
2018- 03/01/2018 00009534 17:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1690 COLLEGE VIEW DR	CA0194800
2018- 03/06/2018 00010191 08:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	249 E POMONA BLVD	CA0194800
2018- 03/12/2018 00011101 03:52:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	588 S ATLANTIC BLVD	CA0194800
2018- 03/12/2018 00011240 20:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	307 S YNEZ AVE	CA0194800
2018- 04/01/2018 00014217 20:44:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	240 N SIERRA VISTA ST	CA0194800
2018- 04/17/2018 00016653 10:42:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1800 W GARVEY AVE	CA0194800
2018- 04/18/2018 00016857 16:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 CENTRE PLAZA DR	CA0194800
2018- 04/26/2018 00017986 10:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2230 GERHART AVE	CA0194800
2018- 05/03/2018 00019047 09:09:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2252 S ATLANTIC BLVD	CA0194800
2018- 05/21/2018 00021809 10:54:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	309 FLORENCE AVE	CA0194800
2018- 05/23/2018 00022301 19:39:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	225 N RURAL DR	CA0194800
2018- 05/26/2018 00022692 06:39:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2331 S ATLANTIC BLVD	CA0194800
2018- 06/07/2018 00024474 15:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	254 W RIGGIN ST	CA0194800
2018- 06/20/2018 00026389 23:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	622 DE LA FUENTE ST	CA0194800
2018- 06/20/2018 00026390 23:26:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2018- 06/26/2018 00027075 12:38:35	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2245 ALAMO DR	CA0194800
2018- 06/27/2018 00027247 16:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	216 S YNEZ AVE	CA0194800
2018- 07/29/2018 00031935 10:49:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	302 W HELLMAN AVE	CA0194800
2018- 08/29/2018 00036667 11:12:24	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 N NEW AVE	CA0194800
2018- 09/04/2018 00037579 13:49:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	W GARVEY AVE / N ATLANTIC BLVD	CA0194800
2018- 09/06/2018 00037794 01:13:43	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2219 S GARFIELD AVE	CA0194800
2018- 09/12/2018 00038739 15:22:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	755 S ATLANTIC BLVD	CA0194800
2018- 09/17/2018 00039538 21:30:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	781 S ORANGE AVE	CA0194800
2018- 10/05/2018 00042134 14:13:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2123 S ATLANTIC BLVD	CA0194800
2018- 10/22/2018 00044546 16:30:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2100 S GARFIELD AVE	CA0194800
2018- 11/07/2018 00046846 09:12:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 N ATLANTIC BLVD	CA0194800
2018- 11/08/2018 00047137 15:29:33	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	721 MOONEY DR	CA0194800
2018- 11/10/2018 00047454 20:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	752 W GARVEY AVE	CA0194800
2018- 11/11/2018 00047495 09:51:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2009 S GARFIELD AVE	CA0194800
2018- 11/18/2018 00048443 14:02:06	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 S GARFIELD AVE	CA0194800
2018- 11/26/2018 00049422 14:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 POTRERO GRANDE DR	CA0194800
2018- 12/01/2018 00050147 09:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	257 W POMONA BLVD	CA0194800

2018-00050234	12/02/2018 02:35:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	502 S ORANGE AVE	CA0194800
2018-00052109	12/15/2018 09:15:46	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	SOUTH ATLANTIC BOULEVARD/WEST RIGGIN STREET	CA0194800
2018-00053798	12/28/2018 13:16:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	414 W HELLMAN AVE	CA0194800
2018-00054062	12/30/2018 13:57:34	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1600 S GARFIELD AVE	CA0194800
2019-00000554	01/05/2019 05:20:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	325 N GARFIELD AVE	CA0194800
2019-00000586	01/05/2019 11:54:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2329 GERHART AVE	CA0194800
2019-00002903	01/22/2019 12:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	556 MONTEREY PASS RD	CA0194800

sub
count:
337

2008-00000724	01/05/2008 19:07:22	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	405 MONTEREY PASS RD	CA0194800
2008-00002584	01/18/2008 14:50:27	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	GRANDRIDGE AVE / CIELITO AVE	CA0194800
2008-00006912	02/17/2008 14:52:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;		CA0194800
2008-00007895	02/24/2008 14:10:34	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	251 W RIGGIN ST	CA0194800
2008-00015184	04/12/2008 07:52:31	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	304 E GLEASON ST	CA0194800
2008-00015478	04/13/2008 20:37:16	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2305 S GARFIELD AVE	CA0194800
2008-00016606	04/22/2008 00:45:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	233 W RIGGIN ST	CA0194800
2008-00018103	05/01/2008 11:48:44	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	THE CITY OF MONTEREY PARK	CA0194800
2008-00022729	05/31/2008 08:05:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	123 S ALHAMBRA AVE	CA0194800
2008-00023761	06/07/2008 01:43:35	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	W GARVEY AVE / N ATLANTIC BLVD	CA0194800
2008-00023940	06/08/2008 05:16:14	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	504 S ATLANTIC BLVD	CA0194800
2008-00025525	06/17/2008 17:50:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	225 E ARLIGHT ST	CA0194800
2008-00032836	07/30/2008 13:45:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2201 VERDE VISTA DR	CA0194800
2008-00033984	08/06/2008 13:14:51	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1840 WILCOX AVE	CA0194800
2008-00034246	08/08/2008 07:20:56	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1902 FULTON AVE	CA0194800
2008-00036799	08/24/2008 17:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	315 E GRAVES AVE	CA0194800
2008-00047509	10/31/2008 15:21:03	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	401 MONTEREY PASS RD	CA0194800
2008-00054169	12/18/2008 11:26:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 N ATLANTIC BLVD	CA0194800
2009-00001826	01/13/2009 15:22:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	318 S RAMONA AVE	CA0194800
2009-00002344	01/16/2009 21:40:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	781 S ORANGE AVE	CA0194800
2009-00003323	01/24/2009 04:38:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 N NICHOLSON AVE	CA0194800
2009-00007132	02/20/2009 12:12:03	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	333 S GARFIELD AVE	CA0194800
2009-00010146	03/11/2009 13:02:58	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	525 N GARFIELD AVE	CA0194800
2009-00010715	03/16/2009 07:40:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	120 S YNEZ AVE	CA0194800

2009-00011982	03/25/2009 10:58:05	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	S GARFIELD AVE / CORAL VIEW ST	CA0194800
2009-00014282	04/09/2009 19:18:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2341 ISABELLA AVE	CA0194800
2009-00015464	04/17/2009 14:17:47	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	405 S NEW AVENUE C MONTEREY PARK	CA0194800
2009-00016879	04/27/2009 09:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 N GARFIELD AVE	CA0194800
2009-00017111	04/29/2009 00:11:19	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	209 S GARFIELD AVE	CA0194800
2009-00018047	05/05/2009 08:21:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1965 POTRERO GRANDE DR	CA0194800
2009-00018692	05/08/2009 23:57:38	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1860 COLLEGE VIEW DR	CA0194800
2009-00018802	05/09/2009 16:02:05	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	POTRERO GRANDE DR / KENTON DR	CA0194800
2009-00019522	05/14/2009 09:20:30	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	480 MONTEREY PASS RD	CA0194800
2009-00022344	06/01/2009 10:22:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	302 MOONEY DR	CA0194800
2009-00023450	06/07/2009 19:24:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1950 WILCOX AVE	CA0194800
2009-00025047	06/17/2009 18:50:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00027306	07/01/2009 23:03:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 E POMONA BLVD	CA0194800
2009-00037933	09/12/2009 22:51:22	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1950 WILCOX AVE	CA0194800
2009-00039165	09/21/2009 08:58:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1690 ISABELLA AVE	CA0194800
2009-00042638	10/15/2009 08:03:28	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1902 FULTON AVE	CA0194800
2009-00045928	11/07/2009 04:39:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00048419	11/26/2009 14:35:42	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 W FERNFIELD DR	CA0194800
2009-00049688	12/07/2009 11:57:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00050729	12/15/2009 13:19:50	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1350 MONTEREY PASS RD	CA0194800
2010-00002740	01/19/2010 07:57:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	3600 RAMONA BLVD	CA0194800
2010-00002843	01/19/2010 17:11:10	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	883 HOLLADAY WAY	CA0194800
2010-00005202	02/03/2010 19:16:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	321 N ORANGE AVE	CA0194800
2010-00006841	02/14/2010 12:50:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010-00009936	03/05/2010 19:32:47	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2428 S GARFIELD AVE	CA0194800
2010-00014547	04/03/2010 09:10:08	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2100 GREENWOOD AVE	CA0194800
2010-00015196	04/07/2010 16:06:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1061 S ORANGE AVE	CA0194800
2010-00019058	05/03/2010 11:27:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2020 S ATLANTIC BLVD	CA0194800
2010-00027333	06/23/2010 15:40:55	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	250 S ATLANTIC BLVD	CA0194800
2010-00027726	06/26/2010 07:00:14	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2344 S ATLANTIC BLVD	CA0194800
2010-00042072	09/22/2010 18:40:35	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	500 N ATLANTIC BLVD	CA0194800
2010-00045186	10/12/2010 13:04:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2088 S ATLANTIC BLVD	CA0194800
2010-	12/09/2010	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	500 N RURAL DR	CA0194800

00053513	09:35:30	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-01/02/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		111 N ATLANTIC BLVD	CA0194800
00000231	22:49:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-02/11/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		201 CENTRE PLAZA DR	CA0194800
00006314	12:20:44	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-02/14/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		220 S ATLANTIC BLVD	CA0194800
00006754	14:19:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-04/01/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00013386	13:41:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-04/18/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1925 S ATLANTIC BLVD	CA0194800
00015806	15:42:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-05/11/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		500 N ATLANTIC BLVD	CA0194800
00018882	11:45:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-07/27/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		315 E POMONA BLVD	CA0194800
00030629	14:59:13	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011-08/24/2011	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00035009	14:10:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-02/05/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1600 COLLEGE VIEW DR	CA0194800
00005150	03:44:34	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-02/15/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		2439 SOUTH ATLANTIC BOULEVARD	CA0194800
00006584	18:33:22	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-04/12/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		171 W GARVEY AVE	CA0194800
00015020	22:48:49	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-05/13/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		781 S ORANGE AVE	CA0194800
00019249	04:26:43	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-05/21/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		900 S ATLANTIC BLVD	CA0194800
00020423	15:14:16	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-06/01/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00022026	08:38:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-07/03/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00027183	15:02:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-08/10/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1700 BLK FULTON AVE,	CA0194800
00032981	16:40:39	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;	MONTEREY PARK CA, 91755	
2012-09/30/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1245 KENTON DR	CA0194800
00040596	01:33:02	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-10/08/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		251 CASUDA CANYON DR	CA0194800
00041815	18:31:49	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-11/19/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00047746	12:26:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-12/21/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		153 E GARVEY AVE	CA0194800
00051984	18:47:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-12/21/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		145 E GARVEY AVE	CA0194800
00051985	18:56:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-12/21/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		100 N GARFIELD AVE	CA0194800
00051986	19:05:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2012-12/22/2012	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		931 WANDERING DR	CA0194800
00052072	19:46:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-01/25/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		311 N RURAL DR	CA0194800
00003275	11:19:48	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-02/12/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		303 E GARVEY AVE	CA0194800
00005701	13:18:05	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-02/13/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1250 DORNER DR	CA0194800
00005776	06:40:59	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-03/02/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		2317 SCHOOLSIDE AVE	CA0194800
00008095	04:33:15	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-03/02/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		330 N ATLANTIC BLVD	CA0194800
00008169	16:40:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-03/12/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		1301 AVENIDA CESAR CHAVEZ	CA0194800
00009453	12:05:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-03/23/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		211 GLADYS AVE	CA0194800
00011035	17:50:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-05/30/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		350 S MC PHERRIN AVE -	CA0194800
00020579	16:09:29	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;	POOL, MONTEREY PARK CA, 917	
2013-06/22/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE		145 N ATLANTIC BLVD	CA0194800

00024079	16:40:27	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-11/06/2013		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	2060 CLOVER DR	CA0194800
00043548	10:29:54	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-02/24/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	501 . E HELLMAN AVE	CA0194800
00007599	10:32:10	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-03/29/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	233 E POMONA BLVD	CA0194800
00012188	09:06:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-03/29/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	227 E POMONA BLVD	CA0194800
00012194	10:19:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-04/20/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	2099 S ATLANTIC BLVD	CA0194800
00015630	09:03:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-05/04/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1440 SUNNYSLOPE DR	CA0194800
00017761	15:14:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-05/16/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1784 S ORANGE AVE	CA0194800
00019425	17:23:11	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-06/05/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	955 S ATLANTIC BLVD	CA0194800
00022451	15:29:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-06/10/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1250 S ATLANTIC BLVD	CA0194800
00023236	15:54:13	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-06/15/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	400 CASUDA CANYON DR	CA0194800
00023949	10:47:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2014-12/03/2014		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	600 N GARFIELD AVE	CA0194800
00050041	10:48:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-01/01/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	560 GRANDEZA ST	CA0194800
00000067	13:09:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-01/01/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	615 W POMONA BLVD	CA0194800
00000086	20:09:29	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-01/08/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	440 POTRERO GRANDE DR	CA0194800
00000995	09:08:50	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-01/08/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	S ORANGE AVE / E GRAVES AVE	CA0194800
00001126	23:48:13	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-06/29/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	2079 S ATLANTIC BLVD	CA0194800
00026880	10:05:19	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-08/19/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	500 W GLEASON ST	CA0194800
00034859	21:20:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-09/22/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1600 S GARFIELD AVE	CA0194800
00040113	19:09:36	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-09/30/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	418 S ORANGE AVE	CA0194800
00041249	05:58:24	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-10/02/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	600 N ATLANTIC BLVD	CA0194800
00041652	22:07:15	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-10/03/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1301 AVENIDA CESAR CHAVEZ	CA0194800
00041711	08:21:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-10/04/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	417 N GARFIELD AVE	CA0194800
00041933	16:30:24	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-10/14/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	950 W FLORAL DR	CA0194800
00043343	09:45:40	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-10/17/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	115 S RURAL DR	CA0194800
00043785	09:03:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2015-11/23/2015		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	2405 FINDLAY AVE	CA0194800
00049187	18:09:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-02/20/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	700 POTRERO GRANDE DR	CA0194800
00006969	22:39:33	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-03/02/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	210 E EMERSON AVE	CA0194800
00008518	10:51:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-03/11/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	1301 AVENIDA CESAR CHAVEZ	CA0194800
00009889	14:41:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-04/16/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	272 E FERNFIELD DR	CA0194800
00015631	15:34:20	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-05/08/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	440 POTRERO GRANDE DR	CA0194800
00018969	00:36:55	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-06/16/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	2421 COLLEGIAN AVE	CA0194800
00025190	12:58:00	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2016-07/14/2016		594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	201 CENTRE PLAZA DR	CA0194800
00029594	11:45:15	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		

2016-07/19/2016 00030387 12:27:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/11/2016 00043269 17:59:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/14/2016 00043691 14:37:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	410 N LINCOLN AVE	CA0194800
2016-10/26/2016 00045265 08:57:33	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	120 S ATLANTIC BLVD	CA0194800
2016-12/06/2016 00050826 10:55:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1471 SUNNYHILL DR	CA0194800
2016-12/25/2016 00053357 13:47:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2419 FINDLAY AVE	CA0194800
2017-01/06/2017 00000824 21:33:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	795 W GARVEY AVE	CA0194800
2017-03/09/2017 00009673 15:29:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2422 GLADMAR ST	CA0194800
2017-03/14/2017 00010279 10:30:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 S ATLANTIC BLVD	CA0194800
2017-04/10/2017 00014666 14:50:01	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2311 ROSCOMMON AVE	CA0194800
2017-10/02/2017 00041138 08:01:17	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	213 S YNEZ AVE	CA0194800
2017-10/23/2017 00044238 00:49:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1499 RIDGECREST ST	CA0194800
2017-10/23/2017 00044310 14:37:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	360 ELECTRIC AVE	CA0194800
2017-11/08/2017 00046949 19:45:11	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 N ATLANTIC BLVD	CA0194800
2017-12/03/2017 00050407 06:10:09	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	519 ELIZABETH AVE	CA0194800
2017-12/26/2017 00053698 07:01:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1600 S GARFIELD AVE	CA0194800
2018-02/26/2018 00008950 10:00:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	631 S ATLANTIC BLVD	CA0194800
2018-03/13/2018 00011274 01:29:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	249 E POMONA BLVD	CA0194800
2018-03/20/2018 00012385 09:22:29	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2360 S GARFIELD AVE	CA0194800
2018-04/09/2018 00015314 04:55:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2439 S GARFIELD AVE	CA0194800
2018-04/16/2018 00016482 10:48:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2150 S GARFIELD AVE	CA0194800
2018-06/05/2018 00024230 23:35:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2060 S ATLANTIC BLVD	CA0194800
2018-06/21/2018 00026459 14:07:21	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	304 N GARFIELD AVE	CA0194800
2018-10/07/2018 00042384 20:15:27	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	206 N NICHOLSON AVE	CA0194800
2018-10/25/2018 00044873 00:27:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 CENTRE PLAZA DR	CA0194800
2018-11/12/2018 00047648 16:33:41	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	225 W GARVEY AVE	CA0194800
2018-11/19/2018 00048634 20:06:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-12/11/2018 00051583 18:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	801 E GRAVES AVE	CA0194800
2019-01/14/2019 00001776 19:04:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1111 CORPORATE CENTER DR	CA0194800
sub count: 150				
2008-02/17/2008 00006898 12:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1300 LOMA VERDE ST	CA0194800
2008-02/29/2008 00008623 09:26:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	215 S GARFIELD AVE	CA0194800

2008-00051617	11/30/2008 14:46:21	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	400 CASUDA CANYON DR	CA0194800
2009-00025151	06/18/2009 11:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	236 S GARFIELD AVE	CA0194800
2009-00035436	08/26/2009 10:57:11	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2088 S ATLANTIC BLVD	CA0194800
2009-00052501	12/28/2009 12:02:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	111 W POMONA BLVD	CA0194800
2010-00004976	02/02/2010 14:41:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1749 POTRERO GRANDE DR	CA0194800
2010-00009484	03/02/2010 23:47:57	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1600 MONTEREY PASS RD	CA0194800
2011-00025408	06/23/2011 14:10:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012-00010260	03/11/2012 16:43:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1480 CREST VISTA DR	CA0194800
2012-00026995	07/02/2012 16:45:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	505 W NEWMARK AVE	CA0194800
2012-00052942	12/30/2012 20:13:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	127 E GARVEY AVE	CA0194800
2013-00008056	03/01/2013 21:13:53	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	245 W GARVEY AVE	CA0194800
2013-00014048	04/14/2013 00:47:07	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2150 S ATLANTIC BLVD	CA0194800
2013-00030053	08/01/2013 22:27:58	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	S ATLANTIC BLVD / BRIGHTWOOD ST	CA0194800
2013-00036232	09/14/2013 22:40:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	610 N MOORE AVE	CA0194800
2013-00042826	11/01/2013 10:01:49	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	605 N RURAL DR	CA0194800
2014-00048424	11/21/2014 06:43:19	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	S ATLANTIC BLVD / BRIGHTWOOD ST	CA0194800
2014-00049449	11/29/2014 02:03:12	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1101 COLLEGE VIEW DR	CA0194800
2015-00030097	07/20/2015 08:18:33	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	403 N HUNTINGTON AVE	CA0194800
2015-00039770	09/20/2015 18:06:30	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1591 RIDGECREST ST	CA0194800
2015-00044805	10/23/2015 20:51:18	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	815 E MABEL AVE	CA0194800
2016-00005773	02/12/2016 23:03:38	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2230 S ATLANTIC BLVD	CA0194800
2016-00008416	03/01/2016 16:05:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00008417	03/01/2016 16:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00009394	03/08/2016 08:04:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00011107	03/19/2016 03:03:21	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	VIA CAMPO EAST OF FINDLAY AVE	CA0194800
2016-00012537	03/28/2016 08:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00018106	05/02/2016 07:53:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00023312	06/04/2016 09:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	320 E GLEASON ST	CA0194800
2016-00053974	12/29/2016 19:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1720 FULTON AVE	CA0194800
2017-00001245	01/10/2017 11:18:02	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2291 S ATLANTIC BLVD	CA0194800
2017-00001587	01/12/2017 19:41:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-00026924	06/29/2017 10:14:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1111 CORPORATE CENTER DR	CA0194800
2017-	08/31/2017	594(B)(1)	AMOUNT OF DEFACEMENT, DAMAGE OR	1400 COLLEGE VIEW DR	CA0194800

00036359 15:15:00	PC-M;	DESTRUCTION IS LESS THEN FELONY LIMIT;		
2018- 02/13/2018 00006807 09:06:00	594(B)(1) PC-M;	AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1293 ISABELLA AVE	CA0194800
2018- 05/08/2018 00019757 05:03:12	594(B)(1) PC-M;	AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1937 BRADSHAWE AVE	CA0194800
2018- 05/14/2018 00020774 14:23:00	594(B)(1) PC-M;	AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018- 07/13/2018 00029631 09:39:00	594(B)(1) PC-M;	AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
sub count: 39				
2008- 01/08/2008 00001130 16:04:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 01/12/2008 00001723 16:33:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 01/16/2008 00002300 19:05:11	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2008- 01/30/2008 00004222 08:11:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 02/01/2008 00004583 15:26:09	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	AVENIDA CESAR CHAVEZ / WESTCOTT AVE	CA0194800
2008- 02/05/2008 00005227 22:37:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 02/08/2008 00005616 15:06:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	S SIERRA VISTA ST / E GARVEY AVE	CA0194800
2008- 02/25/2008 00008018 09:14:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	141 N ATLANTIC BLVD	CA0194800
2008- 03/01/2008 00008785 11:04:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	311 S ORANGE AVE	CA0194800
2008- 03/03/2008 00009039 07:58:16	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	795 PEPPER ST	CA0194800
2008- 03/03/2008 00009065 09:56:25	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1706 WHITEHURST DR	CA0194800
2008- 04/03/2008 00013890 05:40:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1100 HIGHLAND DR	CA0194800
2008- 04/07/2008 00014506 13:02:19	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2008- 04/17/2008 00016054 14:31:17	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2410 FINDLAY AVE	CA0194800
2008- 04/21/2008 00016524 13:09:20	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2410 FINDLAY AVE	CA0194800
2008- 04/24/2008 00016971 11:16:25	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	615 N ATLANTIC BLVD	CA0194800
2008- 04/27/2008 00017514 12:44:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1774 BLUESTONE LN	CA0194800
2008- 04/28/2008 00017657 12:08:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	618 N MOORE AVE	CA0194800
2008- 05/08/2008 00019164 05:59:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2392 BLEAKWOOD AVE	CA0194800
2008- 05/08/2008 00019169 05:59:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2392 BLEAKWOOD AVE	CA0194800
2008- 05/21/2008 00021214 09:35:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2334 S ATLANTIC BLVD	CA0194800
2008- 05/21/2008 00021217 10:00:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1600 S GARFIELD AVE	CA0194800
2008- 05/21/2008 00021293 17:20:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	501 W GARVEY AVE	CA0194800
2008- 05/26/2008 00021922 07:12:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 07/18/2008 00030572 06:57:50	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1902 FULTON AVE	CA0194800
2008- 07/26/2008 00032143 12:39:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2191 S GARFIELD AVE	CA0194800
2008- 07/30/2008 00032831 12:44:00	594(b)(2)(A) PC-M;	DEFAACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	611 W POMONA BLVD	CA0194800

2008-00033235	08/01/2008 15:00:46	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2008-00033441	08/02/2008 19:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1775 ROBINLINDA LN	CA0194800
2008-00034067	08/07/2008 08:00:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	751 S ATLANTIC BLVD	CA0194800
2008-00035111	08/13/2008 19:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	755 S YNEZ AVE	CA0194800
2008-00036095	08/20/2008 11:19:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008-00036586	08/23/2008 11:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	605 N NICHOLSON AVE	CA0194800
2008-00036594	08/23/2008 11:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	605 N NICHOLSON AVE	CA0194800
2008-00036596	08/23/2008 13:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	612 N NICHOLSON AVE	CA0194800
2008-00036598	08/23/2008 14:09:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	606 N NICHOLSON AVE	CA0194800
2008-00047436	10/31/2008 07:53:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	425 E MOONEY DR	CA0194800
2008-00047519	10/31/2008 16:25:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	314 S ALHAMBRA AVE	CA0194800
2008-00049514	11/15/2008 07:04:47	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1902 FULTON AVE	CA0194800
2008-00051430	11/29/2008 09:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	508 N HUNTINGTON AVE	CA0194800
2008-00052309	12/05/2008 09:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2353 WOODS AVE	CA0194800
2008-00053082	12/10/2008 15:35:04	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2008-00054914	12/23/2008 16:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	300 N ATLANTIC BLVD	CA0194800
2008-00055801	12/30/2008 18:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-00004453	02/01/2009 06:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00005658	02/10/2009 13:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-00006762	02/18/2009 09:03:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	333 S GARFIELD AVE	CA0194800
2009-00008132	02/26/2009 18:31:18	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2009-00008317	02/27/2009 19:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	206 N SIERRA VISTA ST	CA0194800
2009-00011192	03/19/2009 19:14:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	525 RUSSELL AVE	CA0194800
2009-00015091	04/15/2009 09:46:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	315 E GRAVES AVE	CA0194800
2009-00017071	04/28/2009 17:13:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	435 SEFTON AVE	CA0194800
2009-00018443	05/07/2009 15:15:40	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	S BRUGGEMEYER 318	CA0194800
2009-00020424	05/19/2009 15:50:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-00023437	06/07/2009 16:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	429 W FLORAL DR	CA0194800
2009-00023831	06/10/2009 02:13:19	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	WILCOX AVE / E POMONA BLVD	CA0194800
2009-00026040	06/23/2009 11:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2009-00026443	06/26/2009 12:35:43	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	910 DE LA FUENTE ST	CA0194800
2009-00027182	07/01/2009 07:26:36	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	300 E POMONA BLVD	CA0194800
2009-	07/08/2009	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION	1301 AVENIDA CESAR CHAVEZ	CA0194800

00028300 08:48:00	PC-M;	VALUED UNDER FELONY;		
2009- 07/16/2009 00029547 07:32:32	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	620 N YNEZ AVE	CA0194800
2009- 07/16/2009 00029564 09:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	W EL REPETTO DR / S ATLANTIC BLVD	CA0194800
2009- 08/15/2009 00033934 08:42:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1356 AVENIDA CESAR CHAVEZ	CA0194800
2009- 08/20/2009 00034562 04:38:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	877 MONTEREY PASS RD	CA0194800
2009- 08/27/2009 00035588 10:45:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	124 ELIZABETH AVE	CA0194800
2009- 09/05/2009 00036886 10:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	230 MOONEY DR	CA0194800
2009- 09/08/2009 00037230 09:11:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	330 POMELO AVE	CA0194800
2009- 09/10/2009 00037522 07:27:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2071 S ATLANTIC BLVD	CA0194800
2009- 09/28/2009 00040250 09:50:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	220 S GARFIELD AVE	CA0194800
2009- 10/03/2009 00041031 10:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	119 SUSAN WAY	CA0194800
2009- 11/24/2009 00048215 17:35:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1228 AVENIDA CESAR CHAVEZ	CA0194800
2009- 11/30/2009 00048823 09:31:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	823 S ATLANTIC BLVD	CA0194800
2009- 12/28/2009 00052510 12:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	616 N GARFIELD AVE	CA0194800
2010- 01/11/2010 00001492 08:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1931 SUNRISE DR	CA0194800
2010- 01/28/2010 00004193 18:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	519 N CHANDLER AVE	CA0194800
2010- 02/02/2010 00004890 09:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2339 VANCOUVER AVE	CA0194800
2010- 02/03/2010 00005233 23:45:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	617 E NEWMARK AVE	CA0194800
2010- 02/08/2010 00005928 15:41:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 02/10/2010 00006216 12:54:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	504 S HUNTINGTON AVE	CA0194800
2010- 02/11/2010 00006372 13:40:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1200 HIGHLAND DR	CA0194800
2010- 02/19/2010 00007598 09:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	750 RIDGECREST ST	CA0194800
2010- 03/02/2010 00009357 09:08:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2164 S GARFIELD AVE	CA0194800
2010- 03/11/2010 00010882 12:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 03/27/2010 00013417 09:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	501 E GARVEY AVE	CA0194800
2010- 03/28/2010 00013558 06:28:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 04/11/2010 00015731 19:37:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2328 S GARFIELD AVE	CA0194800
2010- 04/24/2010 00017691 07:28:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	580 N ATLANTIC BLVD	CA0194800
2010- 04/24/2010 00017693 08:40:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	415 S ATLANTIC BLVD	CA0194800
2010- 05/05/2010 00019334 09:44:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 05/07/2010 00019640 07:43:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	109 N SIERRA VISTA ST	CA0194800
2010- 05/07/2010 00019697 14:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	701 S ATLANTIC BLVD	CA0194800
2010- 05/19/2010 00021468 19:54:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	514 N NEW AVE	CA0194800

2010-06/30/2010 00028264 08:15:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	134 S ATLANTIC BLVD	CA0194800
2010-07/01/2010 00028469 10:32:19	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1560 MONTEREY PASS RD	CA0194800
2010-09/11/2010 00040404 19:35:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010-12/10/2010 00053659 07:53:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	511 GLADYS AVE	CA0194800
2011-01/06/2011 00000837 18:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	381 E MARKLAND DR	CA0194800
2011-01/14/2011 00001983 13:41:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-01/24/2011 00003416 13:35:56	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1935 POTRERO GRANDE DR	CA0194800
2011-01/26/2011 00003755 18:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2311 HILLVIEW AVE	CA0194800
2011-02/09/2011 00006035 21:48:01	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	890 W EL REPETTO DR	CA0194800
2011-02/17/2011 00007172 10:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	236 S GARFIELD AVE	CA0194800
2011-03/08/2011 00010085 11:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2363 VANCOUVER AVE	CA0194800
2011-03/08/2011 00010165 19:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-03/14/2011 00010937 14:03:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	4700 RAMONA BLVD	CA0194800
2011-04/07/2011 00014217 03:08:49	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2302 GERHART AVE	CA0194800
2011-05/03/2011 00017872 20:52:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	818 HERSHEY AVE	CA0194800
2011-05/17/2011 00019768 20:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-06/07/2011 00022942 08:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-06/21/2011 00025055 09:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	700 POTRERO GRANDE DR	CA0194800
2011-06/25/2011 00025708 17:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1396 ISABELLA AVE	CA0194800
2011-06/29/2011 00026201 09:02:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2071 S ATLANTIC BLVD	CA0194800
2011-07/27/2011 00030564 08:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	109 N SIERRA VISTA ST	CA0194800
2011-09/02/2011 00036421 15:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	123 S LINCOLN AVE	CA0194800
2011-09/08/2011 00037275 10:19:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	849 E GARVEY AVE	CA0194800
2011-09/26/2011 00040006 09:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	236 S GARFIELD AVE	CA0194800
2011-10/19/2011 00043511 14:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	275 LADERA ST	CA0194800
2011-11/29/2011 00049359 13:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	411 S GARFIELD AVE	CA0194800
2012-02/04/2012 00005023 09:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	331 N ATLANTIC BLVD	CA0194800
2012-02/10/2012 00005769 02:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	N CHANDLER AVE / W EMERSON AVE	CA0194800
2012-02/10/2012 00005819 11:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	558 CASITAS ST	CA0194800
2012-02/17/2012 00006879 13:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1030 WANDERING DR	CA0194800
2012-06/16/2012 00024392 21:01:44	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1500 VALLEY VISTA DR	CA0194800
2012-07/10/2012 00028229 08:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2129 DIVINE DR	CA0194800
2012-07/26/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION	201 CENTRE PLAZA DR	CA0194800

00030615	14:09:00	PC-M;	VALUED UNDER FELONY;		
2012-07/29/2012	00031019	13:24:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	600 W RIGGIN ST	CA0194800
2012-08/13/2012	00033430	22:46:58	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	209 ROSELYN WAY	CA0194800
2012-08/28/2012	00035598	11:09:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	236 S GARFIELD AVE	CA0194800
2012-08/31/2012	00036122	13:22:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012-09/07/2012	00037172	13:10:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	525 N GARFIELD AVE	CA0194800
2012-11/11/2012	00046781	16:03:08	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	321 E POMONA BLVD	CA0194800
2012-11/14/2012	00047235	20:11:42	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	522 N YNEZ AVE	CA0194800
2012-11/20/2012	00047945	15:34:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	229 S GARFIELD AVE	CA0194800
2012-11/20/2012	00047952	16:19:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	423 N LINCOLN AVE	CA0194800
2012-12/16/2012	00051280	18:20:10	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	205 E GARVEY AVE	CA0194800
2012-12/27/2012	00052517	07:05:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-01/03/2013	00000329	15:07:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	745 E GARVEY AVE	CA0194800
2013-01/03/2013	00000333	15:53:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	703 E GARVEY AVE	CA0194800
2013-02/04/2013	00004683	11:45:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	211 E POMONA BLVD	CA0194800
2013-03/15/2013	00009978	20:46:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	632 BRADSHAWE AVE	CA0194800
2013-03/27/2013	00011621	21:24:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-04/11/2013	00013684	14:55:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1500 AVENIDA CESAR CHAVEZ	CA0194800
2013-05/12/2013	00018105	21:09:33	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1600 MONTEREY PASS RD	CA0194800
2013-06/19/2013	00023585	11:11:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	771 W GARVEY AVE	CA0194800
2013-06/25/2013	00024439	10:32:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	157 CASUDA CANYON DR	CA0194800
2013-07/03/2013	00025588	08:56:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-07/13/2013	00027171	09:34:02	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	2445 SHERBROOK AVE	CA0194800
2013-07/23/2013	00028581	09:07:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	507 N CHANDLER AVE	CA0194800
2013-08/07/2013	00030797	16:28:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	HILLSIDE ST / COLLEGE VIEW DR	CA0194800
2013-08/13/2013	00031597	19:37:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	129 SEFTON AVE	CA0194800
2013-09/17/2013	00036551	13:49:44	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	201 CENTRE PLAZA DR	CA0194800
2013-09/27/2013	00037900	10:17:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	313 ELIZABETH AVE	CA0194800
2013-10/04/2013	00038919	11:03:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	416 S YNEZ AVE	CA0194800
2013-11/20/2013	00045582	16:36:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	1000 ABAJO DR	CA0194800
2013-11/26/2013	00046319	10:45:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	145 E GARVEY AVE	CA0194800
2013-12/13/2013	00048464	14:57:13	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	418 W HELLMAN AVE	CA0194800
2013-12/23/2013	00049797	08:33:00	594(b)(2)(A) DEFACEMENT, DAMAGE OR DESTRUCTION PC-M; VALUED UNDER FELONY;	249 E POMONA BLVD	CA0194800

2013-00049875	12/23/2013 19:36:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	500 N ATLANTIC BLVD	CA0194800
2013-00049911	12/24/2013 03:25:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	111 E GARVEY AVE	CA0194800
2013-00049913	12/24/2013 03:42:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	225 W GARVEY AVE	CA0194800
2014-00000543	01/04/2014 14:46:55	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2101 S ATLANTIC BLVD	CA0194800
2014-00001481	01/11/2014 12:36:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1111 S ATLANTIC BLVD	CA0194800
2014-00001854	01/14/2014 14:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2329 GERHART AVE	CA0194800
2014-00001970	01/15/2014 10:55:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	422 FLORENCE AVE	CA0194800
2014-00002086	01/16/2014 07:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	162 E GRAVES AVE	CA0194800
2014-00006017	02/13/2014 09:52:02	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	700 MONTEREY PASS RD	CA0194800
2014-00013384	04/05/2014 09:08:47	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	908 E HELLMAN AVE	CA0194800
2014-00015811	04/21/2014 13:13:48	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1600 S GARFIELD AVE	CA0194800
2015-00033188	08/09/2015 02:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2103 S ATLANTIC BLVD	CA0194800
2015-00036017	08/27/2015 12:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00020448	05/17/2016 11:00:50	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1681 COLLEGE VIEW DR	CA0194800
2016-00023314	06/04/2016 09:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	308 E GLEASON ST	CA0194800
2016-00031859	07/29/2016 01:27:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00040936	09/25/2016 11:32:53	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	233 S NEW AVE	CA0194800
2016-00041360	09/28/2016 15:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00043005	10/10/2016 04:05:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	778 W GLEASON ST	CA0194800
2016-00051299	12/09/2016 19:34:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	623 N LINCOLN AVE	CA0194800
2018-00012915	03/23/2018 20:52:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00012918	03/23/2018 20:55:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00018952	05/02/2018 15:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	712 PLATEAU AVE	CA0194800
sub count: 180					
2008-00008195	02/26/2008 12:23:42	594(b)(2)(B) PC-M;	VANDALISM UNDER FELONY VALUE WITH PRIOR CONVICTION OF VANDALISM OR GRAFFITI;	318 S RAMONA AVE	CA0194800
2009-00020868	05/22/2009 13:42:19	594(b)(2)(B) PC-M;	VANDALISM UNDER FELONY VALUE WITH PRIOR CONVICTION OF VANDALISM OR GRAFFITI;	S ATLANTIC BLVD / 1ST SAINT MONTEREY PARK CA	CA0194800
sub count: 2					
2008-00019547	05/10/2008 16:48:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	HILLVIEW AVE / RIGGIN ST	CA0194800
2008-00027770	07/01/2008 17:06:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	2315 S GARFIELD AVE	CA0194800
2008-00033938	08/06/2008 02:39:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	1500 BRADSHAW AVE	CA0194800
2008-00039252	09/08/2008 22:44:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	750 RIDGECREST ST	CA0194800
2008-00041284	09/21/2008 03:33:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	621 DE LA FUENTE ST	CA0194800

2008-09/22/2008 00041547 20:22:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	SUNNYHILL DR / SUNNYSLOPE DR	CA0194800
2008-10/21/2008 00046046 20:24:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	2062 S ATLANTIC BLVD	CA0194800
2009-04/15/2009 00015039 00:30:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	621 DE LA FUENTE ST	CA0194800
2009-04/28/2009 00017031 12:05:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	E GARVEY AVE / S SIERRA VISTA ST	CA0194800
2009-04/29/2009 00017245 21:13:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	125 W NEWMARK AVE	CA0194800
2010-08/23/2010 00037366 01:22:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	122 N RURAL DR	CA0194800
2010-10/03/2010 00043877 12:20:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	103 N LINCOLN AVE	CA0194800
2010-10/03/2010 00043924 19:49:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	105 N LINCOLN AVE	CA0194800
2010-10/11/2010 00044986 09:42:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	100 N GARFIELD AVE	CA0194800
2010-10/13/2010 00045298 09:45:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	111 N LINCOLN AVE	CA0194800
2010-10/19/2010 00046238 15:59:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	103 N LINCOLN AVE	CA0194800
2010-10/20/2010 00046331 09:57:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	153 E GARVEY AVE	CA0194800
2010-10/20/2010 00046336 10:29:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	117 N LINCOLN AVE	CA0194800
2011-01/04/2011 00000464 14:07:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	129 E GARVEY AVE	CA0194800
2011-01/05/2011 00000642 17:02:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	100 N GARFIELD AVE	CA0194800
2011-11/25/2011 00048878 22:51:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	HILLSIDE ST / COLLEGE VIEW DR	CA0194800
2011-12/31/2011 00054084 22:31:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	AVENIDA CESAR CHAVEZ / COLLEGIAN AVE	CA0194800
2012-01/20/2012 00002917 23:05:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	1075 EAST CREST WAY	CA0194800
2012-06/09/2012 00023363 21:20:49	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	330 N ATLANTIC BLVD	CA0194800
2012-06/12/2012 00023748 19:10:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	311 N RURAL DR	CA0194800
2012-07/02/2012 00027026 20:00:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	311 N RURAL DR	CA0194800
2012-07/02/2012 00027029 20:18:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	311 N RURAL DR	CA0194800
2012-07/02/2012 00027032 20:42:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	311 N RURAL DR	CA0194800
2012-11/07/2012 00046226 13:30:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	S ALHAMBRA AVE / E NEWMARK AVE	CA0194800
2012-12/22/2012 00052051 14:41:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	ACKLEY ST / ARROYO DR	CA0194800
2013-04/20/2013 00015018 20:38:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	320 W NEWMARK AVE	CA0194800
2013-07/03/2013 00025659 19:18:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	313 S GARFIELD AVE	CA0194800
2013-09/23/2013 00037431 23:50:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	126 S NICHOLSON AVE	CA0194800
2014-02/13/2014 00005973 00:13:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	400 S ATLANTIC BLVD	CA0194800
2015-01/28/2015 00004072 14:44:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	105 N LINCOLN AVE	CA0194800
2015-02/17/2015 00007027 14:04:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	188 E GARVEY AVE	CA0194800
2015-03/09/2015 00010118 21:35:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	133 W GARVEY AVE	CA0194800
2015-06/22/2015	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	103 N LINCOLN AVE	CA0194800

00025856 14:13:00

2015-07/21/2015 00030314 11:31:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	100 N GARFIELD AVE	CA0194800
2015-11/30/2015 00050083 23:45:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	220 S GARFIELD AVE	CA0194800
2016-07/17/2016 00030034 00:22:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	1600 S GARFIELD AVE	CA0194800
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2015-12/27/2015 00053680 21:10:00	9.64.010;	PUBLIC URINATION & EXCRETION;	119 N LINCOLN AVE	CA0194800
2016-06/02/2016 00023109 22:52:00	9.64.010;	PUBLIC URINATION & EXCRETION;	1231 AVENIDA CESAR CHAVEZ	CA0194800
2016-07/27/2016 00031543 09:23:00	9.64.010;	PUBLIC URINATION & EXCRETION;	140 CASUDA CANYON DR	CA0194800
2016-07/30/2016 00032164 22:16:00	9.64.010;	PUBLIC URINATION & EXCRETION;	1154 W NEWMARK AVE	CA0194800
2016-08/03/2016 00032606 03:00:00	9.64.010;	PUBLIC URINATION & EXCRETION;	100 N GARFIELD AVE	CA0194800
2016-10/21/2016 00044577 01:25:00	9.64.010;	PUBLIC URINATION & EXCRETION;	2428 S GARFIELD AVE	CA0194800
2017-07/07/2017 00028312 23:28:00	9.64.010;	PUBLIC URINATION & EXCRETION;	1231 AVENIDA CESAR CHAVEZ	CA0194800
2018-04/03/2018 00014416 04:45:00	9.64.010;	PUBLIC URINATION & EXCRETION;	305 W GARVEY AVE	CA0194800
2018-07/28/2018 00031761 00:21:00	9.64.010;	PUBLIC URINATION & EXCRETION;	281 E POMONA BLVD	CA0194800
2018-11/04/2018 00046372 00:15:00	9.64.010;	PUBLIC URINATION & EXCRETION;	ATL EMERSON	CA0194800

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2008-11/22/2008 00050586 13:04:00	9.69.010;	STANDING/SITTING IN ROADWAYS;	BRADSHAW AVE / W FERNFIELD DR	CA0194800
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1/23/2019 6:49:36 PM

ATTACHMENT 2
City Council Staff Report, dated February 6, 2019



City Council Staff Report

DATE: February 6, 2019

AGENDA ITEM NO: New Business
Agenda Item 5-B.

TO: Honorable Mayor and Members of the City Council
FROM: Natalie C. Karpeles, Deputy City Attorney
SUBJECT: First reading and adoption of an Ordinance regulating sidewalk vending in accordance with Government Code §§ 51036, *et seq.*

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Waiving first reading and introducing Ordinance No. _____ regulating sidewalk vending in accordance with Government Code §§ 51036, *et seq.*; or
- (2) Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Government Code §§ 51036, *et seq.* became effective on January 1, 2019. Among other things, the new law decriminalizes sidewalk vending. Staff recommends that the City Council amend the MPMC to comply with the new law by adopting regulations governing sidewalk vending.

BACKGROUND & DISCUSSION:

I. History

The City first adopted its street vendor regulations in 1971. Ordinance No. 2067 was subsequently adopted on August 19, 2009 and amended the MPMC to generally prohibit food vendor carts in the public right-of-way. From 2008 to the present, the Monterey Park Police Department reported the following violations related to street vending: urinating and defecating in public; vandalism; littering and unlawful depositing of refuse; and operating in a manner interfering with the normal flow of pedestrian and vehicle traffic. Attachment 1 is a compilation of offenses from 2008 to the present related to vendors, prepared by the Monterey Park Police Department.

II. Government Code §§ 51036, *et seq.*¹

Government Code §§ 51036, *et seq.* decriminalize sidewalk vending and establish various requirements for local regulation of sidewalk vendors.² Should the City decide to create a permitting program to regulate sidewalk vendors under Government Code §§ 51036, *et seq.*, its provisions must substantially comply with the requirements outlined

¹ See Senate Bill 946, included as Attachment 2.

² These sections do not impact the City's regulation of food trucks and charitable solicitations, nor do they impact the State's Retail Food Code.

therein and may only implement restrictions that are objectively related to health, safety or welfare concerns.³

III. Proposed Amendments

The City's vending regulations are currently dispersed among multiple chapters and sections; the first goal of the draft ordinance is to create one chapter (Chapter 5.68) to regulate sidewalk vending in the City. Accordingly, the City's previous regulations regarding vendors or vending were consolidated into Chapter 5.68. For example, the language in §§ 9.81.010 and 12.04.110 was incorporated into Chapter 5.68 (see, e.g., §§ 5.68.050(P), 5.68.030 and 5.68.050 of the new ordinance).

In addition to consolidation, staff identified the following health, safety and welfare concerns related to sidewalk vending:

- Vendors operating at or near parking lots and driveways (which creates a safety hazard for children and which also obstructs adequate sightlines for drivers);
- Vendors urinating or defecating in public;
- Vendors vandalizing private and public property;
- Vendors littering;
- Vendors operating in a manner interfering with the normal flow of pedestrian and vehicle traffic; and
- Vendors violating public health regulations governing food service.

The following additional requirements (including in MPMC § 5.68.050 of the draft ordinance) are related to objective health, safety or welfare concerns:

- Require that vendors obtain a vending license and permit from the City, and that they provide identifying information on the applications;
- Require that vendors provide liability insurance;
- Require that vendors obtain a permit for any ancillary items that will be placed in the public right-of-way;
- Require that vendors provide proof of either a Food Handler Card or Certified Food Protection Manager certificate for themselves and the conveyance they will be vending from;
- Require stationary vendors to provide trash receptacles and recycling containers to eliminate littering;
- Require stationary vendors, who are present in one location for longer than one hour, to operate within 200 feet of an approved and readily available toilet and handwashing facility;
- Prohibit vendors from offering junk food within 500 feet of any K-12 school between the hours of 6:00 am and 6:00 pm; and
- Prohibit vending within designated distances from building entrances, parking lots, driveway aprons, intersections and emergency infrastructure (e.g., fire hydrants, red curbs).

³ The Government Code specifically provides that "perceived community animus or economic competition" do **not** fit these criteria.

IV. Other Concerns

The MPMC currently includes regulations governing charitable and religious solicitations – and requires persons engaging in charitable and religious solicitations to obtain a permit from the City Manager. These regulations were adopted in 1966 and have not substantially changed.

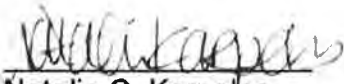
In 2002, the United States Supreme Court held that regulation of noncommercial solicitation may violate the First Amendment.⁴ Indeed, the Supreme Court determined that collecting funds for charitable, political or religious purposes involves a variety of speech interests and is therefore protected by the First Amendment.⁵ Accordingly, the City may only regulate charitable street vending where its regulations are content-neutral, are narrowly tailored to achieve a significant government interest, and allow ample alternative channels of communication.⁶

Staff recommends omitting specific reference to “noncommercial” solicitations and allowing this conduct to be regulated pursuant to state law – as recommended in the proposed ordinance (alternatively, the City Council may enact an ordinance which provides for disclosure of information relating to solicitations or sales for charitable purposes substantially similar to the disclosure requirements of state law).

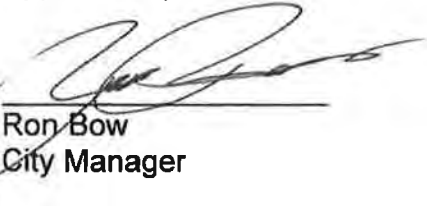
FISCAL IMPACT:

There are no anticipated fiscal impacts associated with the proposed action. Second reading and adoption would occur on February 20, 2019.

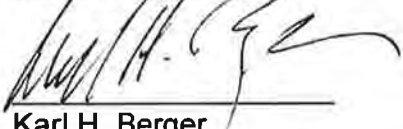
Respectfully submitted by:


Natalie C. Karpeles
Deputy City Attorney

Approved by:


Ron Bow
City Manager

Reviewed by:


Karl H. Berger
Assistant City Attorney

ATTACHMENTS

1. Compilation of vending-related offenses, from 2008 to the present (prepared by the Monterey Park Police Department)

⁴ See *Watchtower Bible & Tract Soc'y of N.Y., Inc. v. Village of Stratton* (2002) 536 U.S. 150.

⁵ See *Village of Schaumburg v. Communities for a Better Environment* (1980) 444 U.S. 620, 632.

⁶ See *Doucette v. City of Santa Monica* (CD Cal. 1997) 955 F.Supp. 1192, 1209.

2. Senate Bill 946
3. Ordinance No. _____

ATTACHMENT 1

**Compilation of Vending-Related Offenses,
from 2008 to the Present
(Prepared by the Monterey Park Police Department)**

Offenses Regarding Vendors

01/01/08 to 01/22/19

Case Number	Case Reported Date And Time	Case Offense Statute	Case Offense Statute Description	Case Address	Case ORI
2009-00033914	08/15/2009 02:34:10	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	525 N GARFIELD AVE	CA0194800
2010-00013874	03/30/2010 07:49:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	362 W GARVEY AVE	CA0194800
2010-00017871	04/25/2010 15:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	332 S ORANGE AVE	CA0194800
2010-00019064	05/03/2010 12:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2328 S GARFIELD AVE	CA0194800
2010-00022167	05/23/2010 11:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2321 S GARFIELD AVE	CA0194800
2010-00037167	08/21/2010 12:35:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2344 S ATLANTIC BLVD	CA0194800
2011-00012506	03/26/2011 08:02:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	W. MABEL/ATLANTIC BLVD	CA0194800
2011-00021858	05/31/2011 13:32:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1870 WILCOX AVE	CA0194800
2011-00022804	06/06/2011 08:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	403 MONTEREY PASS RD	CA0194800
2011-00027432	07/06/2011 15:31:29	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 S NEW AVE	CA0194800
2011-00030455	07/26/2011 11:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	880 S ATLANTIC BLVD	CA0194800
2012-00007941	02/25/2012 10:09:48	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	123 S LINCOLN AVE	CA0194800
2012-00011688	03/20/2012 20:52:09	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S ORANGE AVE / PEPPER ST	CA0194800
2012-00014517	04/09/2012 12:49:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	434 POTRERO GRANDE DR	CA0194800
2012-00017323	04/30/2012 00:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	633 N ATLANTIC BLVD	CA0194800
2012-00030368	07/24/2012 20:17:52	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2207 S GARFIELD AVE	CA0194800
2012-00032943	08/10/2012 11:11:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	236 S GARFIELD AVE	CA0194800
2012-00037029	09/06/2012 16:02:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	877 W EL REPETTO DR	CA0194800

2012- 11/16/2012 00047403 07:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1749 POTRERO GRANDE DR	CA0194800
2012- 12/06/2012 00049963 12:10:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2012- 12/21/2012 00051885 06:01:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	901 CORPORATE CENTER DR	CA0194800
2013- 01/08/2013 00000938 10:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	530 E GARVEY AVE	CA0194800
2013- 01/21/2013 00002661 07:48:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	605 N NICHOLSON AVE	CA0194800
2013- 02/28/2013 00007875 15:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1214 W NEWMARK AVE	CA0194800
2013- 03/08/2013 00008981 20:24:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	525 N GARFIELD AVE	CA0194800
2013- 05/01/2013 00016411 05:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1100 S ATLANTIC BLVD	CA0194800
2013- 05/19/2013 00019050 22:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	331 E POMONA BLVD	CA0194800
2013- 05/24/2013 00019765 20:50:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	HILLSIDE ST / COLLEGE VIEW DR	CA0194800
2013- 05/31/2013 00020652 04:16:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	100 N GARFIELD AVE	CA0194800
2013- 06/04/2013 00021289 07:56:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013- 06/13/2013 00022748 16:24:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	842 W EL REPETTO DR	CA0194800
2013- 07/08/2013 00026395 15:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	429 S ALHAMBRA AVE	CA0194800
2013- 07/22/2013 00028490 13:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2013- 08/11/2013 00031316 15:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 W POMONA BLVD	CA0194800
2013- 10/24/2013 00041709 13:57:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	519 GLADYS AVE	CA0194800
2013- 10/28/2013 00042178 08:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	297 N MOORE AVE	CA0194800
2014- 01/13/2014 00001738 15:40:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1100 COLLEGE VIEW DR	CA0194800
2014- 03/08/2014 00009416 17:08:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	510 S MC PHERRIN AVE	CA0194800
2014- 04/01/2014 00012629 11:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 W GARVEY AVE	CA0194800
2014- 04/14/2014 00014653 09:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1260 WILLIAMS ST	CA0194800
2014- 04/23/2014 00016130 12:23:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2014- 04/30/2014 00017116 09:40:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	400 CASUDA CANYON DR	CA0194800
2014- 05/19/2014 00019848 19:30:02	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S ATLANTIC BLVD	CA0194800
2014- 05/23/2014 00020491 14:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1551 RIDGECREST ST	CA0194800
2014- 05/28/2014 00021145 09:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2340 ISABELLA AVE	CA0194800
2014- 06/09/2014 00022959 00:53:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	700 POTRERO GRANDE DR	CA0194800
2014- 06/26/2014 00025680 19:36:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	633 W POMONA BLVD	CA0194800
2014- 07/08/2014 00027543 05:38:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2014- 07/09/2014 00027855 16:46:54	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2062 S ATLANTIC BLVD	CA0194800
2014- 07/15/2014 00028702 14:38:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	880 S ATLANTIC BLVD	CA0194800
2014- 08/09/2014	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2061 BLEAKWOOD AVE	CA0194800

00032667 23:53:30	F;			
2014- 08/31/2014 00035994 19:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	612 E NEWMARK AVE	CA0194800
2014- 09/01/2014 00036061 12:05:27	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	771 W GARVEY AVE	CA0194800
2014- 09/08/2014 00037148 15:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2014- 09/08/2014 00037188 21:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	257 W POMONA BLVD	CA0194800
2014- 09/16/2014 00038294 07:45:11	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	241 W RIGGIN ST	CA0194800
2014- 10/01/2014 00040845 22:17:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2021 GRAYLOCK AVE	CA0194800
2014- 10/27/2014 00044621 07:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2333 SCHOOLSIDE AVE	CA0194800
2014- 11/01/2014 00045406 10:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2149 FULTON AVE	CA0194800
2014- 11/02/2014 00045569 12:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2014- 11/03/2014 00045701 13:18:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2014- 12/08/2014 00050715 09:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	112 E EMERSON AVE	CA0194800
2014- 12/13/2014 00051422 01:32:56	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	438 EL MERCADO AVE	CA0194800
2014- 12/18/2014 00052123 08:46:50	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	810 E EMERSON AVE	CA0194800
2014- 12/26/2014 00053227 12:36:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	617 S ATLANTIC BLVD	CA0194800
2014- 12/29/2014 00053594 11:45:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1317 DORNER DR	CA0194800
2015- 01/01/2015 00000006 00:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	715 W GARVEY AVE	CA0194800
2015- 01/02/2015 00000205 21:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	500 N ATLANTIC BLVD	CA0194800
2015- 01/05/2015 00000501 10:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S YNEZ AVE	CA0194800
2015- 01/21/2015 00002950 09:40:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1600 S GARFIELD AVE	CA0194800
2015- 01/27/2015 00003845 13:43:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2060 S ATLANTIC BLVD	CA0194800
2015- 01/30/2015 00004367 16:10:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1455 MONTEREY PASS RD	CA0194800
2015- 02/02/2015 00004685 11:52:53	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	119 S ATLANTIC BLVD	CA0194800
2015- 02/13/2015 00006411 11:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE	CA0194800
2015- 02/23/2015 00007841 09:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	311 N RURAL DR	CA0194800
2015- 02/24/2015 00008038 12:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE	CA0194800
2015- 03/12/2015 00010558 16:58:13	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1601 SUNNYSLOPE DR	CA0194800
2015- 03/15/2015 00010917 07:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	100 W EL REPETTO DR	CA0194800
2015- 03/16/2015 00011075 10:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	125 SUSAN WAY	CA0194800
2015- 03/20/2015 00011873 21:28:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015- 03/31/2015 00013411 04:38:09	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	216 N CHANDLER AVE	CA0194800
2015- 04/05/2015 00014194 06:00:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	745 E GARVEY AVE	CA0194800
2015- 04/25/2015 00017153 07:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800

2015-00019481	05/11/2015 13:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	319 S ALHAMBRA AVE	CA0194800
2015-00019675	05/12/2015 21:13:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	252 E MARKLAND DR	CA0194800
2015-00023016	06/03/2015 12:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 MARGUERITA AVE	CA0194800
2015-00023089	06/03/2015 23:49:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	AVENIDA CESAR CHAVEZ / VANCOUVER AVE	CA0194800
2015-00024682	06/14/2015 15:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	310 SEFTON AVE	CA0194800
2015-00025563	06/20/2015 05:05:45	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2570 CORPORATE PL	CA0194800
2015-00025935	06/23/2015 04:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	227 S CHANDLER AVE	CA0194800
2015-00026613	06/27/2015 04:00:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	301 N GARFIELD AVE	CA0194800
2015-00029888	07/18/2015 13:39:49	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	201 CENTRE PLAZA DR	CA0194800
2015-00030044	07/19/2015 19:22:25	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	346 MONTECHICO DR	CA0194800
2015-00030128	07/20/2015 11:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	319 N SIERRA VISTA ST	CA0194800
2015-00030199	07/20/2015 18:44:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	230 N GARFIELD AVE	CA0194800
2015-00031900	07/31/2015 10:57:44	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1640 COPA WAY	CA0194800
2015-00032075	08/01/2015 13:40:56	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	128 N GARFIELD AVE	CA0194800
2015-00032204	08/02/2015 11:17:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	522 S ALHAMBRA AVE	CA0194800
2015-00035841	08/26/2015 12:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1969 S ATLANTIC BLVD	CA0194800
2015-00039666	09/20/2015 05:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1499 RIDGECREST ST	CA0194800
2015-00048879	11/21/2015 10:46:18	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	950 W FLORAL DR	CA0194800
2015-00048937	11/21/2015 19:15:30	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	375 LADERA ST	CA0194800
2015-00049916	11/29/2015 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	837 COUNTRY RD	CA0194800
2016-00000061	01/01/2016 16:21:35	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	901 BRADSHAW AVE	CA0194800
2016-00000430	01/05/2016 02:07:24	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	E GARVEY AVE / N ORANGE AVE	CA0194800
2016-00000974	01/09/2016 10:37:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	122 S ATLANTIC BLVD	CA0194800
2016-00001337	01/12/2016 13:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	120 S YNEZ AVE	CA0194800
2016-00002213	01/19/2016 13:37:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	900 S ATLANTIC BLVD	CA0194800
2016-00002370	01/20/2016 12:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	235 FLORENCE AVE	CA0194800
2016-00004333	02/03/2016 00:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1530 DORNER DR	CA0194800
2016-00005961	02/14/2016 12:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	522 W HELLMAN AVE	CA0194800
2016-00006076	02/15/2016 08:59:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 W POMONA BLVD	CA0194800
2016-00009528	03/09/2016 00:15:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	669 W HAMMEL ST	CA0194800
2016-00009848	03/11/2016 09:30:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1044 S GARFIELD AVE	CA0194800
2016-00011239	03/20/2016 02:41:45	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1314 BRIGHTWOOD ST	CA0194800
2016-	03/22/2016	594(A) PC-	DEFACE, DAMAGE OR DESTROY PROPERTY;	1214 AVENIDA CESAR CHAVEZ	CA0194800

00011514 06:27:00	F;			
2016- 03/27/2016 00012452 13:38:06	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	234 S ALHAMBRA AVE	CA0194800
2016- 04/06/2016 00014026 12:39:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1571 WANDERING DR	CA0194800
2016- 04/19/2016 00016081 12:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1400 COLLEGE VIEW DR	CA0194800
2016- 04/22/2016 00016624 08:43:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	233 E POMONA BLVD	CA0194800
2016- 04/27/2016 00017344 07:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 04/30/2016 00017883 09:39:40	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	127 N GARFIELD AVE	CA0194800
2016- 05/06/2016 00018723 06:46:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	669 W HAMMEL ST	CA0194800
2016- 05/12/2016 00019740 18:12:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	411 N ALHAMBRA AVE	CA0194800
2016- 05/31/2016 00022759 19:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	209 S RAMONA AVE	CA0194800
2016- 06/06/2016 00023553 02:40:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	3500 RAMONA BLVD	CA0194800
2016- 06/10/2016 00024292 13:37:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 S ATLANTIC BLVD	CA0194800
2016- 06/12/2016 00024541 10:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	429 W GRAVES AVE	CA0194800
2016- 06/12/2016 00024573 18:48:42	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	227 S CHANDLER AVE	CA0194800
2016- 06/13/2016 00024719 19:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	408 S ORANGE AVE	CA0194800
2016- 06/16/2016 00025113 07:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 06/17/2016 00025303 07:08:21	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	216 W HAMMEL ST	CA0194800
2016- 06/23/2016 00026281 12:06:20	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2300 BLOCK OF COLLEGIAN AVENUE	CA0194800
2016- 06/29/2016 00027237 13:53:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1141 BRIGHTWOOD ST	CA0194800
2016- 07/21/2016 00030767 12:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1966 FULTON AVE	CA0194800
2016- 08/19/2016 00035215 09:57:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 08/25/2016 00036159 13:31:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1110 E EMERSON AVE	CA0194800
2016- 08/25/2016 00036182 15:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S ATLANTIC BLVD / W FLORAL DR	CA0194800
2016- 08/26/2016 00036267 06:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2016- 08/26/2016 00036313 13:39:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	512 SEFTON AVE	CA0194800
2016- 08/31/2016 00037189 21:18:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	111 MARGUERITA AVE	CA0194800
2016- 09/11/2016 00038779 15:50:03	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2000 S ATLANTIC BLVD	CA0194800
2016- 09/11/2016 00038811 19:55:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1800 W GARVEY AVE	CA0194800
2016- 09/19/2016 00040007 10:43:34	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	416 N NICHOLSON AVE	CA0194800
2016- 09/23/2016 00040714 13:59:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	439 W RIGGIN ST	CA0194800
2016- 10/08/2016 00042799 11:42:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1965 POTRERO GRANDE DR	CA0194800
2016- 10/11/2016 00043180 08:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 10/28/2016 00045518 08:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	300 N ATLANTIC BLVD	CA0194800

2016-00045678	10/29/2016 10:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	925 S ATLANTIC BLVD	CA0194800
2016-00046099	11/01/2016 13:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00046892	11/07/2016 09:11:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 COLLEGE VIEW DR	CA0194800
2016-00047829	11/14/2016 08:42:01	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	508 S HUNTINGTON AVE	CA0194800
2016-00047967	11/15/2016 08:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	300 MOONEY DR	CA0194800
2016-00048003	11/15/2016 11:34:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	441 W POMONA BLVD	CA0194800
2016-00048040	11/15/2016 15:41:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	405 S NEW AVE	CA0194800
2016-00048042	11/15/2016 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	405 S NEW AVE	CA0194800
2016-00048270	11/17/2016 09:02:36	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	417 SEFTON AVE	CA0194800
2016-00049462	11/27/2016 07:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	778 W GLEASON ST	CA0194800
2016-00050084	12/01/2016 11:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	516 S ORANGE AVE	CA0194800
2016-00051357	12/10/2016 08:54:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	616 N GARFIELD AVE	CA0194800
2016-00051552	12/11/2016 17:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MC PHERRIN AVE	CA0194800
2016-00051676	12/12/2016 16:25:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2342 VANCOUVER AVE	CA0194800
2016-00052449	12/18/2016 08:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	340 ALISO ST	CA0194800
2016-00052610	12/19/2016 15:19:01	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	219 S MC PHERRIN AVE	CA0194800
2016-00053924	12/29/2016 14:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	728 S LINCOLN AVE	CA0194800
2016-00054077	12/30/2016 14:43:26	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	825 E MABEL AVE	CA0194800
2016-00054179	12/31/2016 10:26:51	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	416 FLORENCE AVE	CA0194800
2016-00054209	12/31/2016 15:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	141 CASUDA CANYON DR	CA0194800
2017-00000584	01/05/2017 13:03:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	450 MONTEREY PASS RD	CA0194800
2017-00001710	01/13/2017 18:27:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	GERHART AVE / W POMONA BLVD	CA0194800
2017-00003803	01/28/2017 10:57:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	830 ABE WAY	CA0194800
2017-00004637	02/03/2017 06:03:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	430 POTRERO GRANDE DR	CA0194800
2017-00004661	02/03/2017 10:11:49	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1935 POTRERO GRANDE DR	CA0194800
2017-00004935	02/05/2017 10:38:58	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	411 S GARFIELD AVE	CA0194800
2017-00005964	02/12/2017 18:18:27	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	750 RIDGECREST ST	CA0194800
2017-00005987	02/12/2017 22:30:57	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	516 N HUNTINGTON AVE	CA0194800
2017-00007708	02/24/2017 09:16:42	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2000 S ATLANTIC BLVD	CA0194800
2017-00008528	03/02/2017 09:35:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	422 N CHANDLER AVE	CA0194800
2017-00008760	03/03/2017 13:01:02	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	740 RODMAN CIRCLE	CA0194800
2017-00008813	03/03/2017 21:45:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	325 N NEW AVE	CA0194800
2017-	03/15/2017	594(A) PC-	DEFACE, DAMAGE OR DESTROY PROPERTY;	114 N NICHOLSON AVE	CA0194800

00010540 16:37:00	F;			
2017- 03/18/2017 00010955 09:28:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2167 ARRIBA DR	CA0194800
2017- 03/21/2017 00011385 00:23:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 ELIZABETH AVE	CA0194800
2017- 04/03/2017 00013547 16:31:05	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	336 S LINCOLN AVE	CA0194800
2017- 04/03/2017 00013572 19:34:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	260 E FERNFIELD DR	CA0194800
2017- 04/19/2017 00016144 19:08:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1560 MONTEREY PASS RD	CA0194800
2017- 05/22/2017 00021380 16:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	650 S GARFIELD AVE	CA0194800
2017- 06/06/2017 00023565 14:33:13	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1601 SUNNYSLOPE DR	CA0194800
2017- 06/17/2017 00025113 02:22:46	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2024 HEATHER DR	CA0194800
2017- 07/02/2017 00027315 00:11:51	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	114 N NEW AVE	CA0194800
2017- 07/13/2017 00029249 17:20:08	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	138 E GARVEY AVE	CA0194800
2017- 07/18/2017 00029951 09:53:15	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	604 N NEW AVE	CA0194800
2017- 08/04/2017 00032337 07:44:36	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	573 MONTEREY PASS RD	CA0194800
2017- 08/10/2017 00033377 15:16:30	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1979 POTRERO GRANDE DR	CA0194800
2017- 09/02/2017 00036755 22:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2103 S ATLANTIC BLVD	CA0194800
2017- 09/03/2017 00036847 17:32:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	518 W HELLMAN AVE	CA0194800
2017- 09/03/2017 00036857 20:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	518 W HELLMAN AVE	CA0194800
2017- 09/04/2017 00036881 00:09:43	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	806 S ATLANTIC BLVD	CA0194800
2017- 09/14/2017 00038461 11:08:24	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1101 MCBRIDE AVE	CA0194800
2017- 09/30/2017 00040970 22:50:04	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	309 W GLEASON ST	CA0194800
2017- 10/01/2017 00040996 02:35:04	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2150 S ATLANTIC BLVD	CA0194800
2017- 10/12/2017 00042670 16:10:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2017- 11/11/2017 00047294 16:33:25	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	111 MARGUERITA AVE	CA0194800
2017- 11/20/2017 00048639 20:12:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	425 E GARVEY AVE	CA0194800
2017- 12/21/2017 00053120 14:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2525 CORPORATE PL	CA0194800
2017- 12/31/2017 00054420 11:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MC PHERRIN AVE	CA0194800
2018- 02/02/2018 00005088 14:06:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	621 W GARVEY AVE	CA0194800
2018- 02/09/2018 00006354 21:03:10	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1500 MONTEREY PASS RD	CA0194800
2018- 02/23/2018 00008481 11:13:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	410 S YNEZ AVE	CA0194800
2018- 03/13/2018 00011443 23:33:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	S NEW AVE / E NEWMARK AVE	CA0194800
2018- 03/19/2018 00012229 10:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	505 W POMONA BLVD	CA0194800
2018- 04/22/2018 00017418 12:51:41	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1038 W GARVEY AVE	CA0194800
2018- 04/25/2018 00017924 20:51:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800

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2018-04/26/2018 00017979 09:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	637 W GARVEY AVE	CA0194800
2018-05/17/2018 00021237 10:26:23	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1040 E GARVEY AVE	CA0194800
2018-05/22/2018 00021934 04:22:55	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	233 S GARFIELD AVE	CA0194800
2018-05/25/2018 00022599 16:29:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2055 CLOVER DR	CA0194800
2018-06/05/2018 00024137 12:09:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2322 S ATLANTIC BLVD	CA0194800
2018-06/14/2018 00025443 15:12:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	541 W GARVEY AVE	CA0194800
2018-06/23/2018 00026749 19:14:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	440 S MC PHERRIN AVE	CA0194800
2018-07/12/2018 00029585 23:32:12	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	900 S ATLANTIC BLVD	CA0194800
2018-07/23/2018 00031084 10:47:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	332 S GARFIELD AVE	CA0194800
2018-08/11/2018 00033871 21:58:47	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	604 N CHANDLER AVE	CA0194800
2018-09/13/2018 00038933 13:52:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	601 N SIERRA VISTA ST	CA0194800
2018-09/14/2018 00039046 10:31:07	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	771 W GARVEY AVE	CA0194800
2018-09/26/2018 00040789 16:01:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	220 S ATLANTIC BLVD	CA0194800
2018-10/06/2018 00042231 11:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1070 COLLEGE VIEW DR	CA0194800
2018-11/06/2018 00046689 10:05:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-11/28/2018 00049687 09:04:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2018-11/30/2018 00049975 05:17:19	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	2008 S ATLANTIC BLVD	CA0194800
2018-12/08/2018 00051102 10:46:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	500 N GARFIELD AVE	CA0194800
2018-12/08/2018 00051108 10:58:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	121 N MCPHERRIN AVE	CA0194800
2018-12/10/2018 00051358 09:12:40	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	320 W GARVEY AVE	CA0194800
2018-12/14/2018 00052066 21:26:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	215 S RAMONA AVE	CA0194800
2018-12/23/2018 00053176 11:38:48	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	511 E GARVEY AVE	CA0194800
2018-12/23/2018 00053192 14:21:00	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	541 W GARVEY AVE	CA0194800
2019-01/02/2019 00000232 21:15:17	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	1902 FULTON AVE	CA0194800
2019-01/14/2019 00001720 08:40:34	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	208 N GARFIELD AVE	CA0194800
2019-01/19/2019 00002526 11:24:28	594(A) PC-F;	DEFACE, DAMAGE OR DESTROY PROPERTY;	241 S ALHAMBRA AVE	CA0194800
sub count: 239				
2008-01/03/2008 00000357 13:43:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	522 N NEW AVE	CA0194800
2008-01/06/2008 00000788 09:25:36	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2008-01/12/2008 00001759 21:48:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	850 BRIGHTWOOD ST	CA0194800
2008-01/18/2008 00002634 22:06:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	781 S ORANGE AVE	CA0194800
2008-02/01/2008 00004583 15:26:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	AVENIDA CESAR CHAVEZ / WESTCOTT AVE	CA0194800

2008-00004691	02/02/2008 07:49:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	430 FLORENCE AVE	CA0194800
2008-00006662	02/15/2008 11:41:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	306 AVONDALE AVE	CA0194800
2008-00012118	03/22/2008 19:04:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2008-00012452	03/24/2008 19:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	701 W POMONA BLVD	CA0194800
2008-00013682	04/01/2008 14:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2360 S GARFIELD AVE	CA0194800
2008-00013928	04/03/2008 11:56:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00013987	04/03/2008 17:27:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2305 S GARFIELD AVE	CA0194800
2008-00014136	04/04/2008 16:09:55	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S GARFIELD AVE / CORAL VIEW ST	CA0194800
2008-00016157	04/18/2008 15:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	141 N ATLANTIC BLVD	CA0194800
2008-00019232	05/08/2008 15:51:11	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00021073	05/20/2008 10:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2099 S ATLANTIC BLVD	CA0194800
2008-00021250	05/21/2008 12:38:29	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2094 VANCOUVER AVE	CA0194800
2008-00024395	06/10/2008 23:47:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1000 HILLSIDE ST	CA0194800
2008-00025259	06/16/2008 09:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	603 S ATLANTIC BLVD	CA0194800
2008-00029780	07/12/2008 23:37:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 MONTEREY PASS RD	CA0194800
2008-00032483	07/28/2008 14:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1823 S MC PHERRIN AVE	CA0194800
2008-00032786	07/30/2008 07:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	245 W GARVEY AVE	CA0194800
2008-00033500	08/02/2008 22:57:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	532 SEFTON AVE	CA0194800
2008-00033691	08/04/2008 09:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	725 W GARVEY AVE	CA0194800
2008-00033990	08/06/2008 14:23:24	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1841 WILCOX AVE	CA0194800
2008-00036053	08/20/2008 02:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	601 N HUNTINGTON AVE	CA0194800
2008-00040708	09/18/2008 09:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	251 W ARLIGHT ST	CA0194800
2008-00042625	09/29/2008 15:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	321 W POMONA BLVD	CA0194800
2008-00044892	10/14/2008 08:30:55	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	POTRERO GRANDE / MARKLAND	CA0194800
2008-00045804	10/20/2008 10:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1935 POTRERO GRANDE DR	CA0194800
2008-00045843	10/20/2008 13:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	616 N GARFIELD AVE	CA0194800
2008-00047019	10/28/2008 13:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2008-00049050	11/12/2008 07:43:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	900 E GRAVES AVE	CA0194800
2009-00000410	01/04/2009 09:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 S ALHAMBRA AVE	CA0194800
2009-00001850	01/13/2009 18:44:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	803 W POMONA BLVD	CA0194800
2009-00001988	01/14/2009 15:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-00003120	01/22/2009 17:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1280 S ATLANTIC BLVD	CA0194800
2009-	02/07/2009	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	305 W ANDRIX ST	CA0194800

00005274 11:44:31	M;	BELONGING TO ANOTHER;		
2009-02/10/2009 00005648 12:24:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	332 PEACH ST	CA0194800
2009-02/16/2009 00006487 08:44:59	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	426 N RURAL DR	CA0194800
2009-02/22/2009 00007437 08:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 S GARFIELD AVE	CA0194800
2009-02/22/2009 00007460 12:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	415 POMELO AVE	CA0194800
2009-02/26/2009 00008132 18:31:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2009-03/02/2009 00008782 20:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-03/11/2009 00010119 10:44:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	130 S RURAL DR	CA0194800
2009-03/25/2009 00012040 17:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	123 S LINCOLN AVE	CA0194800
2009-04/11/2009 00014536 08:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	813 MOONEY DR	CA0194800
2009-04/17/2009 00015475 15:57:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	206 W GLEASON ST	CA0194800
2009-05/05/2009 00018093 11:27:34	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	282 N YNEZ AVE	CA0194800
2009-05/21/2009 00020680 11:00:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	236 S GARFIELD AVE	CA0194800
2009-05/25/2009 00021267 09:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2339 VANCOUVER AVE	CA0194800
2009-05/25/2009 00021283 12:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	141 N ATLANTIC BLVD	CA0194800
2009-06/01/2009 00022418 15:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-06/13/2009 00024408 13:43:49	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1995 S ATLANTIC BOULEVARD MONTEREY PARK	CA0194800
2009-06/16/2009 00024877 15:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2009-07/21/2009 00030400 20:24:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	BALTIMORE AVE AND HELLMAN AVE	CA0194800
2009-08/12/2009 00033534 12:38:40	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1010 E HELLMAN AVE	CA0194800
2009-08/17/2009 00034169 08:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	853 COUNTRY RD	CA0194800
2009-08/18/2009 00034355 15:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	273 STARBIRD DR	CA0194800
2009-08/19/2009 00034491 15:32:48	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	147 E GARVEY AVE	CA0194800
2009-09/10/2009 00037607 19:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	525 N GARFIELD AVE	CA0194800
2009-10/19/2009 00043314 16:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-11/15/2009 00047002 07:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	922 E EMERSON	CA0194800
2009-11/27/2009 00048538 17:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	230 S GARFIELD AVE	CA0194800
2009-12/05/2009 00049528 20:47:16	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	620 W HAMMEL ST	CA0194800
2010-01/05/2010 00000601 11:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	CITY OF MONTEREY PARK	CA0194800
2010-01/05/2010 00000621 13:04:49	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	CITY OF MONTEREY PARK	CA0194800
2010-02/12/2010 00006634 23:54:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	806 E GRAVES AVE	CA0194800
2010-02/18/2010 00007441 12:06:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N GARFIELD AVE	CA0194800
2010-03/28/2010 00013574 09:39:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	330 E HELLMAN AVE	CA0194800

2010-00013706	03/29/2010 09:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	326 E HELLMAN AVE	CA0194800
2010-00019016	05/03/2010 06:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	912 E GARVEY AVE	CA0194800
2010-00019407	05/05/2010 18:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N GARFIELD AVE	CA0194800
2010-00023762	06/01/2010 14:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	441 W POMONA BLVD	CA0194800
2010-00026960	06/20/2010 12:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	302 MOONEY DR	CA0194800
2010-00034861	08/07/2010 07:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2015 POTRERO GRANDE DR	CA0194800
2010-00035015	08/08/2010 10:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	809 BARNUM WAY	CA0194800
2010-00036496	08/17/2010 10:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	508 N NICHOLSON AVE	CA0194800
2010-00037624	08/24/2010 14:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	650 GRANDRIDGE AVE	CA0194800
2010-00037632	08/24/2010 15:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	926 E GARVEY AVE	CA0194800
2010-00037900	08/26/2010 13:43:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2010-00039746	09/07/2010 14:43:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 S ATLANTIC BLVD	CA0194800
2010-00041311	09/17/2010 13:32:37	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1560 MONTEREY PASS RD	CA0194800
2010-00043262	09/29/2010 17:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2117 GRAYLOCK AVE	CA0194800
2010-00045141	10/12/2010 09:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	229 E EMERSON AVE	CA0194800
2010-00045905	10/17/2010 09:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1060 COLLEGE VIEW DR	CA0194800
2010-00053548	12/09/2010 13:31:39	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1001 BRADSHAW PL	CA0194800
2010-00053721	12/10/2010 13:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	601 W GARVEY AVE	CA0194800
2011-00013802	04/04/2011 17:45:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 W EMERSON AVE	CA0194800
2011-00014581	04/09/2011 11:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	115 S ALHAMBRA AVE	CA0194800
2011-00019163	05/13/2011 10:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1600 CORPORATE CENTER DR	CA0194800
2011-00022602	06/04/2011 17:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1902 FULTON AVE	CA0194800
2011-00024864	06/19/2011 22:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1451 MIRA VALLE ST	CA0194800
2011-00025791	06/26/2011 10:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	610 E GARVEY AVE	CA0194800
2011-00030267	07/24/2011 20:52:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2413 GLADMAR ST	CA0194800
2011-00030984	07/29/2011 21:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1955 S ATLANTIC BLVD	CA0194800
2011-00031742	08/03/2011 15:41:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	331 E POMONA BLVD	CA0194800
2011-00034269	08/19/2011 20:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N ATLANTIC BLVD	CA0194800
2011-00035479	08/28/2011 00:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1080 S GARFIELD AVE	CA0194800
2011-00036799	09/05/2011 12:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	602 N HUNTINGTON AVE	CA0194800
2011-00038025	09/13/2011 09:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	114 N NICHOLSON AVE	CA0194800
2011-00038708	09/17/2011 12:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	968 W GARVEY AVE	CA0194800
2011-	09/19/2011	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	633 W POMONA BLVD	CA0194800

00038904 07:35:00	M;	BELONGING TO ANOTHER;		
2011- 09/25/2011 00039950 18:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	701 HARDING AVE	CA0194800
2011- 10/26/2011 00044532 16:20:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011- 10/29/2011 00045002 23:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	142 E EMERSON AVE	CA0194800
2011- 12/05/2011 00050458 16:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 S ATLANTIC BLVD	CA0194800
2011- 12/16/2011 00052075 21:24:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2101 LUPINE AVE	CA0194800
2012- 01/02/2012 00000158 02:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	223 E GARVEY AVE	CA0194800
2012- 01/05/2012 00000687 10:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1255 RIDGECREST ST	CA0194800
2012- 01/21/2012 00003052 21:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	162 E GRAVES AVE	CA0194800
2012- 02/16/2012 00006666 10:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	608 W FLORAL DR	CA0194800
2012- 02/18/2012 00007123 23:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	223 AVONDALE AVE	CA0194800
2012- 02/27/2012 00008202 09:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	251 E GARVEY AVE	CA0194800
2012- 03/12/2012 00010338 10:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	504 N NEW AVE	CA0194800
2012- 03/20/2012 00011688 20:52:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ORANGE AVE / PEPPER ST	CA0194800
2012- 03/21/2012 00011854 20:35:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ATLANTIC BLVD / 1ST ST	CA0194800
2012- 03/27/2012 00012645 10:20:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	901 MONTEREY PASS RD	CA0194800
2012- 04/21/2012 00016214 07:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	808 W EL REPETTO DR	CA0194800
2012- 04/30/2012 00017465 22:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2025 S GARFIELD AVE	CA0194800
2012- 06/10/2012 00023407 07:11:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	301 N GARFIELD AVE	CA0194800
2012- 07/10/2012 00028234 08:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2129 DIVINE DR	CA0194800
2012- 07/31/2012 00031299 10:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	416 S ATLANTIC BLVD	CA0194800
2012- 08/09/2012 00032842 17:51:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	200 W HAMMEL ST	CA0194800
2012- 08/13/2012 00033364 12:28:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	233 E POMONA BLVD	CA0194800
2012- 08/26/2012 00035297 08:21:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 E GARVEY AVE	CA0194800
2012- 09/13/2012 00038141 16:42:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2012- 09/25/2012 00039890 10:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	337 W RIGGIN ST	CA0194800
2012- 09/25/2012 00039962 21:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 10/01/2012 00040796 12:09:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1445 LIGHTVIEW ST	CA0194800
2012- 10/21/2012 00043675 22:58:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	332 W MARKLAND DR	CA0194800
2012- 10/26/2012 00044405 12:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 S MOORE AVE	CA0194800
2012- 11/01/2012 00045365 14:10:04	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	318 S RAMONA AVE	CA0194800
2012- 11/09/2012 00046522 14:15:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	236 S GARFIELD AVE	CA0194800
2012- 11/22/2012 00048141 03:51:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	100 N GARFIELD AVE	CA0194800

2012-00051983	12/21/2012 18:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	721 E GARVEY AVE	CA0194800
2012-00052943	12/30/2012 20:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	541 E GARVEY AVE	CA0194800
2012-00052948	12/30/2012 20:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	100 N GARFIELD AVE	CA0194800
2013-00002661	01/21/2013 07:48:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	605 N NICHOLSON AVE	CA0194800
2013-00004210	01/31/2013 23:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 N GARFIELD AVE	CA0194800
2013-00004217	02/01/2013 02:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	471 POTRERO GRANDE DR	CA0194800
2013-00004684	02/04/2013 11:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	211 E POMONA BLVD	CA0194800
2013-00005701	02/12/2013 13:18:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	303 E GARVEY AVE	CA0194800
2013-00005819	02/13/2013 11:56:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	ARROYO DR / POTRERO GRANDE DR	CA0194800
2013-00008678	03/06/2013 12:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013-00009214	03/10/2013 13:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	515 POMELO AVE	CA0194800
2013-00014141	04/15/2013 02:57:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2550 GREENWOOD AVE	CA0194800
2013-00021239	06/03/2013 20:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	101 CAMPANITA CT	CA0194800
2013-00023459	06/18/2013 12:23:20	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	824 RIDGECREST	CA0194800
2013-00026217	07/07/2013 11:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W GARVEY AVE	CA0194800
2013-00027916	07/18/2013 18:06:29	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2103 S ATLANTIC BLVD	CA0194800
2013-00031309	08/11/2013 14:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2200 S ATLANTIC BLVD	CA0194800
2013-00033679	08/27/2013 18:15:23	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	525 N NEW AVE	CA0194800
2013-00037501	09/24/2013 13:34:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1601 SUNNYSLOPE DR	CA0194800
2013-00039089	10/05/2013 13:00:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	ARROYO DR / ROBINLINDA LN	CA0194800
2013-00039746	10/10/2013 07:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1501 ROCK HAVEN ST	CA0194800
2013-00040193	10/13/2013 08:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 N GARFIELD AVE	CA0194800
2013-00042321	10/29/2013 09:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2013-00043456	11/05/2013 16:46:50	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2009 S GARFIELD AVE, MONTEREY PARK CA, 91754	CA0194800
2013-00044160	11/10/2013 08:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1796 HOLLY OAK DR	CA0194800
2013-00044239	11/11/2013 06:12:03	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	724 W NEWMARK AVE	CA0194800
2013-00050580	12/29/2013 08:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	516 N MC PHERRIN AVE	CA0194800
2014-00001717	01/13/2014 13:36:11	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2014-00005573	02/10/2014 09:47:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2014-00010535	03/16/2014 13:15:03	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 MOONEY DR	CA0194800
2014-00012365	03/30/2014 16:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	720 DE LA FUENTE ST	CA0194800
2014-00015639	04/20/2014 10:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	401 BALTIMORE AVE	CA0194800
2014-	05/21/2014	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	650 S GARFIELD AVE	CA0194800

00020205 17:24:00	M;	BELONGING TO ANOTHER;		
2014- 05/27/2014 00021010 09:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 CASUDA CANYON DR	CA0194800
2014- 05/27/2014 00021044 13:12:01	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	306 N CHANDLER AVE	CA0194800
2014- 06/09/2014 00023046 15:48:36	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	577 S ATLANTIC BLVD	CA0194800
2014- 06/15/2014 00023986 17:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	305 RUSSELL AVE	CA0194800
2014- 06/16/2014 00024087 11:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	303 N NICHOLSON AVE	CA0194800
2014- 06/18/2014 00024343 00:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	216 W GARVEY AVE	CA0194800
2014- 07/09/2014 00027813 11:47:59	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 CENTRE PLAZA DR	CA0194800
2014- 07/10/2014 00027935 07:29:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	644 W RIGGIN ST	CA0194800
2014- 07/15/2014 00028692 13:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	249 E POMONA BLVD	CA0194800
2014- 08/17/2014 00033756 08:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	335 S NEW AVE	CA0194800
2014- 08/22/2014 00034601 18:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 E EMERSON AVE	CA0194800
2014- 09/10/2014 00037468 16:35:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	233 E POMONA BLVD	CA0194800
2014- 09/14/2014 00038090 22:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2021 GRAYLOCK AVE	CA0194800
2014- 09/18/2014 00038718 16:26:06	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	281 E POMONA BLVD	CA0194800
2014- 09/25/2014 00039788 13:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	212 MONTEREY PASS RD	CA0194800
2014- 10/09/2014 00041904 08:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1011 E HELLMAN AVE	CA0194800
2014- 11/10/2014 00046851 22:54:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1803 S MC PHERRIN AVE	CA0194800
2014- 12/01/2014 00049808 16:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	120 E EMERSON AVE	CA0194800
2014- 12/14/2014 00051668 22:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1129 COLLEGE VIEW DR	CA0194800
2014- 12/25/2014 00053154 22:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	535 1/2 N ORANGE AVE	CA0194800
2015- 01/09/2015 00001198 13:18:26	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	4749 AVENIDA CESAR CHAVEZ	CA0194800
2015- 01/26/2015 00003743 20:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015- 02/02/2015 00004689 12:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 POTRERO GRANDE DR	CA0194800
2015- 02/11/2015 00006157 18:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015- 03/22/2015 00012056 04:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1070 COLLEGE VIEW DR	CA0194800
2015- 03/26/2015 00012745 09:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	855 W EL REPETTO DR	CA0194800
2015- 03/26/2015 00012766 11:53:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	812 W FERNFIELD DR	CA0194800
2015- 04/10/2015 00014964 08:19:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	129 E ARLIGHT ST	CA0194800
2015- 04/23/2015 00016857 11:30:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	331 S NEW AVE	CA0194800
2015- 05/03/2015 00018374 04:52:14	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	300 S ATLANTIC BLVD	CA0194800
2015- 05/12/2015 00019563 03:11:27	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	360 S GARFIELD AVE	CA0194800
2015- 06/04/2015 00023092 00:35:12	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	322 N HUNTINGTON AVE	CA0194800

2015-06/29/2015 00026930 12:24:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1931 CERCO ALTA DR	CA0194800
2015-07/18/2015 00029866 10:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2015-08/12/2015 00033786 23:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	502 N ORANGE AVE	CA0194800
2015-08/26/2015 00035892 18:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	835 CREST VISTA DR	CA0194800
2015-09/02/2015 00037017 21:14:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2150 S ATLANTIC BLVD	CA0194800
2015-09/23/2015 00040146 00:26:19	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2084 S ATLANTIC BLVD	CA0194800
2015-10/05/2015 00042043 14:14:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2000 ALAMO DR	CA0194800
2015-10/26/2015 00045076 08:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	801 CREST VISTA DR	CA0194800
2015-10/27/2015 00045243 11:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 S YNEZ AVE	CA0194800
2015-11/09/2015 00047111 07:23:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1340 STONEWELL ST	CA0194800
2015-11/18/2015 00048486 18:45:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	952 RIDGECREST ST	CA0194800
2015-11/19/2015 00048664 17:32:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015-11/20/2015 00048822 20:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	625 N ORANGE AVE	CA0194800
2015-12/06/2015 00050933 17:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	138 E GARVEY AVE	CA0194800
2015-12/07/2015 00051074 14:07:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2098 S ATLANTIC BLVD	CA0194800
2016-01/02/2016 00000192 21:36:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1500 MONTEREY PASS RD	CA0194800
2016-01/14/2016 00001614 20:44:43	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-01/21/2016 00002481 09:06:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	127 E GARVEY AVE	CA0194800
2016-03/14/2016 00010290 12:26:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	420 S GARFIELD AVE	CA0194800
2016-03/17/2016 00010880 17:13:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2016-03/28/2016 00012516 03:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1862 HENDRON WAY	CA0194800
2016-04/13/2016 00015161 16:31:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	850 RIDGECREST ST	CA0194800
2016-04/20/2016 00016306 11:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	530 E GARVEY AVE	CA0194800
2016-04/30/2016 00017911 13:35:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	530 E GARVEY AVE	CA0194800
2016-05/04/2016 00018505 16:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	711 E NEWMARK AVE	CA0194800
2016-05/09/2016 00019164 14:34:09	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	602 MONTEREY PASS RD	CA0194800
2016-05/14/2016 00019993 10:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S ATLANTIC BLVD / W EL REPETTO DR	CA0194800
2016-05/24/2016 00021520 07:12:02	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	126 N NEW AVE	CA0194800
2016-06/01/2016 00022890 19:00:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	905 E GARVEY AVE	CA0194800
2016-06/03/2016 00023156 04:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2409 S GARFIELD AVE	CA0194800
2016-06/10/2016 00024264 10:49:10	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	440 GRANDRIDGE PL	CA0194800
2016-06/17/2016 00025411 20:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016-06/23/2016	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	2412 FOXGLOVE DR	CA0194800

00026309 13:21:06	M;	BELONGING TO ANOTHER;		
2016- 07/10/2016 00029004 09:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	320 W NEWMARK AVE	CA0194800
2016- 07/14/2016 00029689 22:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016- 07/14/2016 00029690 23:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 S ATLANTIC BLVD	CA0194800
2016- 07/19/2016 00030426 16:31:07	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016- 07/21/2016 00030661 06:39:13	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2334 S ATLANTIC BLVD	CA0194800
2016- 07/22/2016 00030910 10:24:44	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1926 S MC PHERRIN AVE	CA0194800
2016- 07/28/2016 00031661 08:17:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016- 08/06/2016 00033195 11:50:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1101 E GARVEY AVE	CA0194800
2016- 08/13/2016 00034253 08:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1996 S ORANGE AVE	CA0194800
2016- 08/17/2016 00034789 01:23:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016- 09/04/2016 00037694 13:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	900 S ATLANTIC BLVD	CA0194800
2016- 09/08/2016 00038335 15:08:30	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	400 W EMERSON AVE	CA0194800
2016- 09/09/2016 00038540 23:30:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	109 N SIERRA VISTA ST	CA0194800
2016- 09/26/2016 00041005 03:03:58	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1833 ISABELLA AVE	CA0194800
2016- 10/04/2016 00042258 15:27:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 10/04/2016 00042313 21:16:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 10/05/2016 00042464 21:38:50	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1170 ACKLEY ST	CA0194800
2016- 10/10/2016 00043101 15:43:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	500 N ATLANTIC BLVD	CA0194800
2016- 10/16/2016 00043924 10:42:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1977 LUPINE AVE	CA0194800
2016- 10/16/2016 00043984 23:30:53	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	501 1/2 HARDING AVE	CA0194800
2016- 10/21/2016 00044625 10:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016- 10/31/2016 00045997 21:00:56	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2079 S ATLANTIC BLVD	CA0194800
2016- 11/13/2016 00047738 11:10:26	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	162 W GARVEY AVE	CA0194800
2016- 12/05/2016 00050600 01:28:48	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2016- 12/08/2016 00051066 04:11:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	778 W GLEASON ST	CA0194800
2016- 12/10/2016 00051390 12:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2063 S ATLANTIC BLVD	CA0194800
2016- 12/10/2016 00051393 14:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2095 S ATLANTIC BLVD	CA0194800
2016- 12/30/2016 00054089 16:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2017- 01/20/2017 00002719 22:02:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	157 CASUDA CANYON DR	CA0194800
2017- 01/22/2017 00002898 03:59:37	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	700 EL MERCADO AVE	CA0194800
2017- 02/20/2017 00007163 10:35:13	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	107 E GARVEY AVE	CA0194800
2017- 03/01/2017 00008373 07:40:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800

2017-03/02/2017 00008602 16:58:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	199 W GARVEY AVE	CA0194800
2017-03/02/2017 00008607 17:34:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	215 E EMERSON AVE	CA0194800
2017-03/03/2017 00008808 21:01:31	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	621 N NICHOLSON AVE	CA0194800
2017-03/22/2017 00011614 10:52:22	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	750 RIDGECREST ST	CA0194800
2017-03/22/2017 00011672 16:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 W EL REPETTO DR	CA0194800
2017-03/27/2017 00012453 14:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1345 AVION DR	CA0194800
2017-04/10/2017 00014696 18:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2404 HENDRICKS AVE	CA0194800
2017-05/31/2017 00022594 04:00:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-06/07/2017 00023776 21:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	518 W HELLMAN AVE	CA0194800
2017-06/11/2017 00024265 17:10:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1790 W GARVEY AVE	CA0194800
2017-07/07/2017 00028182 03:19:56	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1500 MONTEREY PASS RD	CA0194800
2017-07/15/2017 00029487 10:52:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2344 S ATLANTIC BLVD	CA0194800
2017-08/08/2017 00033053 18:53:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	S GARFIELD AVE / MARONDE WAY	CA0194800
2017-08/18/2017 00034404 11:38:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	224 S MC PHERRIN AVE	CA0194800
2017-08/19/2017 00034551 15:05:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	225 N NEW AVE	CA0194800
2017-08/22/2017 00034875 11:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	501 N MOORE AVE	CA0194800
2017-08/23/2017 00035078 20:30:05	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	606 N NICHOLSON AVE	CA0194800
2017-08/24/2017 00035170 13:13:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	317 S NEW AVE	CA0194800
2017-09/12/2017 00038179 13:55:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-09/12/2017 00038205 16:25:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-09/19/2017 00039081 08:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 W POMONA BLVD	CA0194800
2017-09/21/2017 00039602 21:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-10/13/2017 00042753 08:55:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	631 S ATLANTIC BLVD	CA0194800
2017-10/31/2017 00045649 20:08:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	GARCELON AVE / N MC PHERRIN AVE	CA0194800
2017-11/28/2017 00049740 15:37:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-11/28/2017 00049769 18:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	669 W HAMMEL ST	CA0194800
2017-12/14/2017 00052000 13:48:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-12/15/2017 00052095 05:33:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-01/01/2018 00000037 08:01:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1975 FULTON AVE	CA0194800
2018-01/23/2018 00003435 14:49:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-02/21/2018 00008187 17:06:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1590 COLLEGE VIEW DR	CA0194800
2018-02/25/2018 00008845 14:04:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1939 DORNER DR	CA0194800
2018-03/01/2018	594(A) PC-	DEFACE, DAMAGE OR DESTROYS PROPERTY	111 N ATLANTIC BLVD	CA0194800

00009462 09:41:00	M;	BELONGING TO ANOTHER;		
2018- 03/01/2018 00009534 17:44:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1690 COLLEGE VIEW DR	CA0194800
2018- 03/06/2018 00010191 08:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	249 E POMONA BLVD	CA0194800
2018- 03/12/2018 00011101 03:52:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	588 S ATLANTIC BLVD	CA0194800
2018- 03/12/2018 00011240 20:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	307 S YNEZ AVE	CA0194800
2018- 04/01/2018 00014217 20:44:51	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	240 N SIERRA VISTA ST	CA0194800
2018- 04/17/2018 00016653 10:42:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1800 W GARVEY AVE	CA0194800
2018- 04/18/2018 00016857 16:29:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	201 CENTRE PLAZA DR	CA0194800
2018- 04/26/2018 00017986 10:07:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2230 GERHART AVE	CA0194800
2018- 05/03/2018 00019047 09:09:18	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2252 S ATLANTIC BLVD	CA0194800
2018- 05/21/2018 00021809 10:54:21	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	309 FLORENCE AVE	CA0194800
2018- 05/23/2018 00022301 19:39:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	225 N RURAL DR	CA0194800
2018- 05/26/2018 00022692 06:39:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2331 S ATLANTIC BLVD	CA0194800
2018- 06/07/2018 00024474 15:56:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	254 W RIGGIN ST	CA0194800
2018- 06/20/2018 00026389 23:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	622 DE LA FUENTE ST	CA0194800
2018- 06/20/2018 00026390 23:26:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	877 W EL REPETTO DR	CA0194800
2018- 06/26/2018 00027075 12:38:35	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2245 ALAMO DR	CA0194800
2018- 06/27/2018 00027247 16:03:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	216 S YNEZ AVE	CA0194800
2018- 07/29/2018 00031935 10:49:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	302 W HELLMAN AVE	CA0194800
2018- 08/29/2018 00036667 11:12:24	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 N NEW AVE	CA0194800
2018- 09/04/2018 00037579 13:49:28	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	W GARVEY AVE / N ATLANTIC BLVD	CA0194800
2018- 09/06/2018 00037794 01:13:43	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2219 S GARFIELD AVE	CA0194800
2018- 09/12/2018 00038739 15:22:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	755 S ATLANTIC BLVD	CA0194800
2018- 09/17/2018 00039538 21:30:54	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	781 S ORANGE AVE	CA0194800
2018- 10/05/2018 00042134 14:13:25	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2123 S ATLANTIC BLVD	CA0194800
2018- 10/22/2018 00044546 16:30:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2100 S GARFIELD AVE	CA0194800
2018- 11/07/2018 00046846 09:12:32	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	111 N ATLANTIC BLVD	CA0194800
2018- 11/08/2018 00047137 15:29:33	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	721 MOONEY DR	CA0194800
2018- 11/10/2018 00047454 20:18:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	752 W GARVEY AVE	CA0194800
2018- 11/11/2018 00047495 09:51:47	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2009 S GARFIELD AVE	CA0194800
2018- 11/18/2018 00048443 14:02:06	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	333 S GARFIELD AVE	CA0194800
2018- 11/26/2018 00049422 14:12:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	404 POTRERO GRANDE DR	CA0194800
2018- 12/01/2018 00050147 09:46:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	257 W POMONA BLVD	CA0194800

2018-00050234	12/02/2018 02:35:38	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	502 S ORANGE AVE	CA0194800
2018-00052109	12/15/2018 09:15:46	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	SOUTH ATLANTIC BOULEVARD/WEST RIGGIN STREET	CA0194800
2018-00053798	12/28/2018 13:16:41	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	414 W HELLMAN AVE	CA0194800
2018-00054062	12/30/2018 13:57:34	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	1600 S GARFIELD AVE	CA0194800
2019-00000554	01/05/2019 05:20:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	325 N GARFIELD AVE	CA0194800
2019-00000586	01/05/2019 11:54:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	2329 GERHART AVE	CA0194800
2019-00002903	01/22/2019 12:11:00	594(A) PC-M;	DEFACE, DAMAGE OR DESTROYS PROPERTY BELONGING TO ANOTHER;	556 MONTEREY PASS RD	CA0194800
sub count: 337					
2008-00000724	01/05/2008 19:07:22	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	405 MONTEREY PASS RD	CA0194800
2008-00002584	01/18/2008 14:50:27	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	GRANDRIDGE AVE / CIELITO AVE	CA0194800
2008-00006912	02/17/2008 14:52:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;		CA0194800
2008-00007895	02/24/2008 14:10:34	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	251 W RIGGIN ST	CA0194800
2008-00015184	04/12/2008 07:52:31	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	304 E GLEASON ST	CA0194800
2008-00015478	04/13/2008 20:37:16	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2305 S GARFIELD AVE	CA0194800
2008-00016606	04/22/2008 00:45:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	233 W RIGGIN ST	CA0194800
2008-00018103	05/01/2008 11:48:44	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	THE CITY OF MONTEREY PARK	CA0194800
2008-00022729	05/31/2008 08:05:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	123 S ALHAMBRA AVE	CA0194800
2008-00023761	06/07/2008 01:43:35	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	W GARVEY AVE / N ATLANTIC BLVD	CA0194800
2008-00023940	06/08/2008 05:16:14	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	504 S ATLANTIC BLVD	CA0194800
2008-00025525	06/17/2008 17:50:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	225 E ARLIGHT ST	CA0194800
2008-00032836	07/30/2008 13:45:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2201 VERDE VISTA DR	CA0194800
2008-00033984	08/06/2008 13:14:51	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1840 WILCOX AVE	CA0194800
2008-00034246	08/08/2008 07:20:56	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1902 FULTON AVE	CA0194800
2008-00036799	08/24/2008 17:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	315 E GRAVES AVE	CA0194800
2008-00047509	10/31/2008 15:21:03	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	401 MONTEREY PASS RD	CA0194800
2008-00054169	12/18/2008 11:26:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 N ATLANTIC BLVD	CA0194800
2009-00001826	01/13/2009 15:22:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	318 S RAMONA AVE	CA0194800
2009-00002344	01/16/2009 21:40:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	781 S ORANGE AVE	CA0194800
2009-00003323	01/24/2009 04:38:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 N NICHOLSON AVE	CA0194800
2009-00007132	02/20/2009 12:12:03	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	333 S GARFIELD AVE	CA0194800
2009-00010146	03/11/2009 13:02:58	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	525 N GARFIELD AVE	CA0194800
2009-00010715	03/16/2009 07:40:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFAACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	120 S YNEZ AVE	CA0194800

2009-00011982	03/25/2009 10:58:05	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	S GARFIELD AVE / CORAL VIEW ST	CA0194800
2009-00014282	04/09/2009 19:18:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2341 ISABELLA AVE	CA0194800
2009-00015464	04/17/2009 14:17:47	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	405 S NEW AVENUE C MONTEREY PARK	CA0194800
2009-00016879	04/27/2009 09:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 N GARFIELD AVE	CA0194800
2009-00017111	04/29/2009 00:11:19	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	209 S GARFIELD AVE	CA0194800
2009-00018047	05/05/2009 08:21:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1965 POTRERO GRANDE DR	CA0194800
2009-00018692	05/08/2009 23:57:38	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1860 COLLEGE VIEW DR	CA0194800
2009-00018802	05/09/2009 16:02:05	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	POTRERO GRANDE DR / KENTON DR	CA0194800
2009-00019522	05/14/2009 09:20:30	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	480 MONTEREY PASS RD	CA0194800
2009-00022344	06/01/2009 10:22:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	302 MOONEY DR	CA0194800
2009-00023450	06/07/2009 19:24:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1950 WILCOX AVE	CA0194800
2009-00025047	06/17/2009 18:50:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00027306	07/01/2009 23:03:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 E POMONA BLVD	CA0194800
2009-00037933	09/12/2009 22:51:22	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1950 WILCOX AVE	CA0194800
2009-00039165	09/21/2009 08:58:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1690 ISABELLA AVE	CA0194800
2009-00042638	10/15/2009 08:03:28	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1902 FULTON AVE	CA0194800
2009-00045928	11/07/2009 04:39:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00048419	11/26/2009 14:35:42	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 W FERNFIELD DR	CA0194800
2009-00049688	12/07/2009 11:57:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-00050729	12/15/2009 13:19:50	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1350 MONTEREY PASS RD	CA0194800
2010-00002740	01/19/2010 07:57:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	3600 RAMONA BLVD	CA0194800
2010-00002843	01/19/2010 17:11:10	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	883 HOLLADAY WAY	CA0194800
2010-00005202	02/03/2010 19:16:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	321 N ORANGE AVE	CA0194800
2010-00006841	02/14/2010 12:50:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010-00009936	03/05/2010 19:32:47	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2428 S GARFIELD AVE	CA0194800
2010-00014547	04/03/2010 09:10:08	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2100 GREENWOOD AVE	CA0194800
2010-00015196	04/07/2010 16:06:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1061 S ORANGE AVE	CA0194800
2010-00019058	05/03/2010 11:27:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2020 S ATLANTIC BLVD	CA0194800
2010-00027333	06/23/2010 15:40:55	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	250 S ATLANTIC BLVD	CA0194800
2010-00027726	06/26/2010 07:00:14	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2344 S ATLANTIC BLVD	CA0194800
2010-00042072	09/22/2010 18:40:35	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	500 N ATLANTIC BLVD	CA0194800
2010-00045186	10/12/2010 13:04:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2088 S ATLANTIC BLVD	CA0194800
2010-	12/09/2010	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	500 N RURAL DR	CA0194800

00053513 09:35:30	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2011- 01/02/2011 00000231 22:49:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	111 N ATLANTIC BLVD	CA0194800
2011- 02/11/2011 00006314 12:20:44	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 CENTRE PLAZA DR	CA0194800
2011- 02/14/2011 00006754 14:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	220 S ATLANTIC BLVD	CA0194800
2011- 04/01/2011 00013386 13:41:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011- 04/18/2011 00015806 15:42:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1925 S ATLANTIC BLVD	CA0194800
2011- 05/11/2011 00018882 11:45:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	500 N ATLANTIC BLVD	CA0194800
2011- 07/27/2011 00030629 14:59:13	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	315 E POMONA BLVD	CA0194800
2011- 08/24/2011 00035009 14:10:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 02/05/2012 00005150 03:44:34	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1600 COLLEGE VIEW DR	CA0194800
2012- 02/15/2012 00006584 18:33:22	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2439 SOUTH ATLANTIC BOULEVARD	CA0194800
2012- 04/12/2012 00015020 22:48:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	171 W GARVEY AVE	CA0194800
2012- 05/13/2012 00019249 04:26:43	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	781 S ORANGE AVE	CA0194800
2012- 05/21/2012 00020423 15:14:16	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	900 S ATLANTIC BLVD	CA0194800
2012- 06/01/2012 00022026 08:38:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 07/03/2012 00027183 15:02:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 08/10/2012 00032981 16:40:39	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1700 BLK FULTON AVE, MONTEREY PARK CA, 91755	CA0194800
2012- 09/30/2012 00040596 01:33:02	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1245 KENTON DR	CA0194800
2012- 10/08/2012 00041815 18:31:49	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	251 CASUDA CANYON DR	CA0194800
2012- 11/19/2012 00047746 12:26:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012- 12/21/2012 00051984 18:47:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	153 E GARVEY AVE	CA0194800
2012- 12/21/2012 00051985 18:56:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	145 E GARVEY AVE	CA0194800
2012- 12/21/2012 00051986 19:05:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	100 N GARFIELD AVE	CA0194800
2012- 12/22/2012 00052072 19:46:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	931 WANDERING DR	CA0194800
2013- 01/25/2013 00003275 11:19:48	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	311 N RURAL DR	CA0194800
2013- 02/12/2013 00005701 13:18:05	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	303 E GARVEY AVE	CA0194800
2013- 02/13/2013 00005776 06:40:59	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1250 DORNER DR	CA0194800
2013- 03/02/2013 00008095 04:33:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2317 SCHOOLSIDE AVE	CA0194800
2013- 03/02/2013 00008169 16:40:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	330 N ATLANTIC BLVD	CA0194800
2013- 03/12/2013 00009453 12:05:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2013- 03/23/2013 00011035 17:50:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	211 GLADYS AVE	CA0194800
2013- 05/30/2013 00020579 16:09:29	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	350 S MC PHERRIN AVE - POOL, MONTEREY PARK CA, 917	CA0194800
2013- 06/22/2013	594(B)(1)	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE	145 N ATLANTIC BLVD	CA0194800

00024079	16:40:27	PC-F;	OR DESTRUCTION IS MORE THAN FELONY VALUE;		
2013-00043548	11/06/2013 10:29:54	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2060 CLOVER DR	CA0194800
2014-00007599	02/24/2014 10:32:10	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	501 E HELLMAN AVE	CA0194800
2014-00012188	03/29/2014 09:06:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	233 E POMONA BLVD	CA0194800
2014-00012194	03/29/2014 10:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	227 E POMONA BLVD	CA0194800
2014-00015630	04/20/2014 09:03:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2099 S ATLANTIC BLVD	CA0194800
2014-00017761	05/04/2014 15:14:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1440 SUNNYSLOPE DR	CA0194800
2014-00019425	05/16/2014 17:23:11	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1784 S ORANGE AVE	CA0194800
2014-00022451	06/05/2014 15:29:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	955 S ATLANTIC BLVD	CA0194800
2014-00023236	06/10/2014 15:54:13	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1250 S ATLANTIC BLVD	CA0194800
2014-00023949	06/15/2014 10:47:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	400 CASUDA CANYON DR	CA0194800
2014-00050041	12/03/2014 10:48:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 N GARFIELD AVE	CA0194800
2015-00000067	01/01/2015 13:09:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	560 GRANDEZA ST	CA0194800
2015-00000086	01/01/2015 20:09:29	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	615 W POMONA BLVD	CA0194800
2015-00000995	01/08/2015 09:08:50	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	440 POTRERO GRANDE DR	CA0194800
2015-00001126	01/08/2015 23:48:13	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	S ORANGE AVE / E GRAVES AVE	CA0194800
2015-00026880	06/29/2015 10:05:19	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2079 S ATLANTIC BLVD	CA0194800
2015-00034859	08/19/2015 21:20:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	500 W GLEASON ST	CA0194800
2015-00040113	09/22/2015 19:09:36	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1600 S GARFIELD AVE	CA0194800
2015-00041249	09/30/2015 05:58:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	418 S ORANGE AVE	CA0194800
2015-00041652	10/02/2015 22:07:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	600 N ATLANTIC BLVD	CA0194800
2015-00041711	10/03/2015 08:21:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2015-00041933	10/04/2015 16:30:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	417 N GARFIELD AVE	CA0194800
2015-00043343	10/14/2015 09:45:40	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	950 W FLORAL DR	CA0194800
2015-00043785	10/17/2015 09:03:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	115 S RURAL DR	CA0194800
2015-00049187	11/23/2015 18:09:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2405 FINDLAY AVE	CA0194800
2016-00006969	02/20/2016 22:39:33	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	700 POTRERO GRANDE DR	CA0194800
2016-00008518	03/02/2016 10:51:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	210 E EMERSON AVE	CA0194800
2016-00009889	03/11/2016 14:41:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00015631	04/16/2016 15:34:20	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	272 E FERNFIELD DR	CA0194800
2016-00018969	05/08/2016 00:36:55	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	440 POTRERO GRANDE DR	CA0194800
2016-00025190	06/16/2016 12:58:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2421 COLLEGIAN AVE	CA0194800
2016-00029594	07/14/2016 11:45:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 CENTRE PLAZA DR	CA0194800

2016-07/19/2016 00030387 12:27:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/11/2016 00043269 17:59:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-10/14/2016 00043691 14:37:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	410 N LINCOLN AVE	CA0194800
2016-10/26/2016 00045265 08:57:33	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	120 S ATLANTIC BLVD	CA0194800
2016-12/06/2016 00050826 10:55:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1471 SUNNYHILL DR	CA0194800
2016-12/25/2016 00053357 13:47:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2419 FINDLAY AVE	CA0194800
2017-01/06/2017 00000824 21:33:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	795 W GARVEY AVE	CA0194800
2017-03/09/2017 00009673 15:29:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2422 GLADMAR ST	CA0194800
2017-03/14/2017 00010279 10:30:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 S ATLANTIC BLVD	CA0194800
2017-04/10/2017 00014666 14:50:01	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2311 ROSCOMMON AVE	CA0194800
2017-10/02/2017 00041138 08:01:17	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	213 S YNEZ AVE	CA0194800
2017-10/23/2017 00044238 00:49:37	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1499 RIDGECREST ST	CA0194800
2017-10/23/2017 00044310 14:37:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	360 ELECTRIC AVE	CA0194800
2017-11/08/2017 00046949 19:45:11	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	300 N ATLANTIC BLVD	CA0194800
2017-12/03/2017 00050407 06:10:09	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	519 ELIZABETH AVE	CA0194800
2017-12/26/2017 00053698 07:01:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1600 S GARFIELD AVE	CA0194800
2018-02/26/2018 00008950 10:00:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	631 S ATLANTIC BLVD	CA0194800
2018-03/13/2018 00011274 01:29:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	249 E POMONA BLVD	CA0194800
2018-03/20/2018 00012385 09:22:29	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2360 S GARFIELD AVE	CA0194800
2018-04/09/2018 00015314 04:55:15	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2439 S GARFIELD AVE	CA0194800
2018-04/16/2018 00016482 10:48:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2150 S GARFIELD AVE	CA0194800
2018-06/05/2018 00024230 23:35:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	2060 S ATLANTIC BLVD	CA0194800
2018-06/21/2018 00026459 14:07:21	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	304 N GARFIELD AVE	CA0194800
2018-10/07/2018 00042384 20:15:27	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	206 N NICHOLSON AVE	CA0194800
2018-10/25/2018 00044873 00:27:24	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	201 CENTRE PLAZA DR	CA0194800
2018-11/12/2018 00047648 16:33:41	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	225 W GARVEY AVE	CA0194800
2018-11/19/2018 00048634 20:06:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-12/11/2018 00051583 18:19:00	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	801 E GRAVES AVE	CA0194800
2019-01/14/2019 00001776 19:04:26	594(B)(1) PC-F;	VANDALISM AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS MORE THAN FELONY VALUE;	1111 CORPORATE CENTER DR	CA0194800
sub count: 150				
2008-02/17/2008 00006898 12:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1300 LOMA VERDE ST	CA0194800
2008-02/29/2008 00008623 09:26:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	215 S GARFIELD AVE	CA0194800

2008-11/30/2008 00051617 14:46:21	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	400 CASUDA CANYON DR	CA0194800
2009-06/18/2009 00025151 11:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	236 S GARFIELD AVE	CA0194800
2009-08/26/2009 00035436 10:57:11	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2088 S ATLANTIC BLVD	CA0194800
2009-12/28/2009 00052501 12:02:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	111 W POMONA BLVD	CA0194800
2010-02/02/2010 00004976 14:41:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1749 POTRERO GRANDE DR	CA0194800
2010-03/02/2010 00009484 23:47:57	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1600 MONTEREY PASS RD	CA0194800
2011-06/23/2011 00025408 14:10:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2012-03/11/2012 00010260 16:43:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1480 CREST VISTA DR	CA0194800
2012-07/02/2012 00026995 16:45:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	505 W NEWMARK AVE	CA0194800
2012-12/30/2012 00052942 20:13:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	127 E GARVEY AVE	CA0194800
2013-03/01/2013 00008056 21:13:53	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	245 W GARVEY AVE	CA0194800
2013-04/14/2013 00014048 00:47:07	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2150 S ATLANTIC BLVD	CA0194800
2013-08/01/2013 00030053 22:27:58	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	S ATLANTIC BLVD / BRIGHTWOOD ST	CA0194800
2013-09/14/2013 00036232 22:40:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	610 N MOORE AVE	CA0194800
2013-11/01/2013 00042826 10:01:49	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	605 N RURAL DR	CA0194800
2014-11/21/2014 00048424 06:43:19	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	S ATLANTIC BLVD / BRIGHTWOOD ST	CA0194800
2014-11/29/2014 00049449 02:03:12	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1101 COLLEGE VIEW DR	CA0194800
2015-07/20/2015 00030097 08:18:33	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	403 N HUNTINGTON AVE	CA0194800
2015-09/20/2015 00039770 18:06:30	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1591 RIDGECREST ST	CA0194800
2015-10/23/2015 00044805 20:51:18	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	815 E MABEL AVE	CA0194800
2016-02/12/2016 00005773 23:03:38	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2230 S ATLANTIC BLVD	CA0194800
2016-03/01/2016 00008416 16:05:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-03/01/2016 00008417 16:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-03/08/2016 00009394 08:04:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-03/19/2016 00011107 03:03:21	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	VIA CAMPO EAST OF FINDLAY AVE	CA0194800
2016-03/28/2016 00012537 08:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-05/02/2016 00018106 07:53:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-06/04/2016 00023312 09:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	320 E GLEASON ST	CA0194800
2016-12/29/2016 00053974 19:37:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1720 FULTON AVE	CA0194800
2017-01/10/2017 00001245 11:18:02	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	2291 S ATLANTIC BLVD	CA0194800
2017-01/12/2017 00001587 19:41:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2017-06/29/2017 00026924 10:14:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1111 CORPORATE CENTER DR	CA0194800
2017-08/31/2017	594(B)(1)	AMOUNT OF DEFACEMENT, DAMAGE OR	1400 COLLEGE VIEW DR	CA0194800

00036359 15:15:00	PC-M;	DESTRUCTION IS LESS THEN FELONY LIMIT;		
2018- 02/13/2018 00006807 09:06:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1293 ISABELLA AVE	CA0194800
2018- 05/08/2018 00019757 05:03:12	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1937 BRADSHAWE AVE	CA0194800
2018- 05/14/2018 00020774 14:23:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018- 07/13/2018 00029631 09:39:00	594(B)(1) PC-M;	AMOUNT OF DEFACEMENT, DAMAGE OR DESTRUCTION IS LESS THEN FELONY LIMIT;	1301 AVENIDA CESAR CHAVEZ	CA0194800
sub count: 39				
2008- 01/08/2008 00001130 16:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 01/12/2008 00001723 16:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 01/16/2008 00002300 19:05:11	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2008- 01/30/2008 00004222 08:11:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 02/01/2008 00004583 15:26:09	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	AVENIDA CESAR CHAVEZ / WESTCOTT AVE	CA0194800
2008- 02/05/2008 00005227 22:37:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 02/08/2008 00005616 15:06:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	S SIERRA VISTA ST / E GARVEY AVE	CA0194800
2008- 02/25/2008 00008018 09:14:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	141 N ATLANTIC BLVD	CA0194800
2008- 03/01/2008 00008785 11:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	311 S ORANGE AVE	CA0194800
2008- 03/03/2008 00009039 07:58:16	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	795 PEPPER ST	CA0194800
2008- 03/03/2008 00009065 09:56:25	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1706 WHITEHURST DR	CA0194800
2008- 04/03/2008 00013890 05:40:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1100 HIGHLAND DR	CA0194800
2008- 04/07/2008 00014506 13:02:19	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2008- 04/17/2008 00016054 14:31:17	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2410 FINDLAY AVE	CA0194800
2008- 04/21/2008 00016524 13:09:20	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2410 FINDLAY AVE	CA0194800
2008- 04/24/2008 00016971 11:16:25	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	615 N ATLANTIC BLVD	CA0194800
2008- 04/27/2008 00017514 12:44:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1774 BLUESTONE LN	CA0194800
2008- 04/28/2008 00017657 12:08:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	618 N MOORE AVE	CA0194800
2008- 05/08/2008 00019164 05:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2392 BLEAKWOOD AVE	CA0194800
2008- 05/08/2008 00019169 05:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2392 BLEAKWOOD AVE	CA0194800
2008- 05/21/2008 00021214 09:35:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2334 S ATLANTIC BLVD	CA0194800
2008- 05/21/2008 00021217 10:00:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1600 S GARFIELD AVE	CA0194800
2008- 05/21/2008 00021293 17:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	501 W GARVEY AVE	CA0194800
2008- 05/26/2008 00021922 07:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008- 07/18/2008 00030572 06:57:50	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1902 FULTON AVE	CA0194800
2008- 07/26/2008 00032143 12:39:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2191 S GARFIELD AVE	CA0194800
2008- 07/30/2008 00032831 12:44:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	611 W POMONA BLVD	CA0194800

2008-08/01/2008 00033235 15:00:46	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2008-08/02/2008 00033441 19:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1775 ROBINLINDA LN	CA0194800
2008-08/07/2008 00034067 08:00:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	751 S ATLANTIC BLVD	CA0194800
2008-08/13/2008 00035111 19:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	755 S YNEZ AVE	CA0194800
2008-08/20/2008 00036095 11:19:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2008-08/23/2008 00036586 11:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	605 N NICHOLSON AVE	CA0194800
2008-08/23/2008 00036594 11:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	605 N NICHOLSON AVE	CA0194800
2008-08/23/2008 00036596 13:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	612 N NICHOLSON AVE	CA0194800
2008-08/23/2008 00036598 14:09:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	606 N NICHOLSON AVE	CA0194800
2008-10/31/2008 00047436 07:53:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	425 E MOONEY DR	CA0194800
2008-10/31/2008 00047519 16:25:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	314 S ALHAMBRA AVE	CA0194800
2008-11/15/2008 00049514 07:04:47	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1902 FULTON AVE	CA0194800
2008-11/29/2008 00051430 09:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	508 N HUNTINGTON AVE	CA0194800
2008-12/05/2008 00052309 09:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2353 WOODS AVE	CA0194800
2008-12/10/2008 00053082 15:35:04	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2008-12/23/2008 00054914 16:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	300 N ATLANTIC BLVD	CA0194800
2008-12/30/2008 00055801 18:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-02/01/2009 00004453 06:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2009-02/10/2009 00005658 13:16:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-02/18/2009 00006762 09:03:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	333 S GARFIELD AVE	CA0194800
2009-02/26/2009 00008132 18:31:18	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2009-02/27/2009 00008317 19:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	206 N SIERRA VISTA ST	CA0194800
2009-03/19/2009 00011192 19:14:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	525 RUSSELL AVE	CA0194800
2009-04/15/2009 00015091 09:46:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	315 E GRAVES AVE	CA0194800
2009-04/28/2009 00017071 17:13:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	435 SEFTON AVE	CA0194800
2009-05/07/2009 00018443 15:15:40	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	S BRUGGEMEYER 318	CA0194800
2009-05/19/2009 00020424 15:50:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	318 S RAMONA AVE	CA0194800
2009-06/07/2009 00023437 16:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	429 W FLORAL DR	CA0194800
2009-06/10/2009 00023831 02:13:19	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	WILCOX AVE / E POMONA BLVD	CA0194800
2009-06/23/2009 00026040 11:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	320 W NEWMARK AVE	CA0194800
2009-06/26/2009 00026443 12:35:43	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	910 DE LA FUENTE ST	CA0194800
2009-07/01/2009 00027182 07:26:36	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	300 E POMONA BLVD	CA0194800
2009-07/08/2009	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION	1301 AVENIDA CESAR CHAVEZ	CA0194800

00028300 08:48:00	PC-M;	VALUED UNDER FELONY;		
2009- 07/16/2009 00029547 07:32:32	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	620 N YNEZ AVE	CA0194800
2009- 07/16/2009 00029564 09:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	W EL REPETTO DR / S ATLANTIC BLVD	CA0194800
2009- 08/15/2009 00033934 08:42:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1356 AVENIDA CESAR CHAVEZ	CA0194800
2009- 08/20/2009 00034562 04:38:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	877 MONTEREY PASS RD	CA0194800
2009- 08/27/2009 00035588 10:45:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	124 ELIZABETH AVE	CA0194800
2009- 09/05/2009 00036886 10:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	230 MOONEY DR	CA0194800
2009- 09/08/2009 00037230 09:11:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	330 POMELO AVE	CA0194800
2009- 09/10/2009 00037522 07:27:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2071 S ATLANTIC BLVD	CA0194800
2009- 09/28/2009 00040250 09:50:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	220 S GARFIELD AVE	CA0194800
2009- 10/03/2009 00041031 10:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	119 SUSAN WAY	CA0194800
2009- 11/24/2009 00048215 17:35:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1228 AVENIDA CESAR CHAVEZ	CA0194800
2009- 11/30/2009 00048823 09:31:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	823 S ATLANTIC BLVD	CA0194800
2009- 12/28/2009 00052510 12:51:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	616 N GARFIELD AVE	CA0194800
2010- 01/11/2010 00001492 08:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1931 SUNRISE DR	CA0194800
2010- 01/28/2010 00004193 18:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	519 N CHANDLER AVE	CA0194800
2010- 02/02/2010 00004890 09:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2339 VANCOUVER AVE	CA0194800
2010- 02/03/2010 00005233 23:45:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	617 E NEWMARK AVE	CA0194800
2010- 02/08/2010 00005928 15:41:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 02/10/2010 00006216 12:54:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	504 S HUNTINGTON AVE	CA0194800
2010- 02/11/2010 00006372 13:40:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1200 HIGHLAND DR	CA0194800
2010- 02/19/2010 00007598 09:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	750 RIDGECREST ST	CA0194800
2010- 03/02/2010 00009357 09:08:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2164 S GARFIELD AVE	CA0194800
2010- 03/11/2010 00010882 12:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 03/27/2010 00013417 09:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	501 E GARVEY AVE	CA0194800
2010- 03/28/2010 00013558 06:28:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 04/11/2010 00015731 19:37:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2328 S GARFIELD AVE	CA0194800
2010- 04/24/2010 00017691 07:28:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	580 N ATLANTIC BLVD	CA0194800
2010- 04/24/2010 00017693 08:40:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	415 S ATLANTIC BLVD	CA0194800
2010- 05/05/2010 00019334 09:44:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010- 05/07/2010 00019640 07:43:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	109 N SIERRA VISTA ST	CA0194800
2010- 05/07/2010 00019697 14:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	701 S ATLANTIC BLVD	CA0194800
2010- 05/19/2010 00021468 19:54:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	514 N NEW AVE	CA0194800

2010-06/30/2010 00028264 08:15:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	134 S ATLANTIC BLVD	CA0194800
2010-07/01/2010 00028469 10:32:19	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1560 MONTEREY PASS RD	CA0194800
2010-09/11/2010 00040404 19:35:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2010-12/10/2010 00053659 07:53:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	511 GLADYS AVE	CA0194800
2011-01/06/2011 00000837 18:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	381 E MARKLAND DR	CA0194800
2011-01/14/2011 00001983 13:41:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-01/24/2011 00003416 13:35:56	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1935 POTRERO GRANDE DR	CA0194800
2011-01/26/2011 00003755 18:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2311 HILLVIEW AVE	CA0194800
2011-02/09/2011 00006035 21:48:01	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	890 W EL REPETTO DR	CA0194800
2011-02/17/2011 00007172 10:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	236 S GARFIELD AVE	CA0194800
2011-03/08/2011 00010085 11:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2363 VANCOUVER AVE	CA0194800
2011-03/08/2011 00010165 19:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-03/14/2011 00010937 14:03:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	4700 RAMONA BLVD	CA0194800
2011-04/07/2011 00014217 03:08:49	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2302 GERHART AVE	CA0194800
2011-05/03/2011 00017872 20:52:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	818 HERSHEY AVE	CA0194800
2011-05/17/2011 00019768 20:26:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-06/07/2011 00022942 08:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2011-06/21/2011 00025055 09:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	700 POTRERO GRANDE DR	CA0194800
2011-06/25/2011 00025708 17:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1396 ISABELLA AVE	CA0194800
2011-06/29/2011 00026201 09:02:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2071 S ATLANTIC BLVD	CA0194800
2011-07/27/2011 00030564 08:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	109 N SIERRA VISTA ST	CA0194800
2011-09/02/2011 00036421 15:21:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	123 S LINCOLN AVE	CA0194800
2011-09/08/2011 00037275 10:19:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	849 E GARVEY AVE	CA0194800
2011-09/26/2011 00040006 09:07:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	236 S GARFIELD AVE	CA0194800
2011-10/19/2011 00043511 14:33:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	275 LADERA ST	CA0194800
2011-11/29/2011 00049359 13:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	411 S GARFIELD AVE	CA0194800
2012-02/04/2012 00005023 09:04:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	331 N ATLANTIC BLVD	CA0194800
2012-02/10/2012 00005769 02:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	N CHANDLER AVE / W EMERSON AVE	CA0194800
2012-02/10/2012 00005819 11:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	558 CASITAS ST	CA0194800
2012-02/17/2012 00006879 13:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1030 WANDERING DR	CA0194800
2012-06/16/2012 00024392 21:01:44	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1500 VALLEY VISTA DR	CA0194800
2012-07/10/2012 00028229 08:23:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2129 DIVINE DR	CA0194800
2012-07/26/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION	201 CENTRE PLAZA DR	CA0194800

00030615	14:09:00	PC-M;	VALUED UNDER FELONY;		
2012-07/29/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		600 W RIGGIN ST	CA0194800
00031019	13:24:00	PC-M;	VALUED UNDER FELONY;		
2012-08/13/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		209 ROSELYN WAY	CA0194800
00033430	22:46:58	PC-M;	VALUED UNDER FELONY;		
2012-08/28/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		236 S GARFIELD AVE	CA0194800
00035598	11:09:00	PC-M;	VALUED UNDER FELONY;		
2012-08/31/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1301 AVENIDA CESAR CHAVEZ	CA0194800
00036122	13:22:00	PC-M;	VALUED UNDER FELONY;		
2012-09/07/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		525 N GARFIELD AVE	CA0194800
00037172	13:10:00	PC-M;	VALUED UNDER FELONY;		
2012-11/11/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		321 E POMONA BLVD	CA0194800
00046781	16:03:08	PC-M;	VALUED UNDER FELONY;		
2012-11/14/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		522 N YNEZ AVE	CA0194800
00047235	20:11:42	PC-M;	VALUED UNDER FELONY;		
2012-11/20/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		229 S GARFIELD AVE	CA0194800
00047945	15:34:00	PC-M;	VALUED UNDER FELONY;		
2012-11/20/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		423 N LINCOLN AVE	CA0194800
00047952	16:19:00	PC-M;	VALUED UNDER FELONY;		
2012-12/16/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		205 E GARVEY AVE	CA0194800
00051280	18:20:10	PC-M;	VALUED UNDER FELONY;		
2012-12/27/2012	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1301 AVENIDA CESAR CHAVEZ	CA0194800
00052517	07:05:00	PC-M;	VALUED UNDER FELONY;		
2013-01/03/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		745 E GARVEY AVE	CA0194800
00000329	15:07:00	PC-M;	VALUED UNDER FELONY;		
2013-01/03/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		703 E GARVEY AVE	CA0194800
00000333	15:53:00	PC-M;	VALUED UNDER FELONY;		
2013-02/04/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		211 E POMONA BLVD	CA0194800
00004683	11:45:00	PC-M;	VALUED UNDER FELONY;		
2013-03/15/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		632 BRADSHAWE AVE	CA0194800
00009978	20:46:00	PC-M;	VALUED UNDER FELONY;		
2013-03/27/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1301 AVENIDA CESAR CHAVEZ	CA0194800
00011621	21:24:00	PC-M;	VALUED UNDER FELONY;		
2013-04/11/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1500 AVENIDA CESAR CHAVEZ	CA0194800
00013684	14:55:00	PC-M;	VALUED UNDER FELONY;		
2013-05/12/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1600 MONTEREY PASS RD	CA0194800
00018105	21:09:33	PC-M;	VALUED UNDER FELONY;		
2013-06/19/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		771 W GARVEY AVE	CA0194800
00023585	11:11:00	PC-M;	VALUED UNDER FELONY;		
2013-06/25/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		157 CASUDA CANYON DR	CA0194800
00024439	10:32:00	PC-M;	VALUED UNDER FELONY;		
2013-07/03/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1301 AVENIDA CESAR CHAVEZ	CA0194800
00025588	08:56:00	PC-M;	VALUED UNDER FELONY;		
2013-07/13/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		2445 SHERBROOK AVE	CA0194800
00027171	09:34:02	PC-M;	VALUED UNDER FELONY;		
2013-07/23/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		507 N CHANDLER AVE	CA0194800
00028581	09:07:00	PC-M;	VALUED UNDER FELONY;		
2013-08/07/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		HILLSIDE ST / COLLEGE VIEW DR	CA0194800
00030797	16:28:00	PC-M;	VALUED UNDER FELONY;		
2013-08/13/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		129 SEFTON AVE	CA0194800
00031597	19:37:00	PC-M;	VALUED UNDER FELONY;		
2013-09/17/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		201 CENTRE PLAZA DR	CA0194800
00036551	13:49:44	PC-M;	VALUED UNDER FELONY;		
2013-09/27/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		313 ELIZABETH AVE	CA0194800
00037900	10:17:00	PC-M;	VALUED UNDER FELONY;		
2013-10/04/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		416 S YNEZ AVE	CA0194800
00038919	11:03:00	PC-M;	VALUED UNDER FELONY;		
2013-11/20/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		1000 ABAJO DR	CA0194800
00045582	16:36:00	PC-M;	VALUED UNDER FELONY;		
2013-11/26/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		145 E GARVEY AVE	CA0194800
00046319	10:45:00	PC-M;	VALUED UNDER FELONY;		
2013-12/13/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		418 W HELLMAN AVE	CA0194800
00048464	14:57:13	PC-M;	VALUED UNDER FELONY;		
2013-12/23/2013	594(b)(2)(A)	DEFACEMENT, DAMAGE OR DESTRUCTION		249 E POMONA BLVD	CA0194800
00049797	08:33:00	PC-M;	VALUED UNDER FELONY;		

2013-00049875	12/23/2013 19:36:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	500 N ATLANTIC BLVD	CA0194800
2013-00049911	12/24/2013 03:25:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	111 E GARVEY AVE	CA0194800
2013-00049913	12/24/2013 03:42:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	225 W GARVEY AVE	CA0194800
2014-00000543	01/04/2014 14:46:55	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2101 S ATLANTIC BLVD	CA0194800
2014-00001481	01/11/2014 12:36:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1111 S ATLANTIC BLVD	CA0194800
2014-00001854	01/14/2014 14:20:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2329 GERHART AVE	CA0194800
2014-00001970	01/15/2014 10:55:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	422 FLORENCE AVE	CA0194800
2014-00002086	01/16/2014 07:01:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	162 E GRAVES AVE	CA0194800
2014-00006017	02/13/2014 09:52:02	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	700 MONTEREY PASS RD	CA0194800
2014-00013384	04/05/2014 09:08:47	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	908 E HELLMAN AVE	CA0194800
2014-00015811	04/21/2014 13:13:48	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1600 S GARFIELD AVE	CA0194800
2015-00033188	08/09/2015 02:47:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	2103 S ATLANTIC BLVD	CA0194800
2015-00036017	08/27/2015 12:58:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00020448	05/17/2016 11:00:50	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1681 COLLEGE VIEW DR	CA0194800
2016-00023314	06/04/2016 09:59:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	308 E GLEASON ST	CA0194800
2016-00031859	07/29/2016 01:27:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00040936	09/25/2016 11:32:53	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	233 S NEW AVE	CA0194800
2016-00041360	09/28/2016 15:10:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2016-00043005	10/10/2016 04:05:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	778 W GLEASON ST	CA0194800
2016-00051299	12/09/2016 19:34:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	623 N LINCOLN AVE	CA0194800
2018-00012915	03/23/2018 20:52:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00012918	03/23/2018 20:55:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	1301 AVENIDA CESAR CHAVEZ	CA0194800
2018-00018952	05/02/2018 15:12:00	594(b)(2)(A) PC-M;	DEFACEMENT, DAMAGE OR DESTRUCTION VALUED UNDER FELONY;	712 PLATEAU AVE	CA0194800
sub count: 180					
2008-00008195	02/26/2008 12:23:42	594(b)(2)(B) PC-M;	VANDALISM UNDER FELONY VALUE WITH PRIOR CONVICTION OF VANDALISM OR GRAFFITI;	318 S RAMONA AVE	CA0194800
2009-00020868	05/22/2009 13:42:19	594(b)(2)(B) PC-M;	VANDALISM UNDER FELONY VALUE WITH PRIOR CONVICTION OF VANDALISM OR GRAFFITI;	S ATLANTIC BLVD / 1ST SAINT MONTEREY PARK CA	CA0194800
sub count: 2					
2008-00019547	05/10/2008 16:48:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	HILLVIEW AVE / RIGGIN ST	CA0194800
2008-00027770	07/01/2008 17:06:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	2315 S GARFIELD AVE	CA0194800
2008-00033938	08/06/2008 02:39:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	1500 BRADSHAW AVE	CA0194800
2008-00039252	09/08/2008 22:44:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	750 RIDGECREST ST	CA0194800
2008-00041284	09/21/2008 03:33:00	6.08.030;	UNLAWFUL DEPOSITING OF REFUSE;	621 DE LA FUENTE ST	CA0194800

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1/23/2019 6:49:36 PM

ATTACHMENT 2

Senate Bill 946

**SB-946 Sidewalk vendors.** (2017-2018)**SHARE THIS:****Date Published: 09/17/2018 09:00 PM****Senate Bill No. 946****CHAPTER 459**

An act to add Chapter 6.2 (commencing with Section 51036) to Part 1 of Division 1 of Title 5 of the Government Code, relating to sidewalk vendors.

[Approved by Governor September 17, 2018. Filed with Secretary of State September 17, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

SB 946, Lara. Sidewalk vendors.

Existing law authorizes a local authority, by ordinance or resolution, to adopt requirements for the public safety regulating any type of vending and the time, place, and manner of vending from a vehicle upon a street.

This bill would prohibit a local authority, as defined, from regulating sidewalk vendors, except in accordance with the provisions of the bill. The bill would provide that a local authority is not required to adopt a new program to regulate sidewalk vendors if the local authority has established an existing program that substantially complies with the provisions of the bill. The bill would apply these provisions to a chartered or general law city, county, or city and county.

The bill would require a local authority that elects to adopt a sidewalk vending program to, among other things, not require a sidewalk vendor to operate within specific parts of the public right-of-way, except when that restriction is directly related to objective health, safety, or welfare concerns, and not restrict sidewalk vendors to operate only in a designated neighborhood or area, except as specified. The bill would authorize a local authority to, by ordinance or resolution, adopt additional requirements regulating the time, place, and manner of sidewalk vending, as specified, if the requirements are directly related to objective health, safety, or welfare concerns. The bill would also authorize a local authority to prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers' market and a permitted swap meet, as specified, and to restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by the local authority, as specified. A violation would be punishable only by an administrative fine, as specified, pursuant to an ability-to-pay determination, and proceeds would be deposited in the treasury of the local authority.

The bill would require the dismissal of any criminal prosecutions under any local ordinance or resolution regulating or prohibiting sidewalk vendors that have not reached final judgment. The bill would also authorize a person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk vending, as specified, to petition for dismissal of the sentence, fine, or conviction.

Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.

This bill would make legislative findings to that effect.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. (a) The Legislature finds and declares all of the following:

- (1) Sidewalk vending provides important entrepreneurship and economic development opportunities to low-income and immigrant communities.
 - (2) Sidewalk vending increases access to desired goods, such as culturally significant food and merchandise.
 - (3) Sidewalk vending contributes to a safe and dynamic public space.
 - (4) The safety and welfare of the general public is promoted by encouraging local authorities to support and properly regulate sidewalk vending.
 - (5) The safety and welfare of the general public is promoted by prohibiting criminal penalties for violations of sidewalk vending ordinances and regulations.
 - (6) This act applies to any city, county, or city and county, including a charter city. The criminalization of small business entrepreneurs, and the challenges that those entrepreneurs face as a result of a criminal record, are matters of statewide concern. Further, unnecessary barriers have been erected blocking aspiring entrepreneurs from accessing the formal economy, harming California's economy in the process, and disrupting the regulation of business, which is a matter of statewide concern. Moreover, California has an interest in the regulation of traffic, a matter of statewide concern, whether in ensuring the appropriate flow of traffic or in ensuring the safety of pedestrians on the road or the sidewalk.
- (b) It is the intent of the Legislature to promote entrepreneurship and support immigrant and low-income communities.

SEC. 2. Chapter 6.2 (commencing with Section 51036) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

CHAPTER 6.2. Sidewalk Vendors

51036. For purposes of this chapter, the following definitions apply:

- (a) "Sidewalk vendor" means a person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.
- (b) "Roaming sidewalk vendor" means a sidewalk vendor who moves from place to place and stops only to complete a transaction.
- (c) "Stationary sidewalk vendor" means a sidewalk vendor who vends from a fixed location.
- (d) "Local authority" means a chartered or general law city, county, or city and county.

51037. (a) A local authority shall not regulate sidewalk vendors except in accordance with Sections 51038 and 51039.

(b) Nothing in this chapter shall be construed to affect the applicability of Part 7 (commencing with Section 113700) of Division 104 of the Health and Safety Code to a sidewalk vendor who sells food.

(c) Nothing in this chapter shall be construed to require a local authority to adopt a new program to regulate sidewalk vendors if the local authority has established an existing program that substantially complies with the requirements in this chapter.

51038. (a) A local authority may adopt a program to regulate sidewalk vendors in compliance with this section.

(b) A local authority's sidewalk vending program shall comply with all of the following standards:

(1) A local authority shall not require a sidewalk vendor to operate within specific parts of the public right-of-way, except when that restriction is directly related to objective health, safety, or welfare concerns.

(2) (A) A local authority shall not prohibit a sidewalk vendor from selling food or merchandise in a park owned or operated by the local authority, except the local authority may prohibit stationary sidewalk vendors from vending in the park only if the operator of the park has signed an agreement for concessions that exclusively permits the sale of food or merchandise by the concessionaire.

(B) Notwithstanding subparagraph (A), a local authority may adopt additional requirements regulating the time, place, and manner of sidewalk vending in a park owned or operated by the local authority if the requirements are any of the following:

(i) Directly related to objective health, safety, or welfare concerns.

(ii) Necessary to ensure the public's use and enjoyment of natural resources and recreational opportunities.

(iii) Necessary to prevent an undue concentration of commercial activity that unreasonably interferes with the scenic and natural character of the park.

(3) A local authority shall not require a sidewalk vendor to first obtain the consent or approval of any nongovernmental entity or individual before he or she can sell food or merchandise.

(4) (A) A local authority shall not restrict sidewalk vendors to operate only in a designated neighborhood or area, except when that restriction is directly related to objective health, safety, or welfare concerns.

(B) Notwithstanding subparagraph (A), a local authority may prohibit stationary sidewalk vendors in areas that are zoned exclusively residential, but shall not prohibit roaming sidewalk vendors.

(5) A local authority shall not restrict the overall number of sidewalk vendors permitted to operate within the jurisdiction of the local authority, unless the restriction is directly related to objective health, safety, or welfare concerns.

(c) A local authority may, by ordinance or resolution, adopt additional requirements regulating the time, place, and manner of sidewalk vending if the requirements are directly related to objective health, safety, or welfare concerns, including, but not limited to, any of the following:

(1) Limitations on hours of operation that are not unduly restrictive. In nonresidential areas, any limitations on the hours of operation for sidewalk vending shall not be more restrictive than any limitations on hours of operation imposed on other businesses or uses on the same street.

(2) Requirements to maintain sanitary conditions.

(3) Requirements necessary to ensure compliance with the federal Americans with Disabilities Act of 1990 (Public Law 101-336) and other disability access standards.

(4) Requiring the sidewalk vendor to obtain from the local authority a permit for sidewalk vending or a valid business license, provided that the local authority issuing the permit or business license accepts a California driver's license or identification number, an individual taxpayer identification number, or a municipal identification number in lieu of a social security number if the local authority otherwise requires a social security number for the issuance of a permit or business license, and that the number collected shall not be available to the public for inspection, is confidential, and shall not be disclosed except as required to administer the permit or licensure program or comply with a state law or state or federal court order.

(5) Requiring the sidewalk vendor to possess a valid California Department of Tax and Fee Administration seller's permit.

(6) Requiring additional licenses from other state or local agencies to the extent required by law.

(7) Requiring compliance with other generally applicable laws.

(8) Requiring a sidewalk vendor to submit information on his or her operations, including, but not limited to, any of the following:

(A) The name and current mailing address of the sidewalk vendor.

(B) A description of the merchandise offered for sale or exchange.

(C) A certification by the vendor that to his or her knowledge and belief, the information contained on the form is true.

(D) The California seller's permit number (California Department of Tax and Fee Administration sales tax number), if any, of the sidewalk vendor.

(E) If the sidewalk vendor is an agent of an individual, company, partnership, or corporation, the name and business address of the principal.

(d) Notwithstanding subdivision (b), a local authority may do both of the following:

(1) Prohibit sidewalk vendors in areas located within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

(2) Restrict or prohibit sidewalk vendors within the immediate vicinity of an area designated for a temporary special permit issued by the local authority, provided that any notice, business interruption mitigation, or other rights provided to affected businesses or property owners under the local authority's temporary special permit are also provided to any sidewalk vendors specifically permitted to operate in the area, if applicable. For purposes of this paragraph, a temporary special permit is a permit issued by the local authority for the temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, or outdoor concerts. A prohibition of sidewalk vendors pursuant to this paragraph shall only be effective for the limited duration of the temporary special permit.

(e) For purposes of this section, perceived community animus or economic competition does not constitute an objective health, safety, or welfare concern.

51039. (a) (1) A violation of a local authority's sidewalk vending program that complies with Section 51038 is punishable only by the following:

(A) An administrative fine not exceeding one hundred dollars (\$100) for a first violation.

(B) An administrative fine not exceeding two hundred dollars (\$200) for a second violation within one year of the first violation.

(C) An administrative fine not exceeding five hundred dollars (\$500) for each additional violation within one year of the first violation.

(2) A local authority may rescind a permit issued to a sidewalk vendor for the term of that permit upon the fourth violation or subsequent violations.

(3) (A) If a local authority requires a sidewalk vendor to obtain a sidewalk vending permit from the local authority, vending without a sidewalk vending permit may be punishable by the following in lieu of the administrative fines set forth in paragraph (1):

(i) An administrative fine not exceeding two hundred fifty dollars (\$250) for a first violation.

(ii) An administrative fine not exceeding five hundred dollars (\$500) for a second violation within one year of the first violation.

(iii) An administrative fine not exceeding one thousand dollars (\$1,000) for each additional violation within one year of the first violation.

(B) Upon proof of a valid permit issued by the local authority, the administrative fines set forth in this paragraph shall be reduced to the administrative fines set forth in paragraph (1), respectively.

(b) The proceeds of an administrative fine assessed pursuant to subdivision (a) shall be deposited in the treasury of the local authority.

(c) Failure to pay an administrative fine pursuant to subdivision (a) shall not be punishable as an infraction or misdemeanor. Additional fines, fees, assessments, or any other financial conditions beyond those authorized in subdivision (a) shall not be assessed.

(d) (1) A violation of a local authority's sidewalk vending program that complies with Section 51038, or a violation of any rules or regulations adopted prior to January 1, 2019, that regulate or prohibit sidewalk vendors in the jurisdiction of a local authority, shall not be punishable as an infraction or misdemeanor, and the person alleged to have violated any of those provisions shall not be subject to arrest except when permitted under law.

(2) Notwithstanding any other law, paragraph (1) shall apply to all pending criminal prosecutions under any local ordinance or resolution regulating or prohibiting sidewalk vendors. Any of those criminal prosecutions that have not reached final judgment shall be dismissed.

(e) A local authority that has not adopted rules or regulations by ordinance or resolution that comply with Section 51037 shall not cite, fine, or prosecute a sidewalk vendor for a violation of any rule or regulation that is inconsistent with the standards described in subdivision (b) Section 51038.

(f) (1) When assessing an administrative fine pursuant to subdivision (a), the adjudicator shall take into consideration the person's ability to pay the fine. The local authority shall provide the person with notice of his or her right to request an ability-to-pay determination and shall make available instructions or other materials for requesting an ability-to-pay determination. The person may request an ability-to-pay determination at adjudication or while the judgment remains unpaid, including when a case is delinquent or has been referred to a comprehensive collection program.

(2) If the person meets the criteria described in subdivision (a) or (b) of Section 68632, the local authority shall accept, in full satisfaction, 20 percent of the administrative fine imposed pursuant to subdivision (a).

(3) The local authority may allow the person to complete community service in lieu of paying the total administrative fine, may waive the administrative fine, or may offer an alternative disposition.

(g) (1) A person who is currently serving, or who completed, a sentence, or who is subject to a fine, for a conviction of a misdemeanor or infraction for sidewalk vending, whether by trial or by open or negotiated plea, who would not have been guilty of that offense under the act that added this section had that act been in effect at the time of the offense, may petition for dismissal of the sentence, fine, or conviction before the trial court that entered the judgment of conviction in his or her case.

(2) Upon receiving a petition under paragraph (1), the court shall presume the petitioner satisfies the criteria in paragraph (1) unless the party opposing the petition proves by clear and convincing evidence that the petitioner does not satisfy the criteria. If the petitioner satisfies the criteria in paragraph (1), the court shall grant the petition to dismiss the sentence or fine, if applicable, and dismiss and seal the conviction, because the sentence, fine, and conviction are legally invalid.

(3) Unless requested by the petitioner, no hearing is necessary to grant or deny a petition filed under paragraph (1).

(4) If the court that originally sentenced or imposed a fine on the petitioner is not available, the presiding judge shall designate another judge to rule on the petition.

(5) Nothing in this subdivision is intended to diminish or abrogate any rights or remedies otherwise available to the petitioner.

(6) Nothing in this subdivision or related provisions is intended to diminish or abrogate the finality of judgments in any case not falling within the purview of this chapter.

SEC. 3. The Legislature finds and declares that Section 2 of this act, which adds Section 51038 to the Government Code, imposes a limitation on the public's right of access to the meetings of public bodies or the writings of public officials and agencies within the meaning of Section 3 of Article I of the California Constitution. Pursuant to that constitutional provision, the Legislature makes the following findings to demonstrate the interest protected by this limitation and the need for protecting that interest:

The Legislature finds and declares that in order to protect the privacy of a sidewalk vendor with regard to his or her California driver's license or identification number, individual taxpayer identification number, or municipal identification number, when that number is collected in lieu of a social security number for purposes of the

Issuance of a permit or business license, it is necessary that the sidewalk vendor's number be confidential, except as provided in this act.

ATTACHMENT 3

Draft Ordinance

CITY OF MONTEREY PARK

ORDINANCE NO. XXXX

**AN ORDINANCE REGULATING SIDEWALK VENDING IN
ACCORDANCE WITH GOVERNMENT CODE §§ 51036, *ET SEQ.***

THE CITY COUNCIL DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds and determines as follows:

- A. Government Code §§ 51036, *et seq.* became effective on January 1, 2019 and acts to, among other things, decriminalize sidewalk vending.
- B. Amendments to the MPMC implemented by this Ordinance are necessary to create a Sidewalk Vending Program which will provide licensing regulations of street vendors in Monterey Park and limit penalties to a specified schedule of fines.

SECTION 2. *Factual Findings and Conclusions.* The City Council finds that the following facts exist and makes the following conclusions:

- A. Based upon documentary information and law enforcement reporting, many sidewalk vendors in the City engage in public nuisances including, without limitation: operating at or near parking lots and driveways (see California Manual on Uniform Traffic Control Devices and California Department of Transportation 2014 Highway Design Manual), in addition to urinating and defecating in public; vandalism; littering and unlawful depositing of refuse; and operating in a manner interfering with the normal flow of pedestrian and vehicle traffic (see compilation of offenses from 2008 to the present related to vendors, prepared by the Monterey Park Police Department, attached as "Exhibit A"). Additionally, the City has also received reports regarding sidewalk vendors violating public health regulations governing food service.
- B. Street food vending has become an important public health issue and a great concern due to widespread food borne diseases caused, in part, by food vendors who lack an adequate understanding of basic food safety and food-handling requirements. Major sources contributing to microbial contamination are the place of preparation, utensils for cooking and serving, raw materials, time and temperature of cooked foods and the personal hygiene of vendors (see Food & Drug Administration Employee Health & Personal Hygiene Handbook at <https://www.fda.gov/downloads/Food/GuidanceRegulation/RetailFoodProtection/IndustryandRegulatoryAssistanceandTrainingResources/UCM194575.pdf>. Accessed December 17, 2018.);
- C. Obesity, especially among children and adolescents, is a critical issue. A policy restricting the proliferation of unhealthy food sources near school campuses and promoting the sale of healthier food near schools may help address this epidemic locally (see David C. Sloane, et al., "A Step Toward a Healthier South Los Angeles: Improving Student Food Options Through Healthy Sidewalk Vendor Legalization." *Cityscape: A Journal of Policy Development and Research*, Volume 18, no. 1, 2016 U.S. Department of Housing and Urban Development, Office of Policy Development and Research, https://socialinnovation.usc.edu/social_research/a-step-toward-

a-healthier-south-los-angeles-improving-student-food-options-through-healthy-street-vendor-legalization/. Accessed December 17, 2018); and

- D. There is a need to regulate the sale of food and merchandise in the public right-of-way to ensure that vendors prepare food safely, and according to the requirements of the Los Angeles County Department of Public Health; to prevent unsanitary conditions; to ensure trash and debris are removed by vendors; and to safeguard pedestrian movement on the sidewalk.

SECTION 3. MPMC Chapter 5.68 is amended in its entirety as follows:

"§ 5.68.010 Purpose.

This Chapter is adopted pursuant to the city's police powers and Government Code §§ 51036 et seq., including any successor statutes, for the purpose of regulating the sale of food and merchandise in the public right-of-way.

§ 5.68.020 Definitions.

Unless the contrary is stated or clearly appears from the context, the following definitions will govern the construction of the words and phrases used in this Chapter. Words and phrases undefined in this Code have the same meaning as set forth in Sections 51036 and 51039 of the Government Code and Title 8 of the Public Health Code of Los Angeles County as amended by this code.

- A. "Certified Farmer's Market" means a California agricultural product point-of-sale location that is registered under, and operated in accordance with, Food and Agriculture Code §§ 47000, *et seq.*
- B. "Charity" has the meaning in Business and Professions Code § 17510.2(d).
- C. "Director" means the city manager, or designee. Unless otherwise provided in writing by the city manager, the director is the Community and Economic Development Director.
- D. "Junk Food" means any food or beverage that is low in essential nutrients, protein, vitamins or minerals and high in calories, sodium, sugar and fat. Junk Foods include, without limitation, soda, candy, chips, ice cream, hot dogs or processed meat and chocolates.
- E. "Pedestrian Path" means a footpath, not adjacent to a road, which is intended for use only by pedestrians, tricycles, strollers or baby carriages.
- F. "Special Event" means any parade, athletic event, block party, or public assembly that requires partial or complete street or sidewalk closure to vehicular or pedestrian traffic and use of the street or sidewalk for the event, or any event for which a City-issued permit is required for the temporary use of, or encroachment on, the sidewalk or other public area.
- G. "Swap Meet" has the meaning in Business and Professions Code § 21661.

§ 5.68.030 Sidewalk Permit Requirement.

- A. Operating as a sidewalk vendor is prohibited without a valid permit issued in accordance with this Chapter. Persons must, in addition to obtaining a permit in this Chapter, comply with all other provisions of this Code.
- B. A bona fide charity is exempt from this chapter and is otherwise regulated pursuant to § 17510, *et seq.* of the Business and Professions Code.

§ 5.68.040 Applications.

- A. Sidewalk vendor permit applications must be made on a form approved by the Director and accompanied by all information requested on the application, including:
 - 1. The applicant's full, true name and California Driver's License, California Identification Card number, or individual taxpayer identification number;
 - 2. Proof of a valid California Department of Tax and Fee Administration seller's permit;
 - 3. The name, telephone number, current mailing address, and current photograph of the sidewalk vendor;
 - 4. The name and business address of the principal if the sidewalk vendor is an agent of an individual, company, partnership or corporation;
 - 5. A complete description of the food or merchandise offered for sale or exchange. Any applicant who intends to sell food must also provide proof of either a Food Handler Card or Certified Food Protection Manager certificate, where applicable, pursuant to Health and Safety Code §§ 113700-114437, and certify that the pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance used has been approved by the County Health Department for that particular type of food;
 - 6. The address of the location or proposed route where the sidewalk vendor is proposed to operate;
 - 7. Proof of liability insurance; and
 - 8. A complete description of any ancillary items that the applicant intends to use in conjunction with sales including, without limitation, small tables, trash receptacles, chairs, umbrellas and umbrella stands, or other similar items.
- B. Each application must be accompanied by an application fee, the amount of which will be set by City Council resolution. Such application fee is solely to reimburse the City for costs incurred as a result of processing a permit application.
- C. Completed applications must be submitted to the Director. Only complete applications will be considered. An application is complete if it includes

all required information together with full payment of the application fee. Applications will be considered in the order they are received. The Director may require supplemental information from any applicant before deeming an application complete. If supplemental information is requested, it must be provided to the Director within seven business days of the request.

- D. The Director may reject or deny any or all applications. The Director may request and obtain supplemental information from any applicant before making a decision on the application.
- E. Permittees must abide by the operational requirements set forth in this Chapter.
- F. Sidewalk vendors cannot be permitted as a permanent or proprietary location in any property within the City.
- G. The Director's decision with respect to a sidewalk vendor permit application may be appealed to the City Manager pursuant to this title. The City Manager's decision is the City's final decision.

§ 5.68.050 Operating Requirements.

- A. The sidewalk vending permit is valid for 12 months after being issued unless revoked or suspended, and may be renewed early, before expiration. Sidewalk vending permits are issued to persons, not pushcarts, wagons, or other nonmotorized conveyances. Sidewalk vending permits are nontransferable;
- B. Sidewalk vendors must maintain a clearance of not less than four feet (48-inches) upon every sidewalk or pedestrian path in order to comply with the Americans with Disabilities Act;
- C. Stationary sidewalk vendors must comply with Section 6.08.035 for purposes of solid waste;
- D. All applicable permits must be displayed in plain view at all times;
- E. No pushcart, stand, display, pedal-driven cart, wagon, showcase, rack or other nonmotorized conveyance, or ancillary vending items or equipment may be left unattended or chained or fastened to any pole, sign, tree or other object in the public right of way. Any pushcart, stand, display, pedal-driven cart, wagon, showcase, rack or other nonmotorized conveyance in violation of this subsection will be confiscated;
- F. Merchandise may not be placed directly onto the public right-of-way without a permit authorizing such placement;
- G. Sidewalk vendors may not offer junk food within 300 feet of any kindergarten, elementary school, junior high school, or senior high school between the hours of 6:00 am and 6:00 pm;
- H. Sidewalk vendors may not operate within 500 feet of a certified farmer's market, swap meet, or area designated for a City Council approved special event, during their limited duration. The City Council may also

designate which types of vendors, peddlers, sellers or solicitors will be allowed to participate in these special events;

- I. Sidewalk vendors may not offer services or any illegal or counterfeit merchandise;
- J. Stationary sidewalk vendors may not operate in any of the City's residential zones;
- K. Stationary sidewalk vendors may not operate within Garvey Ranch Park, La Loma Park, or any other city-owned park with an operative agreement between the city and a concessionaire for the exclusive sale of food or merchandise by the concessionaire;
- L. Any stationary sidewalk vendor that stores, prepares, packages, serves, vends, or otherwise provides food must be operated within 200 feet of an approved and readily available toilet and handwashing facility whenever the stationary sidewalk vendor is stopped to conduct business for more than a one-hour period, per Health and Safety Code § 114315. If the stationary sidewalk vendor is relying on a private restroom facility, the vendor must provide evidence that the owner of the private restroom and the property owner granted permission to the vendor, the vendor's patrons, and employees to use the private restroom;
- M. Sidewalk vendors may not operate vending tricycles, icicle trikes, bicycle vending carts or the like, in any City park; and
- N. Sidewalk vendors may not operate:
 - 1. Within 15 feet of an intersection;
 - 2. Within 10 feet of a driveway;
 - 3. Within 5 feet of any alleyway;
 - 4. Within 5 feet of any fire hydrant, fire call box or other emergency facility;
 - 5. Within a marked bus zone;
 - 6. Within 18 inches from the edge of the curb;
 - 7. Where placement impedes the flow of pedestrian traffic by reducing the clear space to less than 6 feet, or impedes egress from, access to or the use of abutting property; or
 - 8. Within 25 feet of the entrance or exit to any building.

§ 5.68.060 Revocation or Suspension of Permit.

- A. Whenever any person fails to comply with any provision of this Chapter or other applicable law, the Director may give written 10 days' notice to the address stated on a permittee's application specifying the time and place of a permit revocation hearing. If permit violations are shown by substantial evidence, the Director

may revoke or suspend any permit. The Director will not issue a new permit after the revocation of a permit unless the Director is satisfied that the applicant will thereafter comply with all provisions of this Chapter and the rules and regulations adopted thereunder and all other applicable provisions of law, and until the Director collects a fee in an amount sufficient to recover the actual costs of processing the re-application.

- B. The Director will provide the permittee with written notice of the revocation by certified mail addressed to the permittee's address.

§ 5.68.070 Violations and Penalties.

- A. Any violation of this chapter constitutes a public nuisance and each day such condition continues is a new and separate offense. Violations of this Chapter are subject to administrative penalties administered pursuant to Chapter 4.20.
- B. Any person engaged in sidewalk vending, solicitation or peddling must prominently display all permits required by this Chapter.
- C. Fines imposed by this chapter will be as follows:
 - 1. An administrative fine of \$100 for a first violation;
 - 2. An administrative fine of \$200 for a second violation within one year of the first violation; and
 - 3. An administrative fine of \$500 for a third or subsequent violation within one years of the first violation. Alternatively, the Director may revoke the permit issued upon a fourth or subsequent violation.
- D. When assessing an administrative fine, the Director must take into consideration the violator's ability to pay the fine. In doing so, the Director may allow the violator to complete community service in lieu of paying the total administrative fine, waive the fine, or offer an alternative disposition. If either of the following are true, the violator may remit to the City 20% of the administrative fine imposed:
 - 1. The violator is receiving public benefits under one or more of the following programs: (i) Supplemental Security Income (SSI) and State Supplementary Payment (SSP); (ii) California Work Opportunity and Responsibility to Kids Act (CalWORKs) or a federal Tribal Temporary Assistance for Needy Families (Tribal TANF) grant program; (iii) Supplemental Nutrition Assistance Program or the California Food Assistance Program; (iv) County Relief, General Relief (GR), or General Assistance (GA); (v) Cash Assistance Program for Aged, Blind, and Disabled Legal Immigrants; (vi) In-Home Supportive Services (IHSS); or (vii) Medi-Cal; or
 - 2. The violator's monthly income is 125 percent or less of the current poverty guidelines updated periodically in the Federal Register by the United States Department of Health and Human Services under the authority of 42 U.S.C. 9902(2).

- E. Any fine required to be paid under the provisions of this chapter is a debt owed by the vendor to the City. Any person owing money to the City is liable to an action brought in the name of the City for the recovery of such amount."

SECTION 4. The definition of "Business by vehicle" in MPMC § 5.12.030 is amended as follows:

"Business by vehicle" is the business of running, driving, or operating any automobile, automobile truck, automobile tank wagon or any vehicle used for transportation, selling, collection or delivery of goods or other personal property of any kind from a vehicle, either as a principal business, or in connection with any other business; of soliciting for work, labor, or services to be performed upon the public street, in or from a vehicle, or to be performed on goods or other personal property.

The term applies to the delivery of goods purchased by retail merchants in the city at wholesale prices and delivered to said merchants in said city for resale by them for use or consumption by the public, and applies to the delivery of services to the businesses and professions listed in this chapter, but shall not apply to persons operating such vehicles together with, and in conjunction with, a fixed place of business within the city, for which such business a license fee is paid under the other provisions of this title.

The provisions of this title are not to be construed as imposing a tax upon vehicles, but as a method of classification of businesses and distinguishing between those maintaining a fixed place of business in the conduct of which vehicles are used and those maintaining a business in the conduct of which vehicles are used but who do not have a fixed place of business in the city."

SECTION 5. MPMC § 12.04.120 is amended to read as follows:

"Unless previously and expressly invited to enter onto the premises, it is unlawful for any person to enter onto private property that is posted with an unobstructed sign or placard open to public view which prohibits soliciting."

SECTION 6. MPMC Chapters 9.15 and 9.81 are deleted in their entirety. MPMC §§12.04.110 (Selling) and 13.12.065 (No vending in the public rights-of-way) are deleted.

SECTION 7. MPMC §10.40.100 is amended as follows:

"10.48.100 Unlawful parking, vendors from motorized vehicles.

- A. Except as otherwise provided in this section, it is unlawful for persons to park any vehicle from which goods, wares, merchandise, fruits, vegetables or food stuffs are sold, displayed, solicited or offered for sale or bartered or exchanged, or eating car or vehicle, on any portion of any street within the city, except that such vehicles, may stand or park only at the request of a bona fide purchaser for a period of time not to exceed ten minutes at any one place. This section does not apply to persons delivering such articles upon order of, or by agreement with a customer from a store or other fixed place of business or distribution.
- B. Vending activities on private property associated with a retail or service business must:

1. Obtain a valid business license; and
2. If required, obtain and maintain a valid county health department permit.”

SECTION 8. *Environmental Assessment.* 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 consists only of minor revisions and clarifications to existing regulations and specification of procedures related thereto. This ordinance, therefore, does not have the potential to cause significant effects on the environment. Consequently, it is exempt from CEQA review under 14 Cal. Code Regs. § 15061(b)(3).

SECTION 9. *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 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 10. *Reliance on Record.* Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 11. Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are 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 12. Preservation. Repeal or amendment of any previous MPMC section or ordinance 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 13. 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 provision or application and, to this end, the provisions of this Ordinance are severable.

SECTION 14. The City Clerk, or her duly appointed deputy, 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 15. Effective Date. This Ordinance will become effective on the 31st day following its passage and adoption. Ordinance Number 2065 is repealed in its entirety.

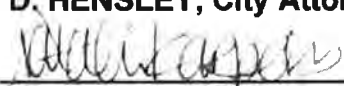
**ORDINANCE NO. XXXX WAS DULY PASSED, APPROVED, AND ADOPTED
BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AT ITS REGULAR
MEETING OF _____.**

Peter Chan, Mayor

Attest:

Vincent D. Chang, City Clerk

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

By: 
Natalie C. Karpeles, Deputy City Attorney



City Council Staff Report

DATE: February 20, 2019

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

TO: The Honorable Mayor and City Council
FROM: Vincent D. Chang, City Clerk
SUBJECT: Public Hearing to Receive Input from the Community Regarding the Creation of a City Council District-Based Electoral System Pursuant to Elections Code §10010

RECOMMENDATION:

It is recommended that the City Council consider:

- (1) Receiving a report regarding the districting process and permissible criteria to be considered to create district boundaries;
- (2) Conduct a Public Hearing to receive public testimony on the composition of districts for a district-based electoral system pursuant to Elections Code § 10010;
- (3) Provide direction to the City's demographer regarding the composition of districts for a district-based electoral system pursuant to Elections Code § 10010; and
- (4) Take such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On November 7, 2018, the City Council adopted Resolution No. 12043 declaring its intent to transition from at-large to district-based elections for City Council commencing with the General Municipal Election in March 2020. Elections Code § 10010 requires that the City conduct four public hearings to receive community input on district boundaries and maps for the formation of City Council districts.

On December 19, 2018, the City Council conducted the second of four Public Hearings. Community input regarding the composition of district boundaries is summarized in Attachment 1.

Based on public input, the City Council's direction, and other legally required criteria, the City's Demographer evaluated and submitted the proposed draft maps for public review and comments. It is recommended that the City Council give direction regarding which final map product, with any necessary modifications, the City Council would like to consider at the March 6th City Council Meeting.

BACKGROUND

Since November 7th, the City engaged in outreach efforts to inform the public about district elections and the process associated with their formation. A webpage (www.MontereyPark.ca.gov/DistrictElections) was uploaded to provide information about district elections, including opportunities for when and how the public can be engaged (translations available). The official notice of Public Hearings was translated and published in the Monterey Park Press (English), La Opinión (Spanish), World Journal (Chinese), and Saigon Times (Vietnamese). In addition, a press release in multiple languages was sent via email to local media and subscribers, and an article was placed in the December 2018 and the February 2019 editions of the Monterey Park Cascade which was mailed to every residence in the City.

At the December 19, 2018 council meeting, the City Council directed staff to conduct additional outreach efforts to engage the community in the formation of city council districts. On the week of Jan. 14, 2019, a postcard, in multiple languages, providing notice of the formation of district based electoral system was mailed to each household in the City. The announcement was also emailed to City's Commissions and Board members. Additional, public participation kits were made available throughout city hall and an instructional video on how to use the participation tools was uploaded to the webpage as well. Persons calling for more information and request for the kit were mailed a public participation kit.

Leading up to the third public hearing, the City Clerk's office received multiple proposed draft maps. These maps were evaluated by the City's Demographer and are confirmed that they have met the standards established under the California Voting Right Act (CVRA) and Federal Voting Rights Act (FVRA). Attachment 2 contains the proposed maps for review and public comments.

Elections Code § 10010 requires that modifications to the boundary maps be republished for public review at least seven days before City Council consideration. It is recommended that the City Council give direction regarding which final map product, with any necessary modifications, the City Council would like to consider at the March 6, 2019 council meeting.

Next Steps

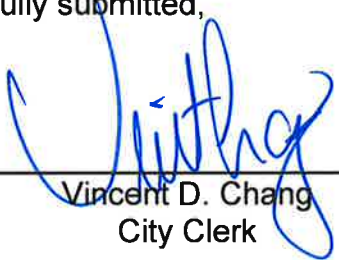
At the March 6, 2019 City Council Meeting, the City Council will conduct a 4th Public Hearing to adopt a preferred district map and to introduce an ordinance to transition to a district-based electoral system. The ordinance would take effect 30 days after its adoption and will govern the 2020 general municipal elections.

FISCAL IMPACT:

At the March 7, 2018 and December 5, 2018 City Council meetings, the Council allocated \$50,000 and \$10,000, respectively, for costs associated with district voting. The related costs are as follows:

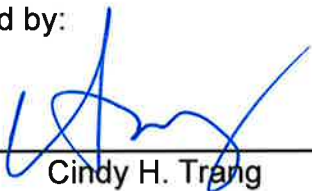
NDC – Basic District Project Elements	\$21,500
NDC – In-person presentation (5 meetings)	\$10,000
NDC – Public Participation Kits	\$ 4,000
NDC – Database of demographic	\$ 2,000
Legal notices publication	\$ 6,000
Translations	\$ 2,000
Postcard – Printing, mailhouse, delivery	\$ 3,995
Postcard – Postage	\$ 3,823
Postcard – translation	<u>\$ 350</u>
Total	\$53,668

Respectfully submitted,



Vincent D. Chang
City Clerk

Prepared by:



Cindy H. Trang
Deputy City Clerk



Ron Bow
City Manager



Karl H. Berger
Assistant City Attorney

Attachments:

1. December 19, 2018 City Council Meeting – Summary of Public Comments
2. Draft Maps of Voting District Boundaries and Demographic Information

ATTACHMENT 1
December 19, 2018 City Council Meeting
Summary of Public Comments

City Council Meeting of December 19, 2018

Community Input of Criteria for District Elections

City Clerk Chang read into the records a written communication from Irma Gorrocino stating her concerns with the meeting being held a few days before the holidays, which makes it difficult for residents to attend the public hearing due to prior commitments. She asked council to consider scheduling an additional public input meeting before the February meeting.

- Nancy Arcuri stated that Monterey Park should be divided into five voting districts from the west to the east city limits, equally sharing an economic equity and sales tax from the main shopping centers located at North Atlantic, South Atlantic, and the Marketplace. The maps should promote voter equality, consider home owners versus renters, and minority heritage. She suggested council to get a legal opinion from the California Court of Appeals in Pasadena to see if the city can pattern the election laws like the City of Alhambra in where the Alhambra residents vote for all the candidates in the different districts.
- Theresa Amador stated that her preference would be to vote by district and at large but because of the legislation she knows that is not doable. She explains that if the city implements district voting to the districts that are already delineated, such as Brightwood and Monterey Highlands which have the highest voter turnouts but do not have an economic niche, it would create an economic impact. She suggested that the city should look into where the money is being generated in the city, and create an economic parody within the districts because it would be unfair for one council member to get all the benefits from a specific revenue of the city.
- Barbara Ngai wanted to represent the millennials in Monterey Park and expressed that she has concerns on racial gerrymandering. She feels that in the past cultures were more closed off but now more than ever friends have extended their arms across cultural lines. She expresses that she wants to be able to vote for who she wants and not have to worry about race. She feels that the city should implement a geographical map that forces residents to interact with their neighbors and discuss the issues in their community. She encourages the city to look into the work of Brian Wilson, a software programmer, who developed an algorithm, using the 2010 census, which allows you to plug in data into a program to obtain a computer generated map.

- Gary Lau asked the consultant to send an automatic email reply when residents submit their proposed maps and suggested to come up with a tool that would color coordinate the desired districts when creating a map. He stated that districting is inevitable and the city should accept it. He asks council if they decided to pursue the battle against district voting they should not use city tax payer's funds or city staff time.
- Michael Lopez proposed a map that will have three districts and two rover candidates. He states that the south end of the city is heavily Latino, but it is also heavily renters, and the political tract record states that renters do not normally vote in large numbers. He explains that his map would divide the south end of the city into one district and the north end would be divided into two districts from west to east.
- David Barron states he will be drawing lines based on a 7 council district with the areas of interest being the school boundaries. He also stated that Alhambra votes at large with nominating districts which allows the residents to vote for all the candidates running for council not just one.
- Armen Sebastian states that the city should be divided by school districts such as Montebello for the south, Alhambra for the north, Garvey for the east, and Los Angeles for the south west side. He states that parents who send their kids to the same school district have more in common with each other than those in other school districts.

ATTACHMENT 2

Draft Maps of Voting District Boundaries and Demographic Information

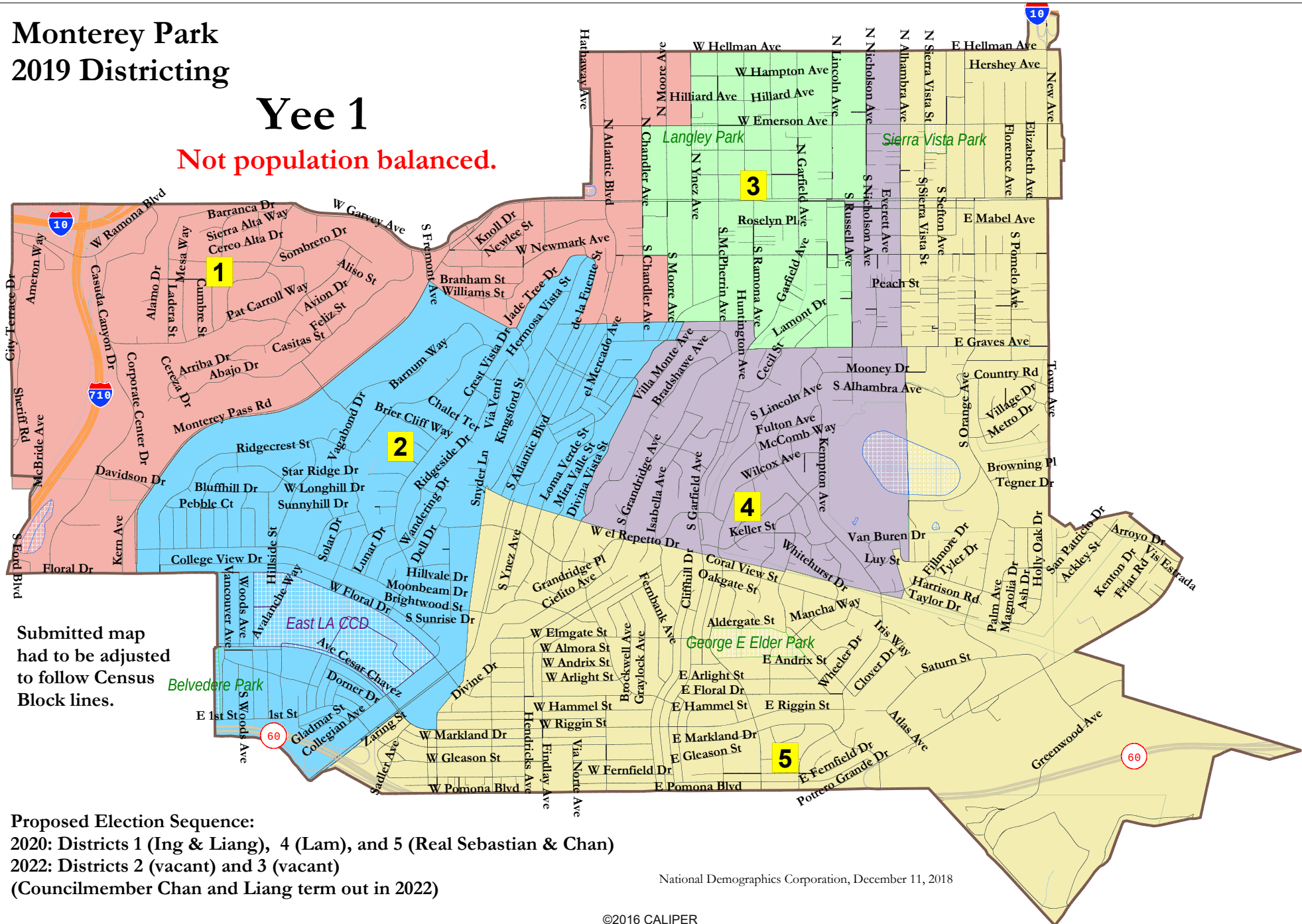
Attached are the proposed district maps submitted for consideration at the
February 20, 2019 Council Meeting

<u>Maps</u>	<u>Date Submitted</u>	<u># of districts</u>
Map 1 – Cindy Yee	December 5, 2018	Not Population Balanced
Map 2 – Teki Fromdatower	December 18, 2018	5 Districts
Map 3 – Gary Lau	December 18, 2018	5 Districts
Map 4 – Jason Dhing	January 29, 2019	5 Districts
Map 5 – Bill Lam	January 29, 2019	5 Districts
Map 6 – Bill Lam	January 29, 2019	5 Districts
Map 7 – Bill Lam	January 29, 2019	7 Districts
Map 8 – Bill Lam	January 29, 2019	7 Districts
Map 9 – Michael Lopez	January 30, 2019	5 Districts
Map 10 – Jason Lister	February 3, 2019	4 Districts
Map 11 – Jason Lister	February 3, 2019	5 Districts
Map 12 – Bill Lam	February 5, 2019	9 Districts
Map 13 – Bill Lam	February 5, 2019	9 Districts
Map 14 – Jennifer Tang on Behalf of MPK Democratic Club	February 11, 2019	Not Population Balanced
Map 15 – Apple (NDC)	February 13, 2019	4 Districts
Map 16 – Peach (NDC)	February 13, 2019	4 Districts
Map 17 – Tan (NDC)	February 13, 2019	5 Districts
Map 18 – Green (NDC)	February 13, 2019	5 Districts

Monterey Park 2019 Districting

Yee 1

Not population balanced.



Proposed Election Sequence:

2020: Districts 1 (Ing & Liang), 4 (Lam), and 5 (Real Sebastian & Chan)

2022: Districts 2 (vacant) and 3 (vacant)

(Councilmember Chan and Liang term out in 2022)

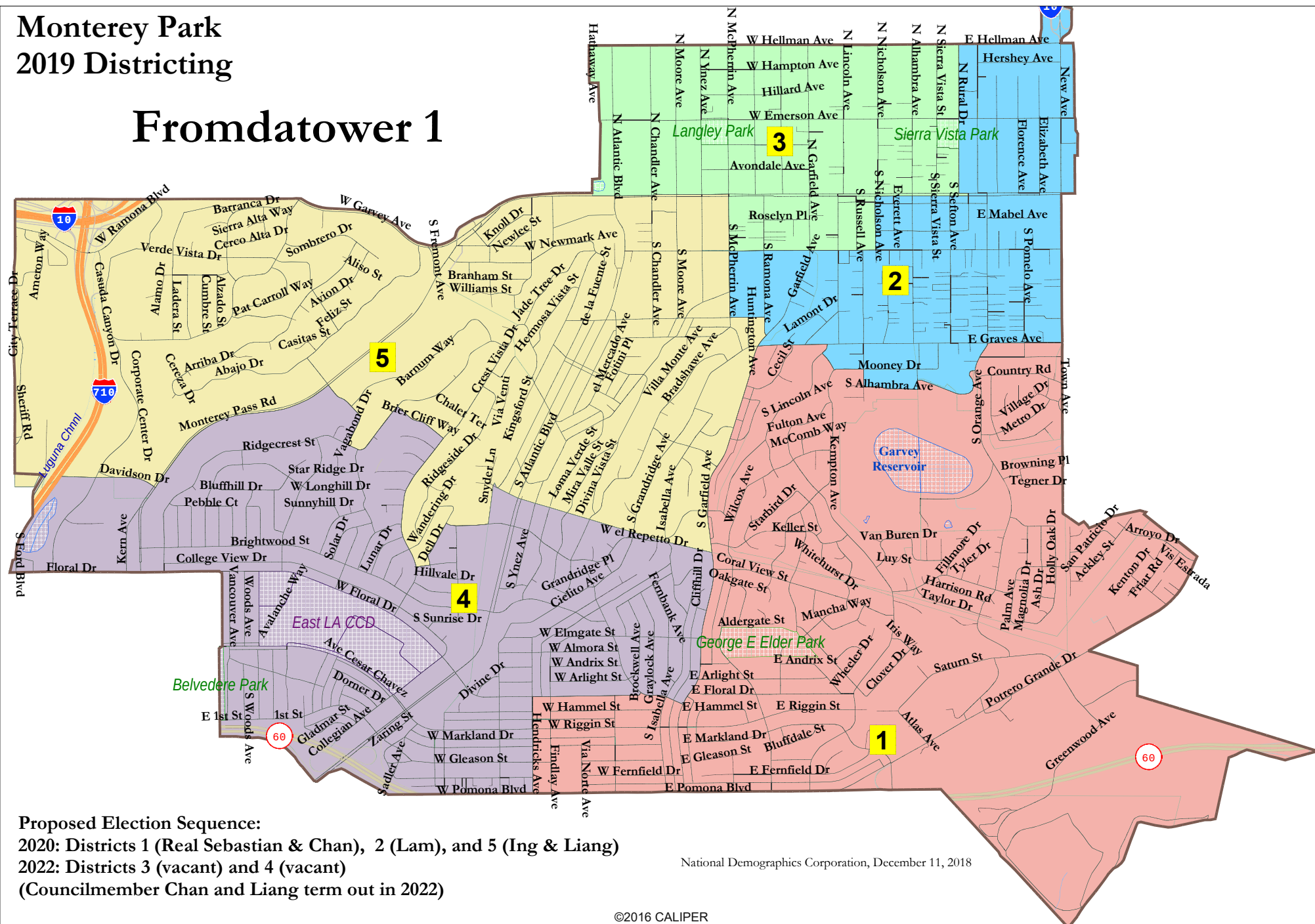
National Demographics Corporation, December 11, 2018

©2016 CALIPER

Monterey Park - Yee 1 (not population balanced)							
District		1	2	3	4	5	Total
Ideal	Total Pop	7,029	9,886	9,794	8,094	25,466	60,269
12,054	Deviation from ideal	-5,025	-2,168	-2,260	-3,960	13,412	18,437
	% Deviation	-41.69%	-17.99%	-18.75%	-32.85%	111.27%	152.95%
Total Pop	% Hisp	19%	33%	12%	23%	34%	27%
	% NH White	5%	5%	3%	7%	5%	5%
	% NH Black	0%	0%	0%	0%	0%	0%
	% Asian-American	75%	60%	84%	69%	60%	67%
Citizen Voting Age Pop	Total	5,239	6,796	5,722	4,638	16,909	39,305
	% Hisp	20%	33%	15%	28%	35%	29%
	% NH White	5%	7%	4%	8%	5%	5%
	% NH Black	0%	1%	0%	1%	0%	1%
	% Asian/Pac.Isl.	74%	59%	80%	63%	60%	65%
Voter Registration (Nov 2016)	Total	3,740	5,391	3,520	3,964	11,345	27,960
	% Latino est.	22%	36%	18%	28%	41%	33%
	% Spanish-Surnamed	19%	32%	16%	25%	37%	29%
	% Asian-Surnamed	55%	46%	65%	49%	41%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	18%	15%	14%	19%	15%	16%
	% NH Black	0%	2%	0%	1%	1%	1%
Voter Turnout (Nov 2016)	Total	2,307	3,520	1,749	2,424	7,342	17,342
	% Latino est.	24%	38%	24%	33%	46%	37%
	% Spanish-Surnamed	21%	34%	21%	29%	42%	34%
	% Asian-Surnamed	52%	44%	58%	44%	36%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	19%	15%	15%	19%	14%	16%
	% NH Black	0%	2%	0%	1%	1%	1%
Voter Turnout (Nov 2014)	Total	1,096	1,479	637	1,088	2,971	7,269
	% Latino est.	19%	29%	23%	30%	43%	33%
	% Spanish-Surnamed	17%	26%	21%	27%	39%	30%
	% Asian-Surnamed	51%	49%	59%	42%	37%	44%
	% Filipino-Surnamed	1%	0%	2%	1%	2%	1%
	% NH White est.	27%	21%	14%	23%	17%	20%
	% NH Black est.	0%	0%	0%	2%	1%	1%
ACS Pop. Est.	Total	7,518	9,876	9,955	7,757	26,198	61,303
Age	age0-19	17%	23%	18%	17%	19%	19%
	age20-60	52%	52%	56%	55%	57%	55%
	age60plus	30%	25%	26%	28%	25%	26%
Immigration	immigrants	55%	39%	67%	57%	53%	54%
	naturalized	69%	68%	61%	63%	63%	64%
Language spoken at home	english	28%	30%	16%	23%	24%	24%
	spanish	14%	29%	10%	16%	24%	20%
	asian-lang	56%	40%	74%	60%	51%	55%
	other lang	2%	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	41%	28%	55%	44%	41%	42%
Education (among those age 25+)	hs-grad	44%	43%	47%	47%	52%	48%
	bachelor	24%	26%	18%	21%	20%	21%
	graduatedegree	14%	12%	9%	10%	7%	9%
Child in Household	child-under18	20%	30%	25%	26%	27%	26%
Pct of Pop. Age 16+	employed	51%	53%	53%	51%	54%	53%
Household Income	income 0-25k	24%	27%	35%	25%	22%	26%
	income 25-50k	14%	17%	23%	24%	25%	22%
	income 50-75k	14%	17%	14%	15%	16%	15%
	income 75-200k	37%	31%	25%	30%	31%	31%
	income 200k-plus	10%	9%	3%	6%	6%	7%
Housing Stats	single family	71%	64%	46%	71%	74%	67%
	multi-family	29%	36%	54%	29%	26%	33%
	rented	40%	47%	66%	46%	46%	49%
	owned	60%	53%	34%	54%	54%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

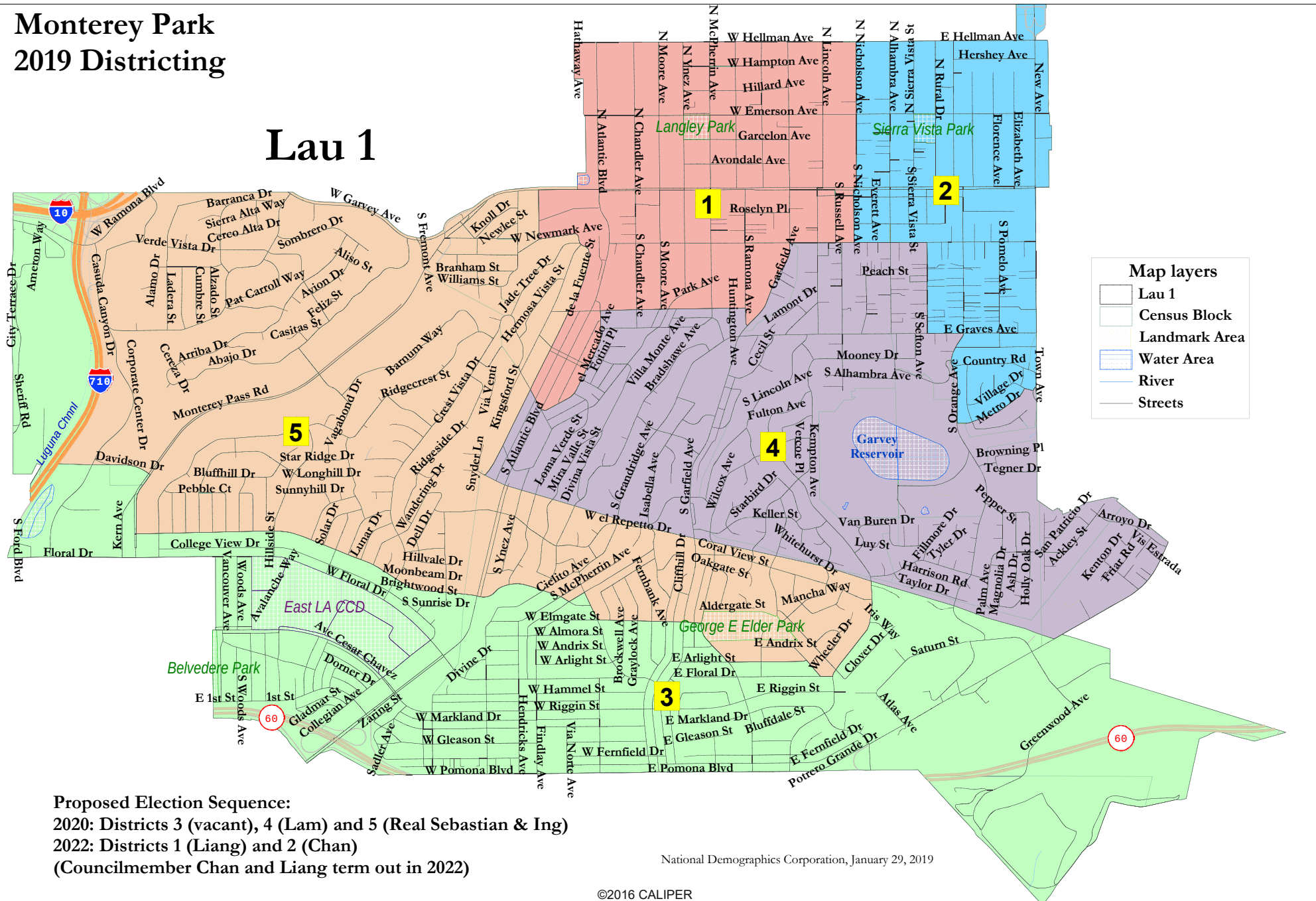
Fromdatower 1



Monterey Park - Fromdatower 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,718	12,489	12,172	12,282	11,608	60,269
12,054	Deviation from ideal	-336	435	118	228	-446	881
	% Deviation	-2.79%	3.61%	0.98%	1.89%	-3.70%	7.31%
Total Pop	% Hisp	38%	19%	12%	44%	22%	27%
	% NH White	8%	2%	3%	5%	6%	5%
	% NH Black	0%	0%	0%	0%	1%	0%
	% Asian-American	52%	78%	85%	49%	71%	67%
Citizen Voting Age Pop	Total	7,933	7,439	6,897	8,779	8,256	39,305
	% Hisp	36%	22%	14%	40%	28%	29%
	% NH White	8%	2%	4%	6%	7%	5%
	% NH Black	0%	0%	0%	1%	1%	1%
	% Asian/Pac.Isl.	55%	76%	82%	52%	64%	65%
Voter Registration (Nov 2016)	Total	6,765	4,300	4,119	6,282	6,494	27,960
	% Latino est.	42%	24%	18%	46%	26%	33%
	% Spanish-Surnamed	38%	21%	16%	42%	23%	29%
	% Asian-Surnamed	37%	58%	65%	37%	52%	48%
	% Filipino-Surnamed	2%	1%	1%	1%	1%	1%
	% NH White est.	19%	12%	14%	13%	17%	16%
	% NH Black	0%	2%	0%	1%	2%	1%
Voter Turnout (Nov 2016)	Total	4,557	2,425	2,035	4,216	4,109	17,342
	% Latino est.	45%	29%	23%	50%	28%	37%
	% Spanish-Surnamed	41%	26%	21%	45%	25%	34%
	% Asian-Surnamed	34%	52%	58%	35%	49%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	18%	13%	16%	13%	18%	16%
	% NH Black	0%	2%	0%	1%	2%	1%
Voter Turnout (Nov 2014)	Total	2,038	880	746	1,616	1,990	7,269
	% Latino est.	41%	28%	20%	43%	23%	33%
	% Spanish-Surnamed	37%	25%	18%	39%	21%	30%
	% Asian-Surnamed	34%	54%	60%	39%	48%	44%
	% Filipino-Surnamed	2%	2%	2%	0%	1%	1%
	% NH White est.	21%	16%	15%	15%	25%	20%
	% NH Black est.	1%	1%	1%	0%	1%	1%
ACS Pop. Est.	Total	11,671	12,711	12,461	12,394	12,067	61,303
Age	age0-19	20%	19%	17%	21%	18%	19%
	age20-60	54%	58%	57%	53%	53%	55%
	age60plus	27%	22%	26%	26%	29%	26%
Immigration	immigrants	46%	63%	71%	40%	48%	54%
	naturalized	64%	62%	56%	72%	72%	64%
Language spoken at home	english	29%	18%	14%	30%	30%	24%
	spanish	29%	12%	8%	33%	19%	20%
	asian-lang	40%	69%	78%	37%	49%	55%
	other lang	1%	0%	0%	1%	2%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	33%	51%	60%	29%	34%	42%
Education (among those age 25+)	hs-grad	54%	46%	46%	50%	45%	48%
	bachelor	21%	20%	18%	22%	25%	21%
	graduatedegree	9%	7%	8%	10%	13%	9%
Child in Household	child-under18	27%	30%	23%	27%	23%	26%
Pct of Pop. Age 16+	employed	50%	56%	54%	53%	52%	53%
Household Income	income 0-25k	19%	29%	36%	24%	20%	26%
	income 25-50k	24%	27%	23%	20%	16%	22%
	income 50-75k	14%	14%	14%	17%	17%	15%
	income 75-200k	38%	23%	24%	32%	37%	31%
	income 200k-plus	6%	7%	3%	7%	10%	7%
Housing Stats	single family	85%	58%	41%	71%	80%	67%
	multi-family	15%	42%	59%	29%	20%	33%
	rented	37%	59%	71%	43%	33%	49%
	owned	63%	41%	29%	57%	67%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

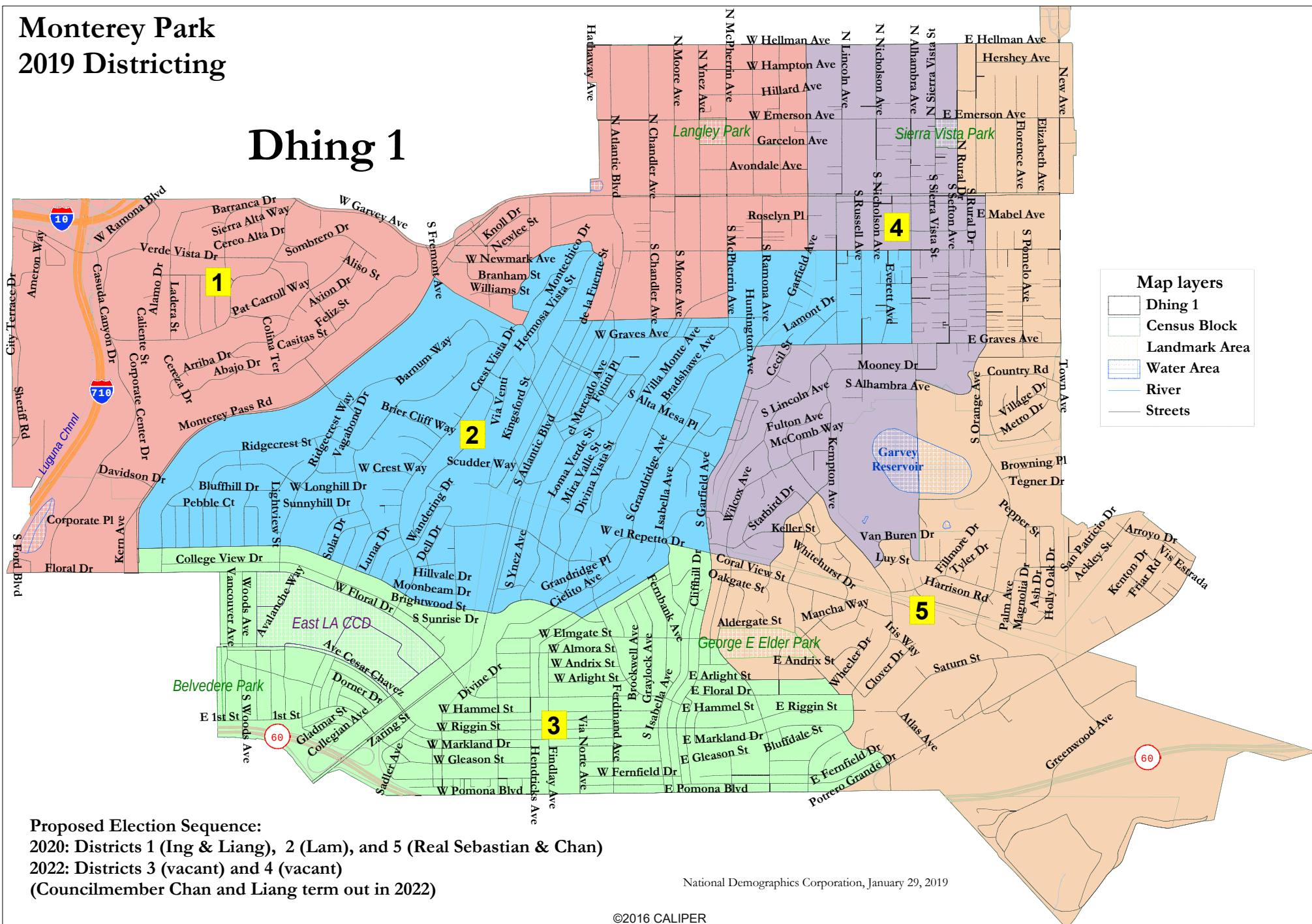
Lau 1



Monterey Park - Lau 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,897	12,283	11,882	11,993	12,214	60,269
12,054	Deviation from ideal	-157	229	-172	-61	160	401
	% Deviation	-1.30%	1.90%	-1.43%	-0.51%	1.33%	3.33%
Total Pop	% Hisp	13%	16%	57%	25%	24%	27%
	% NH White	3%	2%	5%	7%	7%	5%
	% NH Black	0%	0%	0%	0%	1%	0%
	% Asian-American	83%	81%	36%	67%	67%	67%
Citizen Voting Age Pop	Total	7,329	6,931	7,951	7,834	9,259	39,305
	% Hisp	16%	21%	56%	25%	25%	29%
	% NH White	4%	2%	5%	8%	8%	5%
	% NH Black	0%	0%	0%	1%	1%	1%
	% Asian/Pac.Isl.	80%	78%	38%	65%	66%	65%
Voter Registration (Nov 2016)	Total	4,512	4,008	5,964	6,301	7,175	27,960
	% Latino est.	20%	22%	57%	29%	29%	33%
	% Spanish-Surnamed	18%	20%	51%	26%	26%	29%
	% Asian-Surnamed	63%	59%	29%	48%	48%	48%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	14%	15%	12%	18%	18%	16%
	% NH Black	0%	1%	0%	1%	2%	1%
Voter Turnout (Nov 2016)	Total	2,302	2,259	4,071	4,029	4,680	17,342
	% Latino est.	25%	27%	61%	33%	31%	37%
	% Spanish-Surnamed	23%	24%	55%	30%	28%	34%
	% Asian-Surnamed	55%	54%	26%	45%	45%	43%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	16%	15%	11%	18%	19%	16%
	% NH Black	0%	1%	0%	1%	2%	1%
Voter Turnout (Nov 2014)	Total	858	827	1,469	1,863	2,252	7,269
	% Latino est.	21%	25%	64%	32%	21%	33%
	% Spanish-Surnamed	19%	22%	57%	28%	19%	30%
	% Asian-Surnamed	58%	56%	23%	42%	50%	44%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	17%	15%	11%	22%	26%	20%
	% NH Black est.	0%	1%	0%	2%	0%	1%
ACS Pop. Est.	Total	12,382	12,482	12,401	11,551	12,486	61,303
Age	age0-19	18%	18%	22%	18%	19%	19%
	age20-60	56%	59%	53%	55%	51%	55%
	age60plus	26%	23%	25%	27%	29%	26%
Immigration	immigrants	66%	67%	40%	51%	43%	54%
	naturalized	60%	58%	68%	68%	71%	64%
Language spoken at home	english	16%	16%	31%	26%	32%	24%
	spanish	11%	11%	36%	19%	24%	20%
	asian-lang	72%	72%	33%	54%	43%	55%
	other lang	0%	0%	1%	1%	2%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	54%	56%	30%	37%	31%	42%
Education (among those age 25+)	hs-grad	47%	46%	54%	49%	46%	48%
	bachelor	18%	20%	20%	22%	26%	21%
	graduatedegree	9%	6%	8%	11%	13%	9%
Child in Household	child-under18	24%	28%	27%	27%	25%	26%
Pct of Pop. Age 16+	employed	53%	56%	52%	51%	52%	53%
Household Income	income 0-25k	34%	29%	22%	23%	19%	26%
	income 25-50k	20%	27%	23%	23%	17%	22%
	income 50-75k	15%	15%	16%	15%	16%	15%
	income 75-200k	27%	22%	35%	32%	36%	31%
	income 200k-plus	3%	7%	5%	7%	11%	7%
Housing Stats	single family	50%	53%	77%	80%	74%	67%
	multi-family	50%	47%	23%	20%	26%	33%
	rented	65%	62%	42%	40%	35%	49%
	owned	35%	38%	58%	60%	65%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

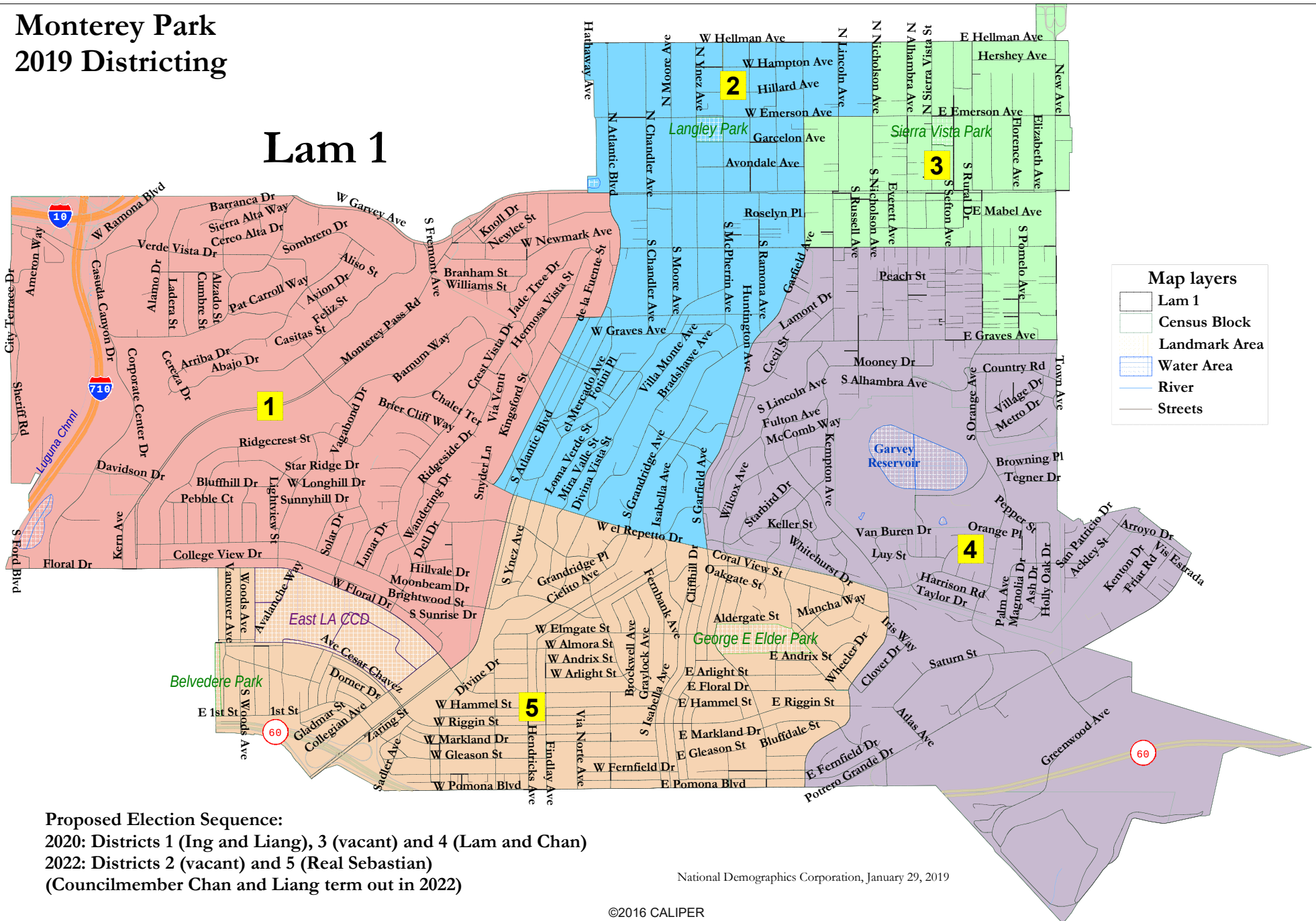
Dhing 1



Monterey Park - Dhing 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,086	11,817	12,127	12,231	12,008	60,269
12,054	Deviation from ideal	32	-237	73	177	-46	414
	% Deviation	0.27%	-1.97%	0.61%	1.47%	-0.38%	3.43%
Total Pop	% Hisp	16%	23%	57%	16%	22%	27%
	% NH White	4%	7%	5%	5%	5%	5%
	% NH Black	0%	1%	0%	0%	0%	0%
	% Asian-American	79%	69%	37%	78%	72%	67%
Citizen Voting Age Pop	Total	8,194	8,473	8,232	6,863	7,543	39,305
	% Hisp	18%	26%	55%	18%	23%	29%
	% NH White	5%	7%	5%	5%	5%	5%
	% NH Black	0%	2%	0%	0%	0%	1%
	% Asian/Pac.Isl.	76%	64%	39%	75%	72%	65%
Voter Registration (Nov 2016)	Total	5,746	6,343	6,103	4,384	5,385	27,960
	% Latino est.	20%	30%	56%	23%	31%	33%
	% Spanish-Surnamed	18%	27%	51%	21%	28%	29%
	% Asian-Surnamed	59%	50%	29%	57%	48%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	17%	15%	12%	18%	18%	16%
	% NH Black	0%	3%	0%	1%	1%	1%
Voter Turnout (Nov 2016)	Total	3,295	3,967	4,152	2,470	3,457	17,342
	% Latino est.	23%	33%	60%	28%	35%	37%
	% Spanish-Surnamed	21%	29%	54%	25%	32%	34%
	% Asian-Surnamed	54%	46%	27%	51%	43%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	18%	15%	11%	19%	18%	16%
	% NH Black	0%	3%	0%	1%	1%	1%
Voter Turnout (Nov 2014)	Total	1,469	1,808	1,502	981	1,509	7,269
	% Latino est.	20%	24%	62%	24%	32%	33%
	% Spanish-Surnamed	18%	22%	56%	22%	29%	30%
	% Asian-Surnamed	53%	51%	25%	48%	44%	44%
	% Filipino-Surnamed	1%	1%	1%	1%	2%	1%
	% NH White est.	23%	23%	11%	22%	20%	20%
	% NH Black est.	0%	1%	0%	2%	1%	1%
ACS Pop. Est.	Total	12,826	11,963	12,611	11,807	12,096	61,303
Age	age0-19	18%	20%	22%	17%	18%	19%
	age20-60	54%	55%	53%	56%	57%	55%
	age60plus	28%	25%	25%	27%	25%	26%
Immigration	immigrants	58%	45%	40%	67%	58%	54%
	naturalized	66%	68%	69%	59%	60%	64%
Language spoken at home	english	24%	28%	31%	16%	22%	24%
	spanish	13%	23%	35%	11%	18%	20%
	asian-lang	62%	49%	33%	72%	59%	55%
	other lang	1%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	45%	31%	30%	57%	46%	42%
Education (among those age 25+)	hs-grad	46%	46%	54%	45%	49%	48%
	bachelor	22%	24%	19%	19%	21%	21%
	graduatedegree	12%	12%	8%	8%	7%	9%
Child in Household	child-under18	21%	29%	26%	26%	28%	26%
Pct of Pop. Age 16+	employed	52%	54%	52%	54%	54%	53%
Household Income	income 0-25k	29%	23%	22%	29%	25%	26%
	income 25-50k	16%	20%	23%	27%	25%	22%
	income 50-75k	14%	18%	16%	14%	14%	15%
	income 75-200k	34%	31%	35%	24%	29%	31%
	income 200k-plus	7%	8%	5%	5%	7%	7%
Housing Stats	single family	63%	70%	77%	54%	71%	67%
	multi-family	37%	30%	23%	46%	29%	33%
	rented	50%	44%	41%	58%	50%	49%
	owned	50%	56%	59%	42%	50%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

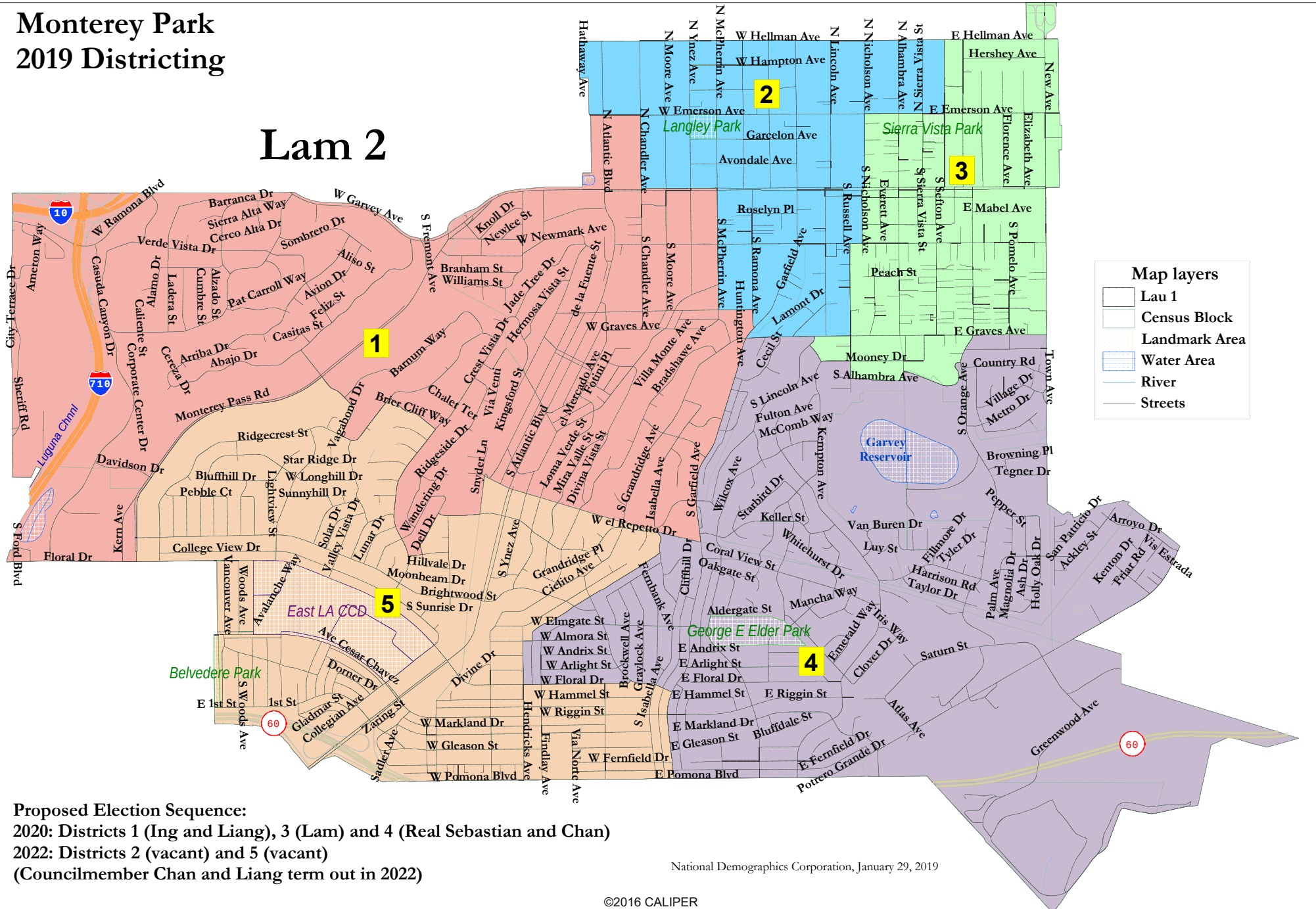
Lam 1



Monterey Park - Lam 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,993	12,512	12,131	11,604	12,029	60,269
12,054	Deviation from ideal	-61	458	77	-450	-25	908
	% Deviation	-0.51%	3.80%	0.64%	-3.73%	-0.21%	7.53%
Total Pop	% Hisp	24%	17%	15%	24%	55%	27%
	% NH White	6%	4%	2%	6%	6%	5%
	% NH Black	1%	0%	0%	0%	0%	0%
	% Asian-American	69%	78%	82%	68%	37%	67%
Citizen Voting Age Pop	Total	8,432	8,156	6,443	7,438	8,836	39,305
	% Hisp	26%	21%	21%	21%	50%	29%
	% NH White	7%	6%	1%	7%	6%	5%
	% NH Black	1%	1%	0%	0%	0%	1%
	% Asian/Pac.Isl.	66%	71%	77%	71%	43%	65%
Voter Registration (Nov 2016)	Total	6,582	5,439	3,790	5,718	6,431	27,960
	% Latino est.	25%	23%	22%	30%	58%	33%
	% Spanish-Surnamed	23%	21%	20%	27%	52%	29%
	% Asian-Surnamed	52%	58%	60%	48%	27%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	18%	15%	14%	18%	12%	16%
Voter Turnout (Nov 2016)	% NH Black	2%	1%	1%	0%	0%	1%
	Total	4,272	2,983	2,064	3,652	4,371	17,342
	% Latino est.	26%	28%	28%	34%	62%	37%
	% Spanish-Surnamed	23%	25%	25%	30%	56%	34%
	% Asian-Surnamed	51%	52%	54%	44%	24%	43%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
Voter Turnout (Nov 2014)	% NH White est.	19%	16%	15%	18%	12%	16%
	% NH Black	2%	1%	1%	0%	0%	1%
	Total	2,000	1,215	738	1,649	1,667	7,269
	% Latino est.	20%	28%	26%	32%	57%	33%
	% Spanish-Surnamed	18%	25%	23%	29%	52%	30%
	% Asian-Surnamed	53%	50%	56%	42%	26%	44%
ACS Pop. Est.	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	26%	18%	13%	22%	14%	20%
	% NH Black est.	0%	1%	1%	1%	0%	1%
	Total	12,054	13,113	12,350	11,052	12,734	61,303
Age	age0-19	20%	18%	17%	19%	21%	19%
	age20-60	51%	57%	59%	55%	53%	55%
	age60plus	29%	25%	24%	27%	25%	26%
Immigration	immigrants	44%	61%	69%	54%	41%	54%
	naturalized	71%	62%	56%	67%	69%	64%
Language spoken at home	english	31%	20%	15%	24%	31%	24%
	spanish	22%	14%	10%	19%	36%	20%
	asian-lang	46%	66%	75%	56%	32%	55%
	other lang	2%	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	31%	47%	58%	41%	30%	42%
Education (among those age 25+)	hs-grad	42%	47%	46%	49%	56%	48%
	bachelor	28%	20%	19%	22%	18%	21%
	graduatedegree	14%	10%	6%	10%	7%	9%
Child in Household	child-under18	26%	24%	28%	28%	25%	26%
Pct of Pop. Age 16+	employed	53%	54%	56%	51%	51%	53%
Household Income	income 0-25k	21%	31%	31%	25%	21%	26%
	income 25-50k	15%	19%	27%	24%	25%	22%
	income 50-75k	16%	16%	15%	13%	15%	15%
	income 75-200k	35%	29%	21%	32%	36%	31%
	income 200k-plus	12%	5%	6%	7%	3%	7%
Housing Stats	single family	68%	59%	49%	76%	83%	67%
	multi-family	32%	41%	51%	24%	17%	33%
	rented	38%	58%	65%	43%	39%	49%
	owned	62%	42%	35%	57%	61%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

Lam 2



Proposed Election Sequence:
 2020: Districts 1 (Ing and Liang), 3 (Lam) and 4 (Real Sebastian and Chan)
 2022: Districts 2 (vacant) and 5 (vacant)
 (Councilmember Chan and Liang term out in 2022)

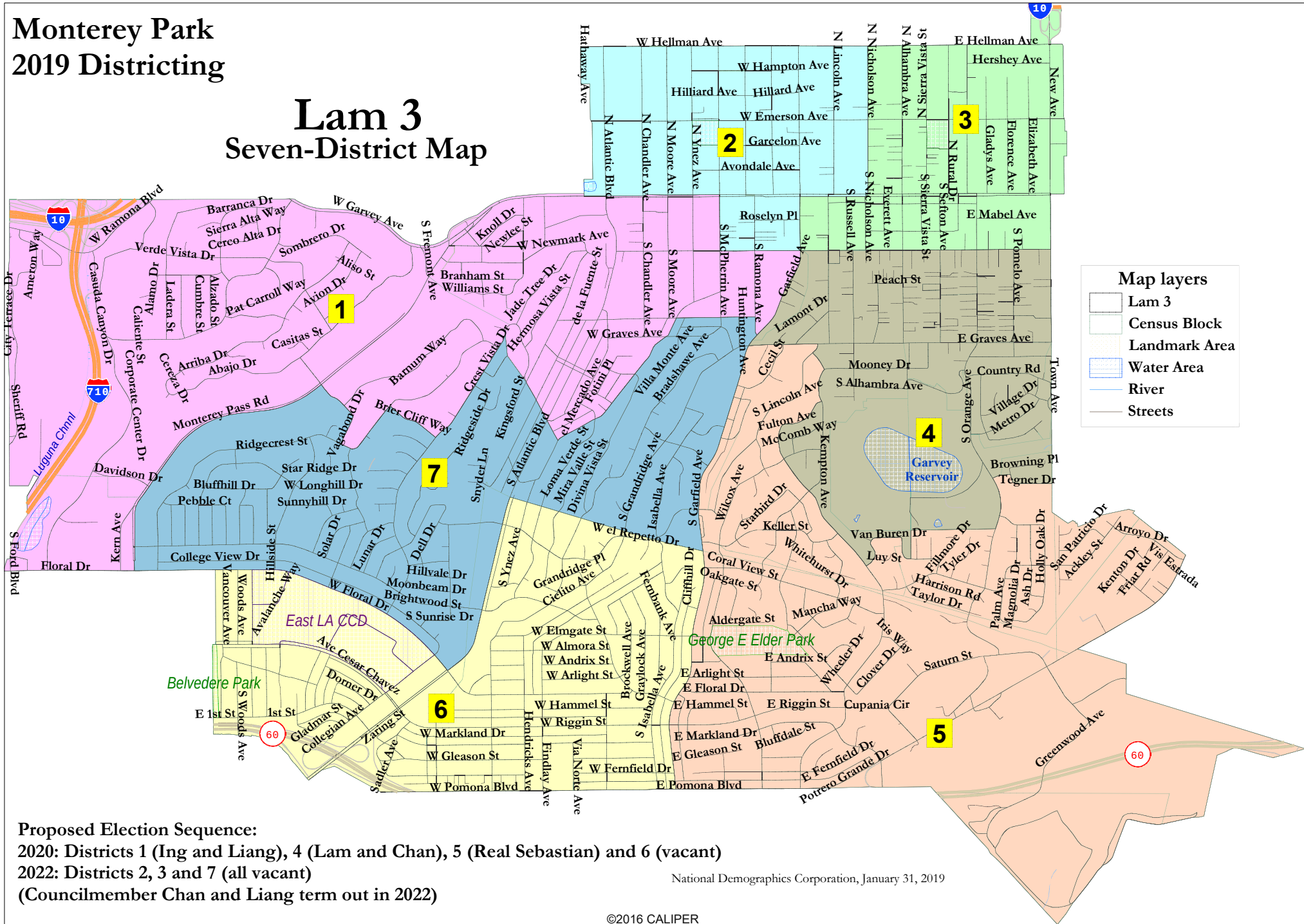
National Demographics Corporation, January 29, 2019

©2016 CALIPER

Monterey Park - Lam 2							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,970	11,876	12,423	11,923	12,077	60,269
12,054	Deviation from ideal	-84	-178	369	-131	23	547
	% Deviation	-0.70%	-1.48%	3.06%	-1.09%	0.19%	4.54%
Total Pop	% Hisp	21%	12%	18%	36%	47%	27%
	% NH White	6%	3%	2%	8%	5%	5%
	% NH Black	1%	0%	0%	0%	0%	0%
	% Asian-American	71%	84%	79%	54%	47%	67%
Citizen Voting Age Pop	Total	8,477	7,027	7,089	8,169	8,542	39,305
	% Hisp	27%	14%	22%	33%	43%	29%
	% NH White	6%	4%	2%	8%	6%	5%
	% NH Black	1%	0%	0%	0%	1%	1%
	% Asian/Pac.Isl.	64%	81%	75%	57%	49%	65%
Voter Registration (Nov 2016)	Total	6,659	4,118	4,137	6,910	6,136	27,960
	% Latino est.	25%	18%	23%	40%	48%	33%
	% Spanish-Surnamed	23%	16%	21%	36%	43%	29%
	% Asian-Surnamed	52%	64%	59%	38%	36%	48%
	% Filipino-Surnamed	1%	1%	2%	2%	1%	1%
	% NH White est.	17%	14%	13%	19%	12%	16%
	% NH Black	2%	0%	2%	0%	1%	1%
Voter Turnout (Nov 2016)	Total	4,185	2,053	2,331	4,670	4,103	17,342
	% Latino est.	28%	24%	29%	44%	51%	37%
	% Spanish-Surnamed	25%	21%	26%	39%	46%	34%
	% Asian-Surnamed	49%	57%	53%	35%	34%	43%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	18%	15%	13%	19%	12%	16%
	% NH Black	2%	0%	2%	0%	1%	1%
Voter Turnout (Nov 2014)	Total	2,033	725	857	2,119	1,535	7,269
	% Latino est.	23%	21%	27%	40%	45%	33%
	% Spanish-Surnamed	21%	19%	24%	36%	40%	30%
	% Asian-Surnamed	49%	60%	53%	35%	39%	44%
	% Filipino-Surnamed	1%	2%	2%	2%	0%	1%
	% NH White est.	25%	15%	16%	22%	14%	20%
	% NH Black est.	1%	1%	1%	1%	0%	1%
ACS Pop. Est.	Total	12,421	12,201	12,616	11,793	12,272	61,303
Age	age0-19	18%	18%	18%	19%	22%	19%
	age20-60	53%	57%	59%	53%	54%	55%
	age60plus	29%	25%	23%	28%	24%	26%
Immigration	immigrants	49%	69%	65%	45%	40%	54%
	naturalized	71%	58%	60%	68%	69%	64%
Language spoken at home	english	30%	15%	17%	30%	29%	24%
	spanish	19%	9%	12%	27%	35%	20%
	asian-lang	50%	76%	70%	42%	35%	55%
	other lang	2%	0%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	35%	57%	54%	33%	29%	42%
Education (among those age 25+)	hs-grad	45%	46%	46%	54%	50%	48%
	bachelor	24%	18%	20%	21%	22%	21%
	graduatedegree	13%	9%	7%	9%	10%	9%
Child in Household	child-under18	23%	24%	29%	26%	28%	26%
Pct of Pop. Age 16+	employed	52%	53%	56%	49%	54%	53%
Household Income	income 0-25k	21%	36%	29%	20%	23%	26%
	income 25-50k	17%	23%	27%	23%	20%	22%
	income 50-75k	16%	14%	15%	14%	17%	15%
	income 75-200k	36%	24%	23%	37%	33%	31%
	income 200k-plus	10%	3%	7%	6%	6%	7%
Housing Stats	single family	78%	43%	56%	87%	69%	67%
	multi-family	22%	57%	44%	13%	31%	33%
	rented	35%	69%	60%	33%	46%	49%
	owned	65%	31%	40%	67%	54%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

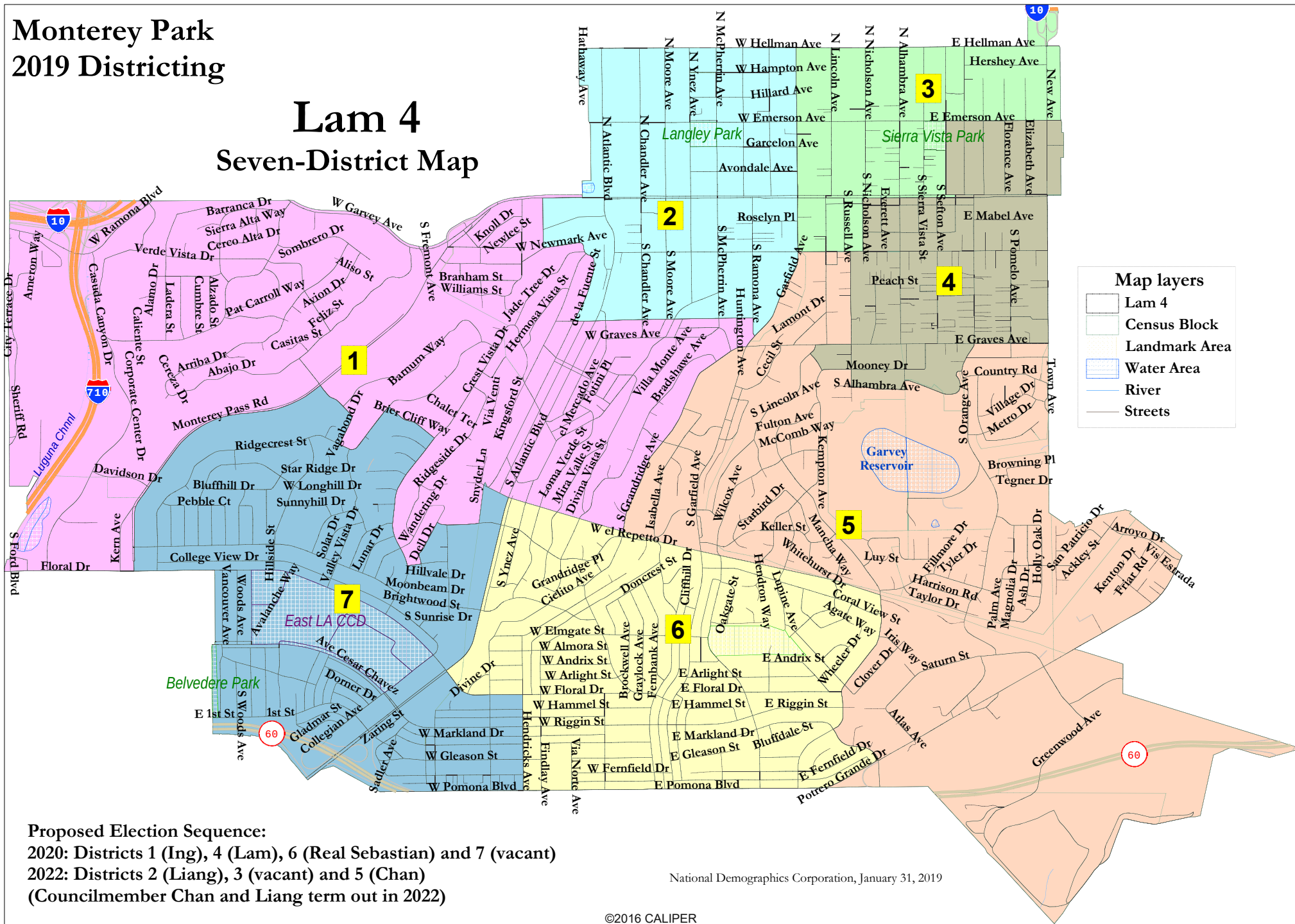
Lam 3 Seven-District Map



Monterey Park - Lam 3									
District		1	2	3	4	5	6	7	Total
Ideal	Total Pop	8,657	8,477	8,807	8,618	8,469	8,641	8,600	60,269
12,054	Deviation from ideal	47	-133	197	8	-141	31	-10	338
	% Deviation	0.55%	-1.54%	2.29%	0.09%	-1.64%	0.36%	-0.12%	3.93%
Total Pop	% Hisp	19%	12%	16%	20%	36%	58%	28%	27%
	% NH White	5%	3%	2%	3%	9%	6%	6%	5%
	% NH Black	0%	0%	0%	0%	0%	0%	1%	0%
	% Asian-American	74%	84%	81%	76%	53%	36%	64%	67%
Citizen Voting Age Pop	Total	6,316	4,918	4,848	5,372	5,572	6,450	5,828	39,305
	% Hisp	23%	12%	20%	21%	34%	51%	32%	29%
	% NH White	6%	4%	2%	3%	9%	6%	8%	5%
	% NH Black	0%	0%	0%	0%	0%	1%	2%	1%
	% Asian/Pac.Isl.	70%	82%	78%	75%	56%	42%	58%	65%
Voter Registration (Nov 2016)	Total	4,763	3,029	2,878	3,271	4,986	4,475	4,558	27,960
	% Latino est.	24%	17%	23%	24%	41%	62%	28%	33%
	% Spanish-Surnamed	21%	15%	20%	21%	37%	55%	26%	29%
	% Asian-Surnamed	54%	66%	60%	56%	37%	26%	50%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%	1%	1%
	% NH White est.	18%	14%	14%	15%	20%	10%	17%	16%
	% NH Black	0%	0%	2%	1%	0%	0%	4%	1%
Voter Turnout (Nov 2016)	Total	2,956	1,474	1,582	1,928	3,373	3,050	2,979	17,342
	% Latino est.	26%	22%	29%	28%	44%	66%	30%	37%
	% Spanish-Surnamed	23%	20%	26%	25%	40%	59%	27%	34%
	% Asian-Surnamed	51%	58%	53%	51%	34%	23%	48%	43%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%	1%	1%
	% NH White est.	19%	16%	14%	16%	20%	8%	17%	16%
	% NH Black	0%	0%	2%	1%	0%	0%	4%	1%
Voter Turnout (Nov 2014)	Total	1,427	542	585	758	1,544	1,119	1,294	7,269
	% Latino est.	22%	19%	27%	24%	42%	61%	25%	33%
	% Spanish-Surnamed	19%	17%	24%	22%	37%	55%	22%	30%
	% Asian-Surnamed	50%	61%	57%	52%	32%	26%	51%	44%
	% Filipino-Surnamed	1%	2%	1%	2%	2%	1%	1%	1%
	% NH White est.	26%	15%	13%	20%	23%	11%	22%	20%
	% NH Black est.	0%	0%	1%	2%	1%	1%	1%	1%
ACS Pop. Est.	Total	9,071	8,742	9,101	8,402	8,485	8,982	8,519	61,303
Age	age0-19	18%	17%	17%	20%	20%	20%	21%	19%
	age20-60	52%	57%	60%	56%	53%	54%	54%	55%
	age60plus	30%	26%	24%	24%	27%	26%	26%	26%
Immigration	immigrants	51%	70%	69%	59%	45%	41%	40%	54%
	naturalized	72%	57%	54%	68%	63%	74%	68%	64%
Language spoken at home	english	29%	14%	15%	21%	31%	29%	30%	24%
	spanish	17%	8%	10%	15%	28%	38%	25%	20%
	asian-lang	52%	78%	74%	64%	40%	32%	43%	55%
	other lang	2%	0%	0%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	38%	59%	57%	48%	32%	32%	26%	42%
Education (among those age 25+)	hs-grad	44%	46%	47%	46%	53%	56%	44%	48%
	bachelor	24%	18%	19%	21%	21%	17%	28%	21%
	graduatedegree	13%	9%	6%	9%	9%	7%	13%	9%
Child in Household	child-under18	22%	22%	28%	29%	28%	24%	30%	26%
Pct of Pop. Age 16+	employed	51%	53%	56%	54%	49%	52%	55%	53%
Household Income	income 0-25k	21%	37%	31%	27%	20%	23%	21%	26%
	income 25-50k	16%	21%	26%	26%	23%	24%	17%	22%
	income 50-75k	15%	14%	15%	14%	14%	16%	20%	15%
	income 75-200k	37%	25%	21%	26%	38%	35%	31%	31%
	income 200k-plus	10%	3%	6%	7%	6%	3%	11%	7%
Housing Stats	single family	78%	40%	50%	65%	86%	82%	67%	67%
	multi-family	22%	60%	50%	35%	14%	18%	33%	33%
	rented	34%	72%	66%	51%	35%	41%	42%	49%
	owned	66%	28%	34%	49%	65%	59%	58%	51%
Total population data from the 2010 Decennial Census.									
Surname-based Voter Registration and Turnout data from the California Statewide Database.									
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.									

Monterey Park 2019 Districting

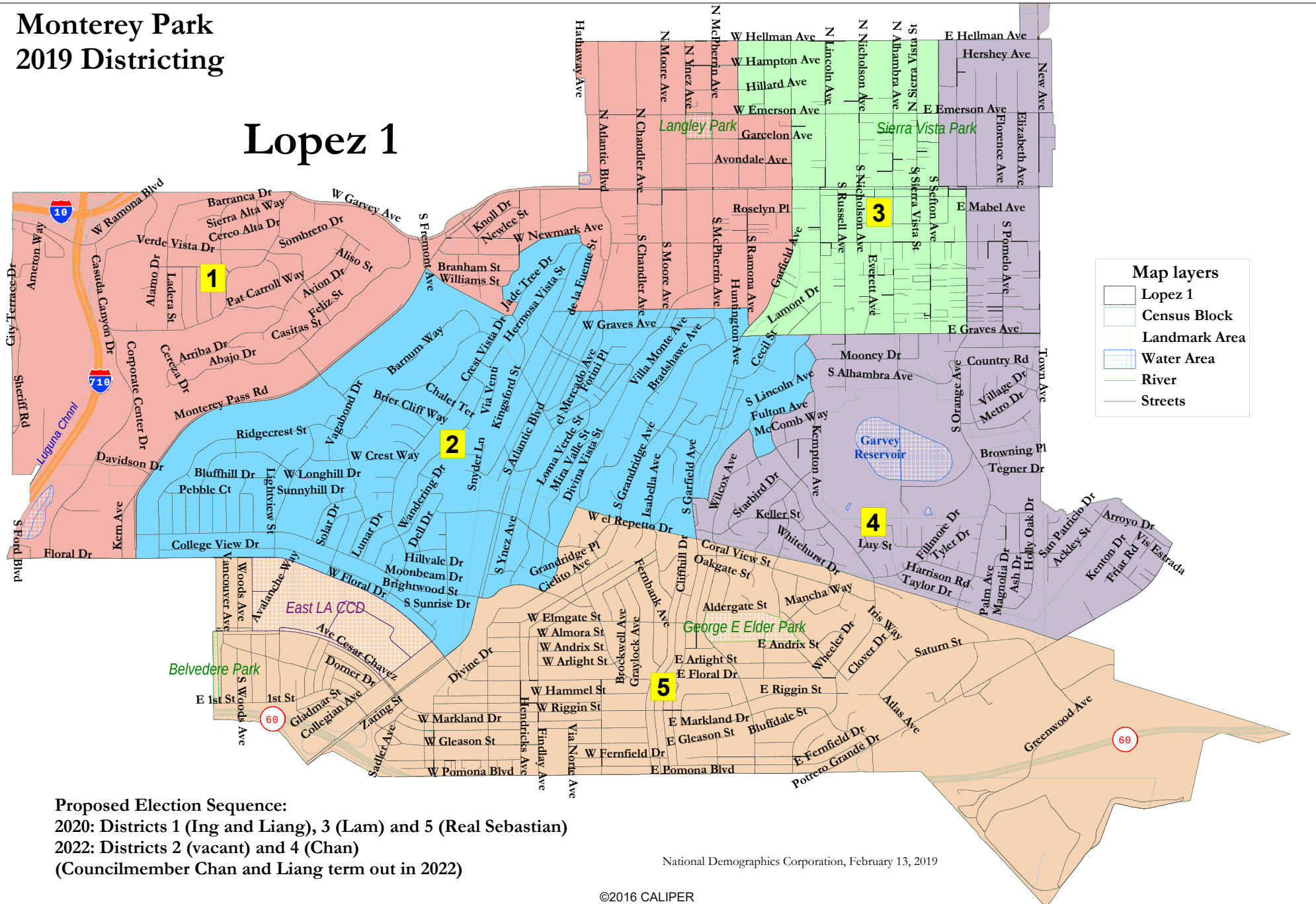
Lam 4 Seven-District Map



Monterey Park - Lam 4									
District		1	2	3	4	5	6	7	Total
Ideal	Total Pop	8,498	8,633	8,588	8,676	8,294	8,691	8,889	60,269
12,054	Deviation from ideal	-112	23	-22	66	-316	81	279	382
	% Deviation	-1.30%	0.27%	-0.26%	0.77%	-3.67%	0.94%	3.24%	4.44%
Total Pop	% Hisp	23%	13%	12%	20%	25%	49%	46%	27%
	% NH White	7%	3%	3%	3%	8%	8%	4%	5%
	% NH Black	1%	0%	0%	0%	0%	0%	0%	0%
	% Asian-American	69%	83%	84%	77%	65%	42%	48%	67%
Citizen Voting Age Pop	Total	6,072	5,534	4,596	5,141	5,363	6,548	6,051	39,305
	% Hisp	28%	16%	16%	24%	22%	48%	40%	29%
	% NH White	7%	4%	3%	2%	9%	7%	6%	5%
	% NH Black	1%	0%	0%	1%	0%	0%	1%	1%
	% Asian/Pac.Isl.	62%	80%	80%	74%	68%	43%	54%	65%
Voter Registration (Nov 2016)	Total	5,061	3,539	2,429	3,057	4,629	4,779	4,466	27,960
	% Latino est.	25%	20%	19%	24%	31%	53%	45%	33%
	% Spanish-Surnamed	23%	18%	17%	21%	28%	48%	40%	29%
	% Asian-Surnamed	52%	62%	63%	58%	46%	29%	39%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%	1%	1%
	% NH White est.	18%	14%	13%	14%	20%	15%	13%	16%
	% NH Black	2%	0%	2%	1%	1%	0%	1%	1%
Voter Turnout (Nov 2016)	Total	3,263	1,822	1,257	1,737	3,045	3,233	2,984	17,342
	% Latino est.	27%	26%	25%	29%	34%	58%	47%	37%
	% Spanish-Surnamed	24%	23%	23%	26%	31%	52%	43%	34%
	% Asian-Surnamed	49%	55%	57%	52%	43%	26%	37%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%	1%	1%
	% NH White est.	18%	16%	14%	14%	20%	14%	12%	16%
	% NH Black	2%	0%	2%	1%	1%	0%	1%	1%
Voter Turnout (Nov 2014)	Total	1,614	689	431	665	1,442	1,316	1,113	7,269
	% Latino est.	22%	22%	22%	27%	31%	55%	40%	33%
	% Spanish-Surnamed	20%	20%	20%	24%	28%	49%	36%	30%
	% Asian-Surnamed	48%	58%	58%	53%	42%	26%	43%	44%
	% Filipino-Surnamed	1%	1%	1%	2%	2%	1%	0%	1%
	% NH White est.	27%	16%	13%	17%	23%	17%	16%	20%
	% NH Black est.	1%	0%	2%	1%	2%	0%	0%	1%
ACS Pop. Est.	Total	8,741	9,241	8,630	8,705	7,800	9,255	8,931	61,303
Age	age0-19	18%	19%	15%	20%	18%	20%	23%	19%
	age20-60	52%	56%	58%	58%	54%	54%	53%	55%
	age60plus	30%	25%	26%	22%	28%	26%	24%	26%
Immigration	immigrants	46%	63%	74%	62%	51%	42%	38%	54%
	naturalized	72%	62%	53%	64%	68%	69%	67%	64%
Language spoken at home	english	33%	18%	13%	19%	26%	32%	30%	24%
	spanish	19%	13%	8%	13%	21%	33%	34%	20%
	asian-lang	47%	69%	79%	68%	52%	34%	36%	55%
	other lang	2%	0%	0%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	32%	50%	63%	53%	36%	30%	28%	42%
Education (among those age 25+)	hs-grad	43%	48%	45%	45%	50%	57%	47%	48%
	bachelor	26%	18%	17%	21%	22%	18%	24%	21%
	graduatedegree	14%	10%	6%	7%	11%	7%	11%	9%
Child in Household	child-under18	23%	24%	25%	30%	27%	26%	29%	26%
Pct of Pop. Age 16+	employed	51%	53%	55%	56%	50%	52%	54%	53%
Household Income	income 0-25k	19%	34%	33%	27%	23%	16%	26%	26%
	income 25-50k	16%	18%	28%	28%	22%	25%	18%	22%
	income 50-75k	16%	15%	15%	15%	14%	17%	16%	15%
	income 75-200k	37%	30%	20%	23%	34%	37%	32%	31%
	income 200k-plus	12%	4%	4%	7%	7%	4%	8%	7%
Housing Stats	single family	80%	54%	40%	59%	82%	88%	64%	67%
	multi-family	20%	46%	60%	41%	18%	12%	36%	33%
	rented	31%	64%	69%	57%	39%	33%	49%	49%
	owned	69%	36%	31%	43%	61%	67%	51%	51%
Total population data from the 2010 Decennial Census.									
Surname-based Voter Registration and Turnout data from the California Statewide Database.									
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.									

Monterey Park 2019 Districting

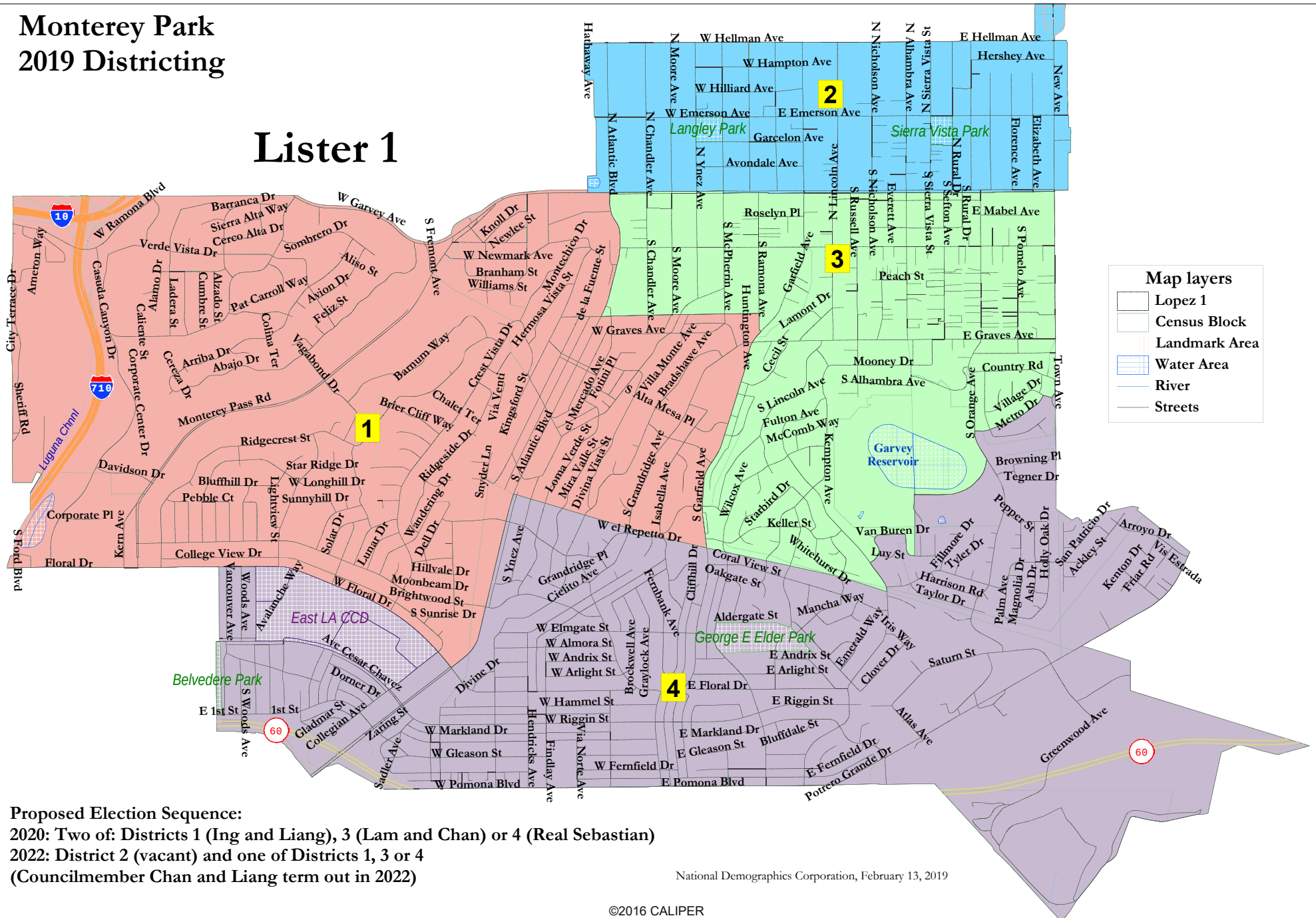
Lopez 1



Monterey Park - Lopez 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,048	12,297	11,642	12,158	12,124	60,269
12,054	Deviation from ideal	-6	243	-412	104	70	655
	% Deviation	-0.05%	2.02%	-3.42%	0.86%	0.58%	5.43%
Total Pop	% Hisp	16%	27%	13%	22%	56%	27%
	% NH White	4%	7%	3%	5%	6%	5%
	% NH Black	0%	1%	0%	0%	0%	0%
	% Asian-American	79%	65%	82%	72%	37%	67%
Citizen Voting Age Pop	Total	8,240	8,086	6,850	7,355	8,773	39,305
	% Hisp	18%	32%	16%	22%	51%	29%
	% NH White	5%	8%	3%	5%	6%	5%
	% NH Black	0%	2%	0%	0%	0%	1%
	% Asian/Pac.Isl.	76%	57%	80%	73%	42%	65%
Voter Registration (Nov 2016)	Total	5,737	6,613	3,691	5,393	6,526	27,960
	% Latino est.	20%	30%	20%	27%	59%	33%
	% Spanish-Surnamed	18%	27%	18%	24%	53%	29%
	% Asian-Surnamed	59%	49%	63%	51%	26%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	17%	17%	13%	18%	12%	16%
Voter Turnout (Nov 2016)	% NH Black	0%	3%	1%	1%	0%	1%
	Total	3,291	4,247	1,919	3,438	4,447	17,342
	% Latino est.	23%	32%	26%	31%	63%	37%
	% Spanish-Surnamed	21%	29%	23%	28%	56%	34%
	% Asian-Surnamed	54%	46%	56%	47%	23%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
Voter Turnout (Nov 2014)	% NH White est.	18%	17%	13%	19%	12%	16%
	% NH Black	0%	3%	1%	1%	0%	1%
	Total	1,464	1,867	703	1,519	1,716	7,269
	% Latino est.	20%	26%	23%	29%	59%	33%
	% Spanish-Surnamed	18%	24%	21%	26%	53%	30%
	% Asian-Surnamed	54%	48%	57%	46%	25%	44%
ACS Pop. Est.	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	23%	23%	15%	21%	15%	20%
	% NH Black est.	0%	1%	2%	1%	0%	1%
	Total	12,715	12,203	11,641	11,872	12,871	61,303
Age	age0-19	18%	20%	18%	17%	22%	19%
	age20-60	54%	54%	57%	57%	53%	55%
	age60plus	28%	26%	25%	25%	25%	26%
Immigration	immigrants	58%	43%	69%	60%	40%	54%
	naturalized	67%	68%	58%	62%	68%	64%
Language spoken at home	english	24%	29%	15%	21%	32%	24%
	spanish	13%	25%	9%	16%	36%	20%
	asian-lang	61%	45%	76%	62%	31%	55%
	other lang	1%	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	45%	29%	59%	47%	30%	42%
Education (among those age 25+)	hs-grad	46%	45%	44%	49%	56%	48%
	bachelor	22%	26%	18%	21%	18%	21%
	graduatedegree	12%	13%	8%	8%	6%	9%
Child in Household	child-under18	22%	29%	27%	28%	26%	26%
Pct of Pop. Age 16+	employed	52%	55%	54%	54%	51%	53%
Household Income	income 0-25k	29%	21%	32%	26%	21%	26%
	income 25-50k	17%	18%	28%	24%	25%	22%
	income 50-75k	14%	19%	14%	14%	15%	15%
	income 75-200k	34%	32%	21%	29%	36%	31%
	income 200k-plus	7%	10%	4%	8%	3%	7%
Housing Stats	single family	63%	71%	45%	70%	83%	67%
	multi-family	37%	29%	55%	30%	17%	33%
	rented	50%	41%	65%	50%	39%	49%
	owned	50%	59%	35%	50%	61%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

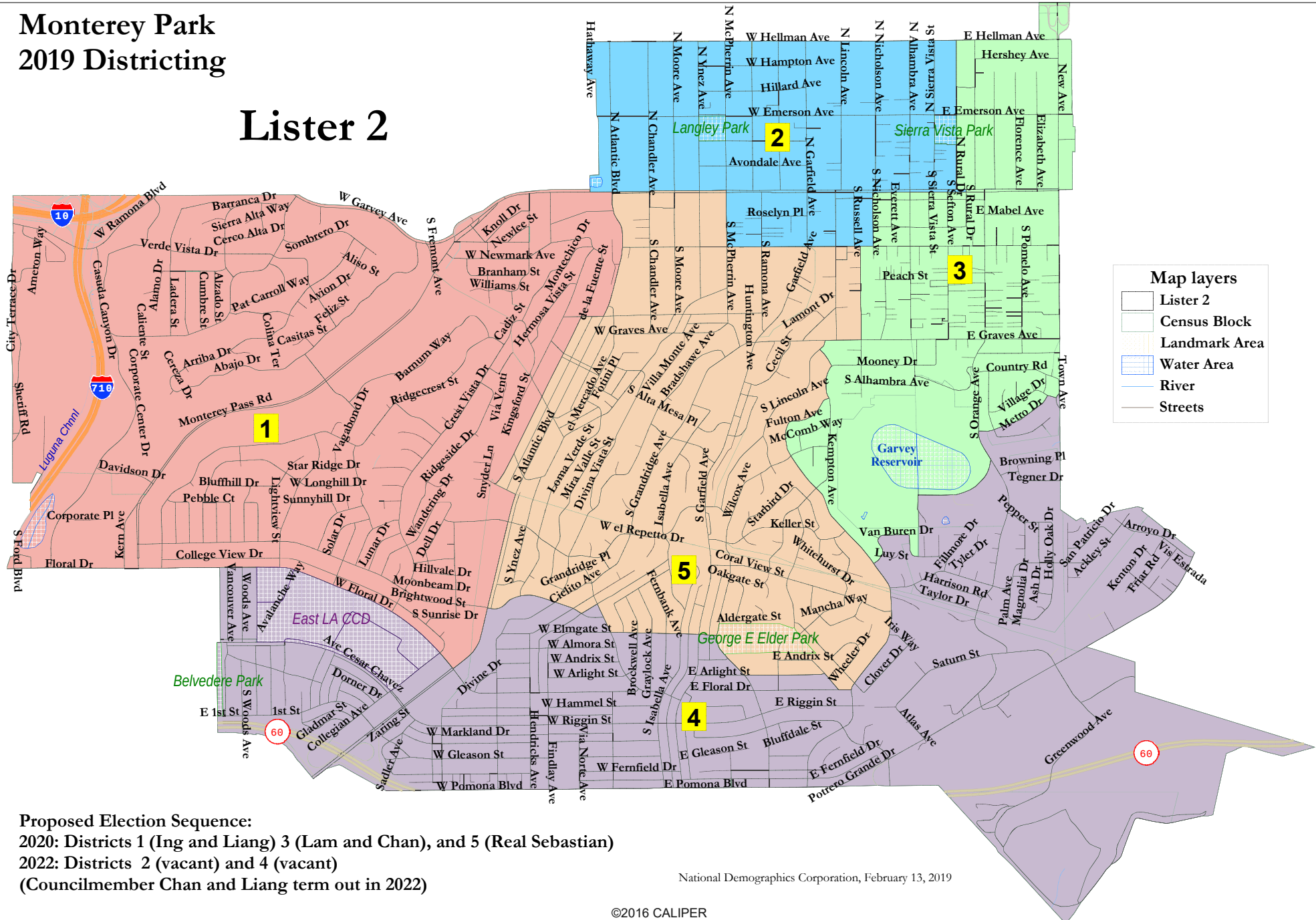
Lister 1



Monterey Park - Lister 1						
District		1	2	3	4	Total
Ideal	Total Pop	14,997	14,820	15,196	15,256	60,269
#REF!	Deviation from ideal	-70	-247	129	189	436
	% Deviation	-0.46%	-1.64%	0.86%	1.25%	2.89%
Total Pop	% Hisp	25%	13%	20%	50%	27%
	% NH White	6%	2%	4%	7%	5%
	% NH Black	1%	0%	0%	0%	0%
	% Asian-American	67%	84%	75%	42%	67%
Citizen Voting Age Pop	Total	10,619	8,322	9,247	11,117	39,305
	% Hisp	28%	14%	23%	44%	29%
	% NH White	7%	3%	4%	7%	5%
	% NH Black	1%	0%	0%	0%	1%
	% Asian/Pac.Isl.	62%	82%	72%	48%	65%
Voter Registration (Nov 2016)	Total	8,369	5,043	6,163	8,385	27,960
	% Latino est.	26%	19%	25%	53%	33%
	% Spanish-Surnamed	24%	17%	22%	48%	29%
	% Asian-Surnamed	51%	63%	55%	30%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	18%	14%	17%	14%	16%
	% NH Black	2%	1%	0%	0%	1%
Voter Turnout (Nov 2016)	Total	5,415	2,586	3,617	5,723	17,342
	% Latino est.	28%	25%	30%	57%	37%
	% Spanish-Surnamed	25%	22%	27%	51%	34%
	% Asian-Surnamed	49%	56%	49%	28%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	18%	15%	17%	13%	16%
	% NH Black	2%	1%	0%	0%	1%
Voter Turnout (Nov 2014)	Total	2,529	955	1,426	2,359	7,269
	% Latino est.	23%	23%	27%	52%	33%
	% Spanish-Surnamed	21%	20%	24%	47%	30%
	% Asian-Surnamed	50%	60%	49%	29%	44%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
	% NH White est.	25%	13%	21%	16%	20%
	% NH Black est.	1%	1%	1%	1%	1%
ACS Pop. Est.	Total	15,177	15,358	14,977	15,791	61,303
Age	age0-19	19%	16%	20%	21%	19%
	age20-60	52%	59%	56%	53%	55%
	age60plus	28%	25%	25%	26%	26%
Immigration	immigrants	44%	71%	58%	42%	54%
	naturalized	71%	54%	68%	68%	64%
Language spoken at home	english	31%	14%	21%	31%	24%
	spanish	22%	9%	16%	34%	20%
	asian-lang	46%	77%	62%	34%	55%
	other lang	2%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	30%	59%	46%	31%	42%
Education (among those age 25+)	hs-grad	43%	47%	47%	55%	48%
	bachelor	27%	18%	21%	19%	21%
	graduatedegree	14%	7%	10%	7%	9%
Child in Household	child-under18	26%	24%	29%	26%	26%
Pct of Pop. Age 16+	employed	53%	55%	53%	51%	53%
Household Income	income 0-25k	20%	35%	27%	21%	26%
	income 25-50k	16%	23%	25%	24%	22%
	income 50-75k	17%	15%	14%	15%	15%
	income 75-200k	35%	23%	28%	36%	31%
	income 200k-plus	12%	4%	7%	4%	7%
Housing Stats	single family	73%	43%	67%	84%	67%
	multi-family	27%	57%	33%	16%	33%
	rented	37%	71%	50%	38%	49%
	owned	63%	29%	50%	62%	51%
Total population data from the 2010 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.						

Monterey Park 2019 Districting

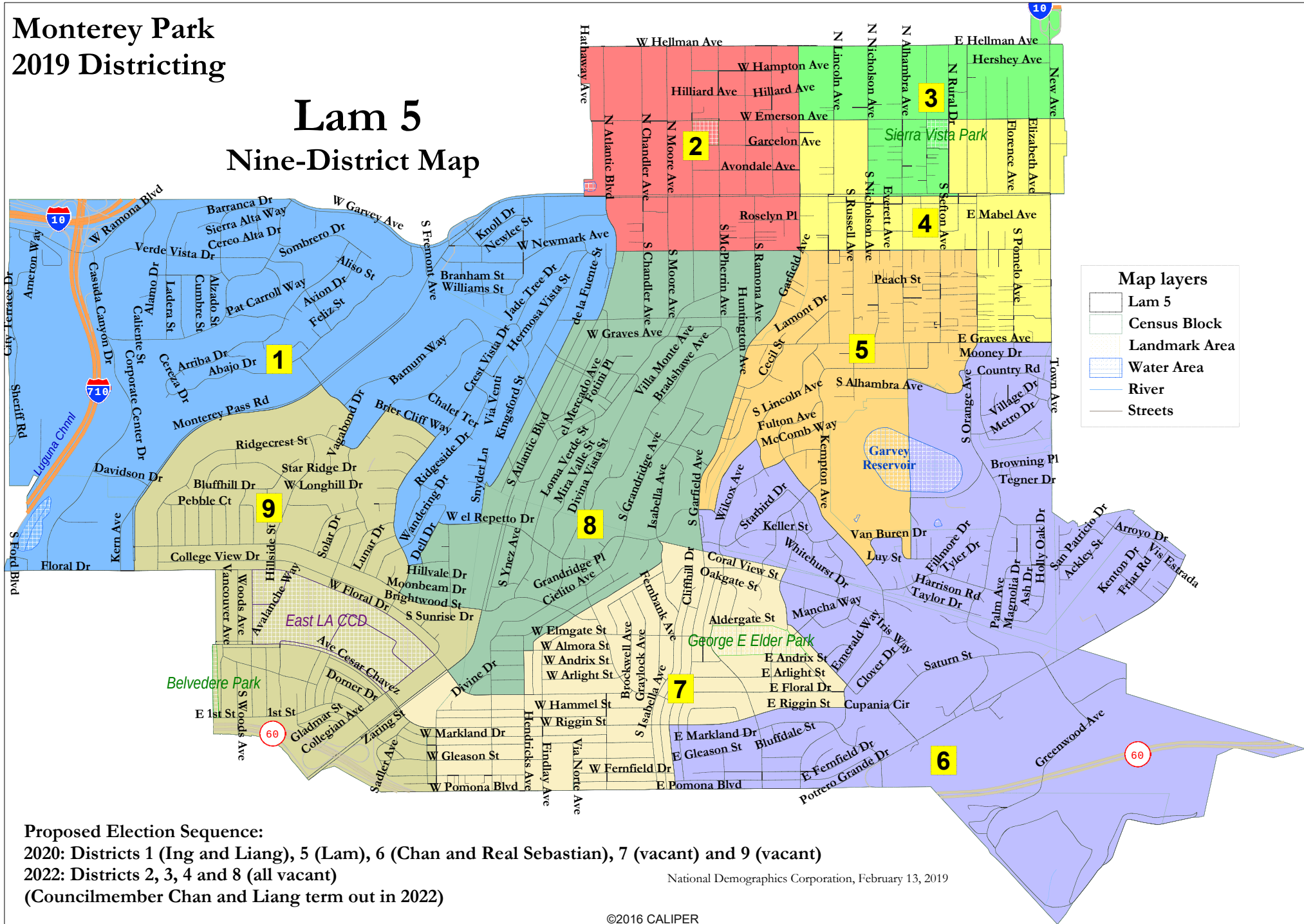
Lister 2



Monterey Park - Lister 2							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,993	12,172	12,189	12,180	11,735	60,269
12,054	Deviation from ideal	-61	118	135	126	-319	454
	% Deviation	-0.51%	0.98%	1.12%	1.05%	-2.65%	3.77%
Total Pop	% Hisp	24%	12%	20%	53%	26%	27%
	% NH White	6%	3%	3%	6%	7%	5%
	% NH Black	1%	0%	0%	0%	0%	0%
	% Asian-American	69%	85%	76%	40%	65%	67%
Citizen Voting Age Pop	Total	8,432	6,897	7,232	8,674	8,069	39,305
	% Hisp	26%	14%	23%	46%	31%	29%
	% NH White	7%	4%	2%	6%	8%	5%
	% NH Black	1%	0%	0%	0%	1%	1%
	% Asian/Pac.Isl.	66%	82%	74%	47%	59%	65%
Voter Registration (Nov 2016)	Total	6,582	4,119	4,433	6,624	6,202	27,960
	% Latino est.	25%	18%	24%	55%	33%	33%
	% Spanish-Surnamed	23%	16%	22%	50%	30%	29%
	% Asian-Surnamed	52%	65%	56%	29%	46%	48%
	% Filipino-Surnamed	1%	1%	2%	2%	1%	1%
	% NH White est.	18%	14%	14%	12%	18%	16%
	% NH Black	2%	0%	1%	0%	1%	1%
Voter Turnout (Nov 2016)	Total	4,272	2,035	2,589	4,566	3,879	17,342
	% Latino est.	26%	23%	29%	59%	38%	37%
	% Spanish-Surnamed	23%	21%	26%	53%	34%	34%
	% Asian-Surnamed	51%	58%	51%	27%	41%	43%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	19%	16%	15%	12%	18%	16%
	% NH Black	2%	0%	1%	0%	1%	1%
Voter Turnout (Nov 2014)	Total	2,000	746	1,002	1,870	1,651	7,269
	% Latino est.	20%	20%	27%	55%	34%	33%
	% Spanish-Surnamed	18%	18%	24%	50%	30%	30%
	% Asian-Surnamed	53%	60%	52%	28%	40%	44%
	% Filipino-Surnamed	1%	2%	2%	1%	1%	1%
	% NH White est.	26%	15%	17%	14%	23%	20%
	% NH Black est.	0%	1%	1%	1%	1%	1%
ACS Pop. Est.	Total	12,054	12,461	12,249	12,513	12,026	61,303
Age	age0-19	20%	17%	19%	21%	19%	19%
	age20-60	51%	57%	58%	53%	55%	55%
	age60plus	29%	26%	23%	26%	26%	26%
Immigration	immigrants	44%	71%	62%	42%	48%	54%
	naturalized	71%	56%	62%	68%	68%	64%
Language spoken at home	english	31%	14%	19%	30%	28%	24%
	spanish	22%	8%	13%	35%	23%	20%
	asian-lang	46%	78%	67%	34%	48%	55%
	other lang	2%	0%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	31%	60%	51%	32%	35%	42%
Education (among those age 25+)	hs-grad	42%	46%	47%	55%	50%	48%
	bachelor	28%	18%	21%	19%	21%	21%
	graduatedegree	14%	8%	7%	7%	10%	9%
Child in Household	child-under18	26%	23%	29%	26%	27%	26%
Pct of Pop. Age 16+	employed	53%	54%	56%	51%	52%	53%
Household Income	income 0-25k	21%	36%	27%	22%	21%	26%
	income 25-50k	15%	23%	26%	24%	22%	22%
	income 50-75k	16%	14%	15%	14%	17%	15%
	income 75-200k	35%	24%	24%	36%	34%	31%
	income 200k-plus	12%	3%	7%	4%	6%	7%
Housing Stats	single family	68%	41%	61%	82%	82%	67%
	multi-family	32%	59%	39%	18%	18%	33%
	rented	38%	71%	57%	40%	38%	49%
	owned	62%	29%	43%	60%	62%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

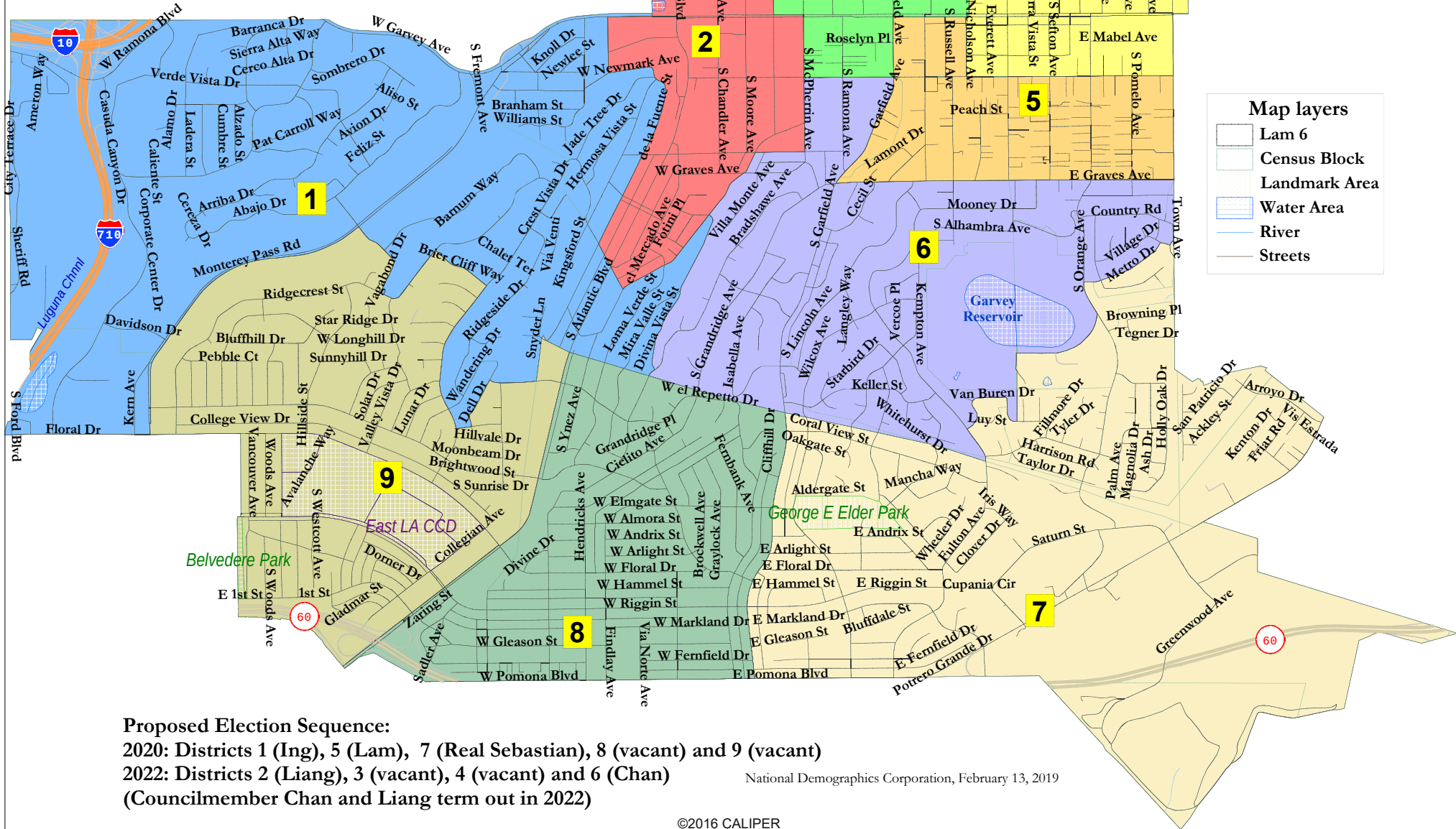
Lam 5 Nine-District Map



Monterey Park - Lam 5											
District		1	2	3	4	5	6	7	8	9	Total
Ideal	Total Pop	6,768	6,704	6,981	6,637	6,671	6,552	6,756	6,787	6,413	60,269
8,610	Deviation from ideal	71	7	284	-60	-26	-145	59	90	-284	429
	% Deviation	1.06%	0.10%	4.24%	-0.90%	-0.39%	-2.17%	0.88%	1.34%	-4.24%	6.41%
Total Pop	% Hisp	20%	12%	13%	16%	23%	33%	55%	29%	42%	27%
	% NH White	6%	2%	3%	2%	4%	9%	6%	7%	4%	5%
	% NH Black	1%	0%	0%	0%	0%	0%	0%	1%	0%	0%
	% Asian-American	72%	85%	83%	81%	72%	56%	37%	63%	52%	67%
Citizen Voting Age Pop	Total	4,850	4,083	3,864	3,506	3,991	4,452	5,198	4,864	4,497	39,305
	% Hisp	24%	13%	16%	24%	23%	27%	52%	36%	34%	29%
	% NH White	6%	4%	3%	2%	4%	11%	5%	7%	6%	5%
	% NH Black	0%	0%	0%	0%	1%	0%	0%	2%	1%	1%
	% Asian/Pac.Isl.	69%	83%	80%	74%	73%	62%	42%	53%	59%	65%
Voter Registration (Nov 2016)	Total	3,943	2,638	1,961	2,220	2,730	3,926	3,463	3,703	3,376	27,960
	% Latino est.	24%	18%	20%	23%	26%	38%	57%	34%	42%	33%
	% Spanish-Surnamed	21%	16%	18%	20%	24%	34%	51%	31%	38%	29%
	% Asian-Surnamed	53%	64%	63%	60%	54%	40%	27%	45%	41%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	2%	1%	1%	1%	1%
	% NH White est.	18%	14%	13%	16%	15%	20%	13%	16%	14%	16%
	% NH Black	2%	0%	3%	0%	1%	0%	0%	3%	1%	1%
Voter Turnout (Nov 2016)	Total	2,544	1,309	1,029	1,217	1,593	2,694	2,355	2,346	2,255	17,342
	% Latino est.	25%	23%	26%	28%	32%	40%	61%	39%	44%	37%
	% Spanish-Surnamed	22%	21%	23%	25%	28%	36%	55%	35%	40%	34%
	% Asian-Surnamed	51%	57%	56%	53%	48%	37%	25%	41%	40%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	2%	1%	1%	1%	1%
	% NH White est.	19%	16%	13%	16%	15%	20%	12%	15%	14%	16%
	% NH Black	2%	0%	3%	0%	1%	0%	0%	3%	1%	1%
Voter Turnout (Nov 2014)	Total	1,304	481	361	447	638	1,294	924	982	839	7,269
	% Latino est.	18%	20%	24%	26%	29%	38%	58%	36%	36%	33%
	% Spanish-Surnamed	16%	18%	21%	23%	26%	34%	52%	33%	32%	30%
	% Asian-Surnamed	52%	61%	57%	56%	47%	36%	25%	40%	47%	44%
	% Filipino-Surnamed	1%	2%	1%	2%	1%	2%	1%	1%	0%	1%
	% NH White est.	29%	14%	14%	14%	21%	23%	14%	19%	16%	20%
	% NH Black est.	0%	0%	2%	0%	2%	1%	0%	2%	0%	1%
ACS Pop. Est.	Total	6,963	7,184	7,079	6,681	6,452	6,393	7,151	7,020	6,380	61,303
Age	age0-19	18%	19%	15%	19%	20%	19%	19%	18%	24%	19%
	age20-60	50%	57%	59%	58%	56%	53%	55%	56%	51%	55%
	age60plus	32%	24%	26%	23%	25%	28%	26%	26%	25%	26%
Immigration	immigrants	48%	65%	74%	67%	57%	46%	43%	46%	37%	54%
	naturalized	74%	61%	52%	60%	68%	64%	70%	70%	67%	64%
Language spoken at home	english	32%	17%	13%	16%	22%	29%	30%	29%	31%	24%
	spanish	18%	11%	8%	10%	16%	26%	36%	24%	33%	20%
	asian-lang	48%	71%	79%	73%	62%	43%	34%	46%	36%	55%
	other lang	2%	0%	0%	1%	1%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	34%	52%	62%	57%	45%	33%	31%	32%	27%	42%
Education (among those age 25+)	hs-grad	42%	48%	46%	44%	47%	52%	58%	49%	44%	48%
	bachelor	27%	18%	17%	20%	21%	22%	17%	22%	25%	21%
	graduatedegree	15%	9%	6%	7%	10%	9%	7%	11%	11%	9%
Child in Household	child-under18	22%	23%	26%	29%	29%	27%	25%	26%	30%	26%
Pct of Pop. Age 16+	employed	51%	53%	56%	56%	52%	49%	53%	54%	52%	53%
Household Income	income 0-25k	20%	36%	33%	29%	27%	20%	16%	20%	29%	26%
	income 25-50k	15%	17%	27%	28%	25%	23%	26%	21%	17%	22%
	income 50-75k	14%	14%	15%	15%	13%	13%	17%	19%	15%	15%
	income 75-200k	38%	29%	20%	21%	28%	37%	38%	33%	30%	31%
	income 200k-plus	13%	3%	5%	6%	7%	6%	3%	7%	8%	7%
Housing Stats	single family	76%	49%	42%	51%	68%	86%	86%	82%	61%	67%
	multi-family	24%	51%	58%	49%	32%	14%	14%	18%	39%	33%
	rented	32%	69%	69%	62%	49%	36%	35%	38%	51%	49%
	owned	68%	31%	31%	38%	51%	64%	65%	62%	49%	51%
Total population data from the 2010 Decennial Census.											
Surname-based Voter Registration and Turnout data from the California Statewide Database.											
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.											

Monterey Park 2019 Districting

Lam 6 Nine-District Map

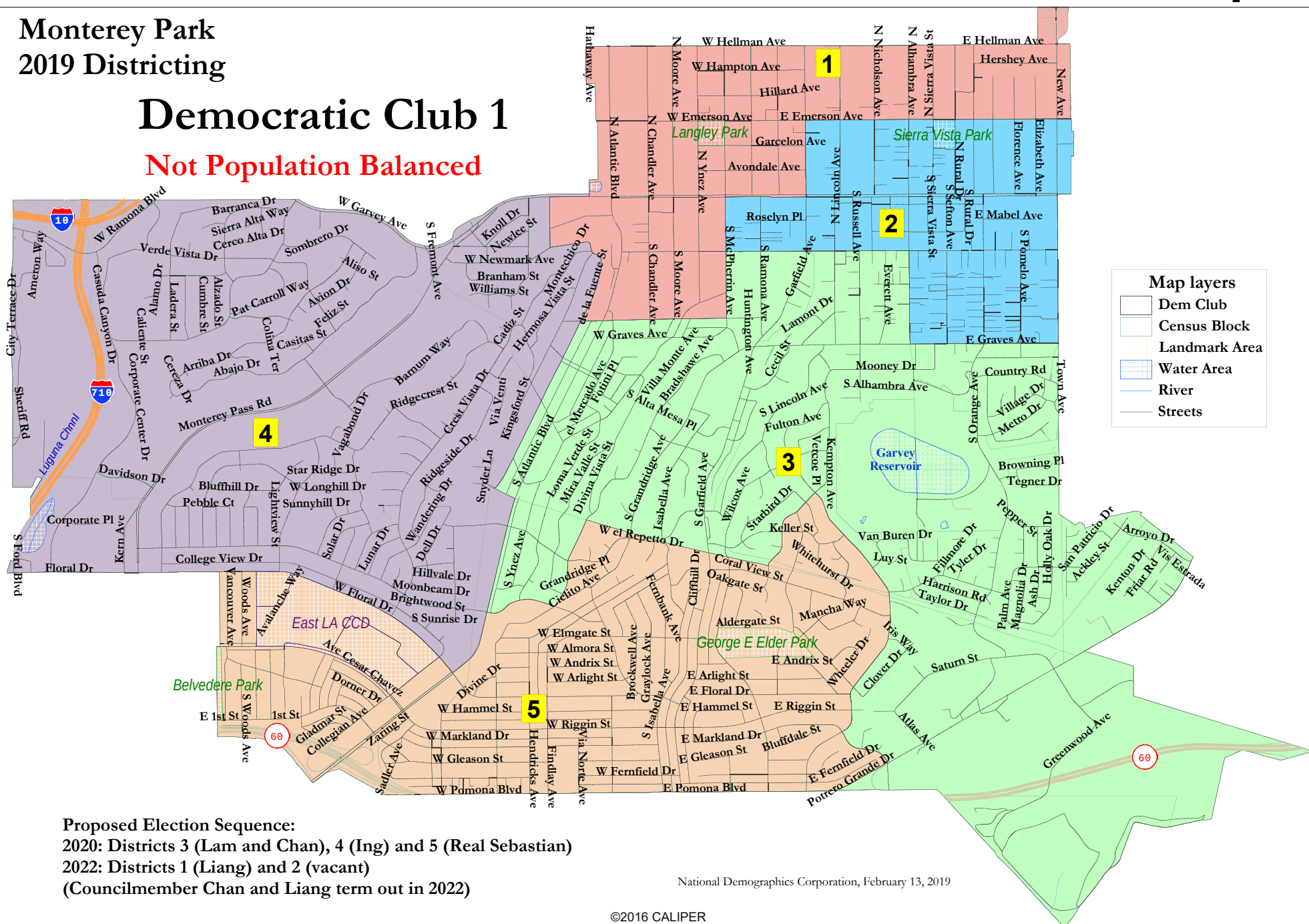


Monterey Park - Lam 6											
District		1	2	3	4	5	6	7	8	9	Total
Ideal	Total Pop	6,777	6,567	6,843	6,682	6,525	6,394	6,615	6,966	6,900	60,269
8,610	Deviation from ideal	80	-130	146	-15	-172	-303	-82	269	203	449
	% Deviation	1.19%	-1.94%	2.18%	-0.22%	-2.57%	-4.52%	-1.22%	4.02%	3.03%	6.70%
Total Pop	% Hisp	22%	16%	10%	17%	17%	26%	39%	55%	38%	27%
	% NH White	7%	3%	3%	2%	3%	8%	8%	6%	5%	5%
	% NH Black	1%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	% Asian-American	70%	81%	85%	80%	79%	64%	51%	37%	56%	67%
Citizen Voting Age Pop	Total	4,885	4,357	3,803	3,602	4,160	3,798	4,667	5,263	4,770	39,305
	% Hisp	26%	19%	13%	21%	23%	29%	34%	52%	33%	29%
	% NH White	7%	4%	5%	1%	2%	9%	8%	6%	6%	5%
	% NH Black	1%	0%	0%	0%	1%	1%	0%	1%	1%	1%
	% Asian/Pac.Isl.	65%	77%	81%	78%	74%	61%	58%	40%	59%	65%
Voter Registration (Nov 2016)	Total	4,055	2,835	2,149	2,249	2,117	3,531	3,910	3,459	3,655	27,960
	% Latino est.	23%	23%	16%	23%	23%	29%	44%	58%	40%	33%
	% Spanish-Surnamed	21%	21%	15%	21%	21%	26%	39%	52%	36%	29%
	% Asian-Surnamed	53%	59%	67%	59%	60%	46%	35%	28%	43%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%	2%	1%	1%	1%
	% NH White est.	18%	14%	14%	13%	10%	21%	19%	11%	14%	16%
	% NH Black	2%	0%	0%	2%	1%	1%	0%	0%	2%	1%
Voter Turnout (Nov 2016)	Total	2,621	1,526	1,046	1,256	1,161	2,282	2,674	2,347	2,431	17,342
	% Latino est.	25%	28%	22%	29%	29%	32%	46%	63%	42%	37%
	% Spanish-Surnamed	22%	25%	19%	26%	26%	29%	42%	57%	38%	34%
	% Asian-Surnamed	51%	52%	60%	53%	53%	43%	32%	25%	41%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%	2%	1%	1%	1%
	% NH White est.	19%	15%	16%	14%	11%	21%	19%	9%	14%	16%
	% NH Black	2%	0%	0%	2%	1%	1%	0%	0%	1%	1%
Voter Turnout (Nov 2014)	Total	1,342	594	386	465	407	1,020	1,240	914	901	7,269
	% Latino est.	19%	27%	19%	28%	25%	29%	44%	59%	33%	33%
	% Spanish-Surnamed	17%	24%	17%	25%	23%	26%	39%	54%	30%	30%
	% Asian-Surnamed	50%	55%	60%	57%	54%	41%	33%	26%	48%	44%
	% Filipino-Surnamed	1%	0%	3%	1%	3%	2%	2%	1%	0%	1%
	% NH White est.	28%	16%	13%	12%	17%	26%	21%	11%	18%	20%
	% NH Black est.	0%	0%	2%	0%	1%	2%	1%	1%	0%	1%
ACS Pop. Est.	Total	6,942	7,132	6,785	6,957	6,553	6,052	6,809	7,251	6,822	61,303
Age	age0-19	18%	19%	16%	17%	21%	17%	21%	18%	25%	19%
	age20-60	50%	57%	56%	60%	57%	55%	52%	56%	51%	55%
	age60plus	32%	25%	27%	23%	22%	28%	26%	26%	25%	26%
Immigration	immigrants	46%	61%	73%	68%	61%	50%	43%	44%	36%	54%
	naturalized	74%	62%	56%	54%	67%	68%	61%	75%	67%	64%
Language spoken at home	english	33%	19%	13%	16%	19%	27%	32%	28%	31%	24%
	spanish	18%	15%	7%	11%	12%	21%	29%	36%	31%	20%
	asian-lang	47%	65%	80%	73%	68%	50%	38%	35%	37%	55%
	other lang	2%	1%	0%	0%	1%	1%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	33%	48%	63%	56%	51%	35%	30%	32%	27%	42%
Education (among those age 25+)	hs-grad	42%	48%	45%	48%	44%	50%	54%	59%	42%	48%
	bachelor	27%	19%	17%	19%	21%	23%	21%	17%	26%	21%
	graduatedegree	15%	10%	7%	5%	9%	11%	8%	7%	12%	9%
Child in Household	child-under18	22%	23%	24%	28%	31%	26%	28%	23%	30%	26%
Pct of Pop. Age 16+	employed	51%	54%	53%	57%	55%	51%	49%	55%	52%	53%
Household Income	income 0-25k	19%	31%	36%	31%	29%	22%	19%	16%	29%	26%
	income 25-50k	15%	16%	26%	26%	28%	22%	24%	26%	16%	22%
	income 50-75k	15%	16%	14%	15%	14%	15%	14%	19%	16%	15%
	income 75-200k	38%	32%	22%	21%	22%	34%	38%	37%	30%	31%
	income 200k-plus	13%	4%	3%	7%	7%	7%	6%	3%	9%	7%
Housing Stats	single family	77%	61%	37%	52%	57%	85%	86%	87%	60%	67%
	multi-family	23%	39%	63%	48%	43%	15%	14%	13%	40%	33%
	rented	31%	59%	71%	65%	57%	37%	35%	35%	50%	49%
	owned	69%	41%	29%	35%	43%	63%	65%	65%	50%	51%
Total population data from the 2010 Decennial Census.											
Surname-based Voter Registration and Turnout data from the California Statewide Database.											
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.											

Monterey Park 2019 Districting

Democratic Club 1

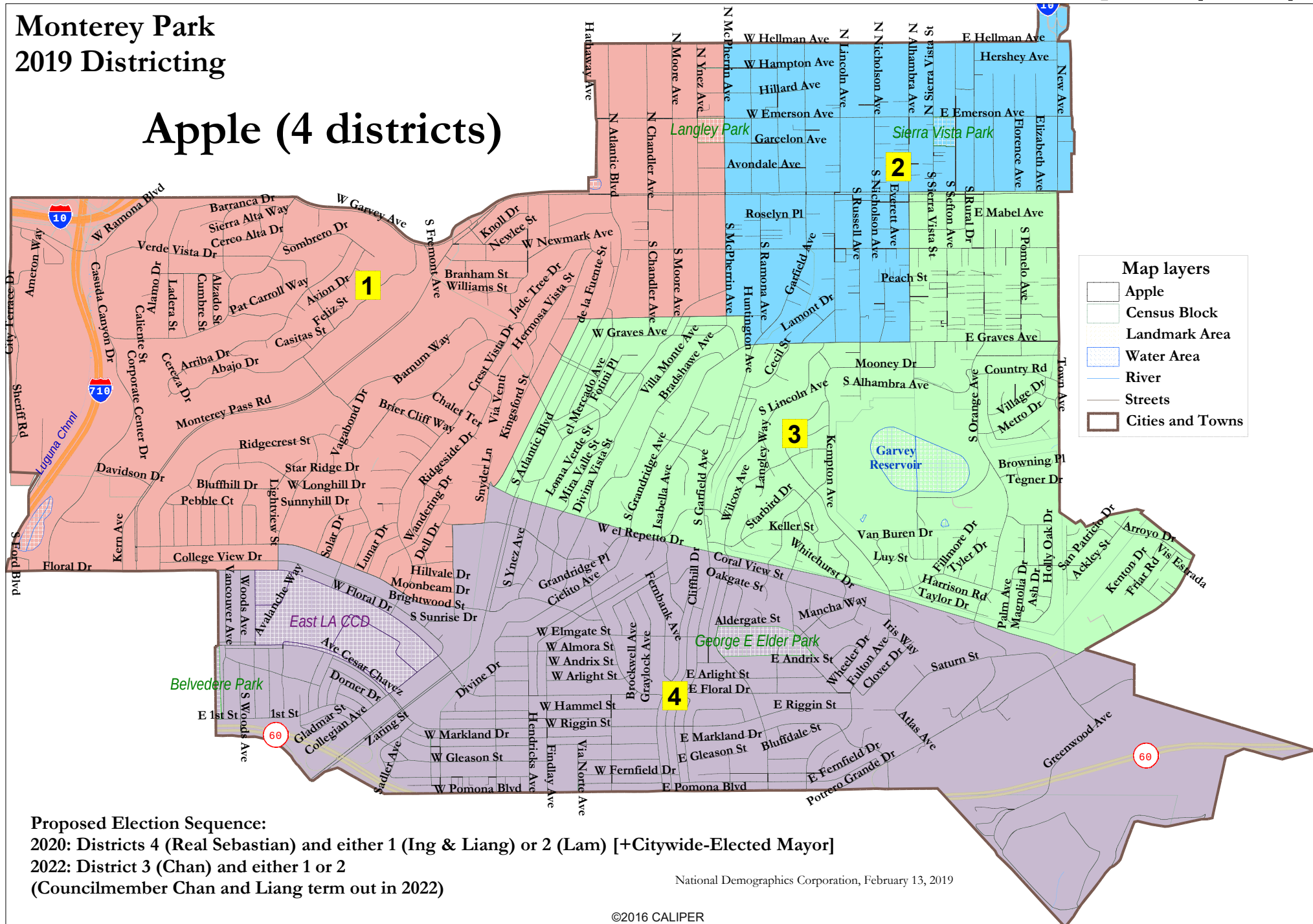
Not Population Balanced



Monterey Park - Democratic Club 1							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,917	10,893	12,830	11,381	12,248	60,269
12,054	Deviation from ideal	863	-1,161	776	-673	194	2,024
	% Deviation	7.16%	-9.63%	6.44%	-5.58%	1.61%	16.79%
Total Pop	% Hisp	14%	15%	26%	24%	55%	27%
	% NH White	3%	2%	7%	6%	6%	5%
	% NH Black	0%	0%	0%	1%	0%	0%
	% Asian-American	83%	82%	66%	68%	37%	67%
Citizen Voting Age Pop	Total	7,927	6,166	8,400	7,940	8,872	39,305
	% Hisp	16%	21%	26%	26%	51%	29%
	% NH White	3%	2%	8%	7%	6%	5%
	% NH Black	0%	0%	1%	1%	0%	1%
	% Asian/Pac.Isl.	80%	76%	64%	66%	43%	65%
Voter Registration (Nov 2016)	Total	4,638	3,492	6,925	6,304	6,601	27,960
	% Latino est.	20%	21%	31%	25%	57%	33%
	% Spanish-Surnamed	18%	19%	28%	22%	52%	29%
	% Asian-Surnamed	62%	61%	47%	53%	27%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	13%	15%	18%	18%	13%	16%
	% NH Black	1%	1%	1%	2%	0%	1%
Voter Turnout (Nov 2016)	Total	2,406	1,901	4,421	4,107	4,507	17,342
	% Latino est.	26%	27%	35%	26%	61%	37%
	% Spanish-Surnamed	23%	24%	31%	23%	55%	34%
	% Asian-Surnamed	55%	55%	43%	51%	24%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	14%	15%	18%	19%	12%	16%
	% NH Black	1%	1%	1%	2%	0%	1%
Voter Turnout (Nov 2014)	Total	884	700	2,000	1,928	1,758	7,269
	% Latino est.	24%	23%	32%	20%	57%	33%
	% Spanish-Surnamed	22%	21%	29%	18%	51%	30%
	% Asian-Surnamed	56%	58%	42%	53%	25%	44%
	% Filipino-Surnamed	1%	2%	1%	1%	1%	1%
	% NH White est.	16%	14%	22%	26%	15%	20%
	% NH Black est.	1%	1%	2%	0%	0%	1%
ACS Pop. Est.	Total	13,594	10,946	12,459	11,394	12,910	61,303
Age	age0-19	17%	19%	18%	20%	21%	19%
	age20-60	58%	58%	55%	51%	53%	55%
	age60plus	25%	23%	27%	29%	25%	26%
Immigration	immigrants	68%	67%	50%	43%	41%	54%
	naturalized	57%	61%	68%	71%	68%	64%
Language spoken at home	english	16%	16%	27%	31%	31%	24%
	spanish	11%	10%	21%	22%	36%	20%
	asian-lang	73%	73%	51%	45%	32%	55%
	other lang	0%	1%	1%	2%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	55%	57%	35%	30%	31%	42%
Education (among those age 25+)	hs-grad	48%	44%	50%	42%	56%	48%
	bachelor	18%	20%	22%	28%	18%	21%
	graduatedegree	8%	7%	11%	15%	7%	9%
Child in Household	child-under18	24%	29%	27%	26%	26%	26%
Pct of Pop. Age 16+	employed	55%	56%	51%	53%	51%	53%
Household Income	income 0-25k	34%	30%	23%	21%	21%	26%
	income 25-50k	20%	28%	22%	15%	25%	22%
	income 50-75k	15%	15%	15%	16%	15%	15%
	income 75-200k	27%	21%	33%	35%	36%	31%
	income 200k-plus	4%	6%	7%	13%	3%	7%
Housing Stats	single family	50%	50%	81%	67%	83%	67%
	multi-family	50%	50%	19%	33%	17%	33%
	rented	66%	62%	40%	38%	39%	49%
	owned	34%	38%	60%	62%	61%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

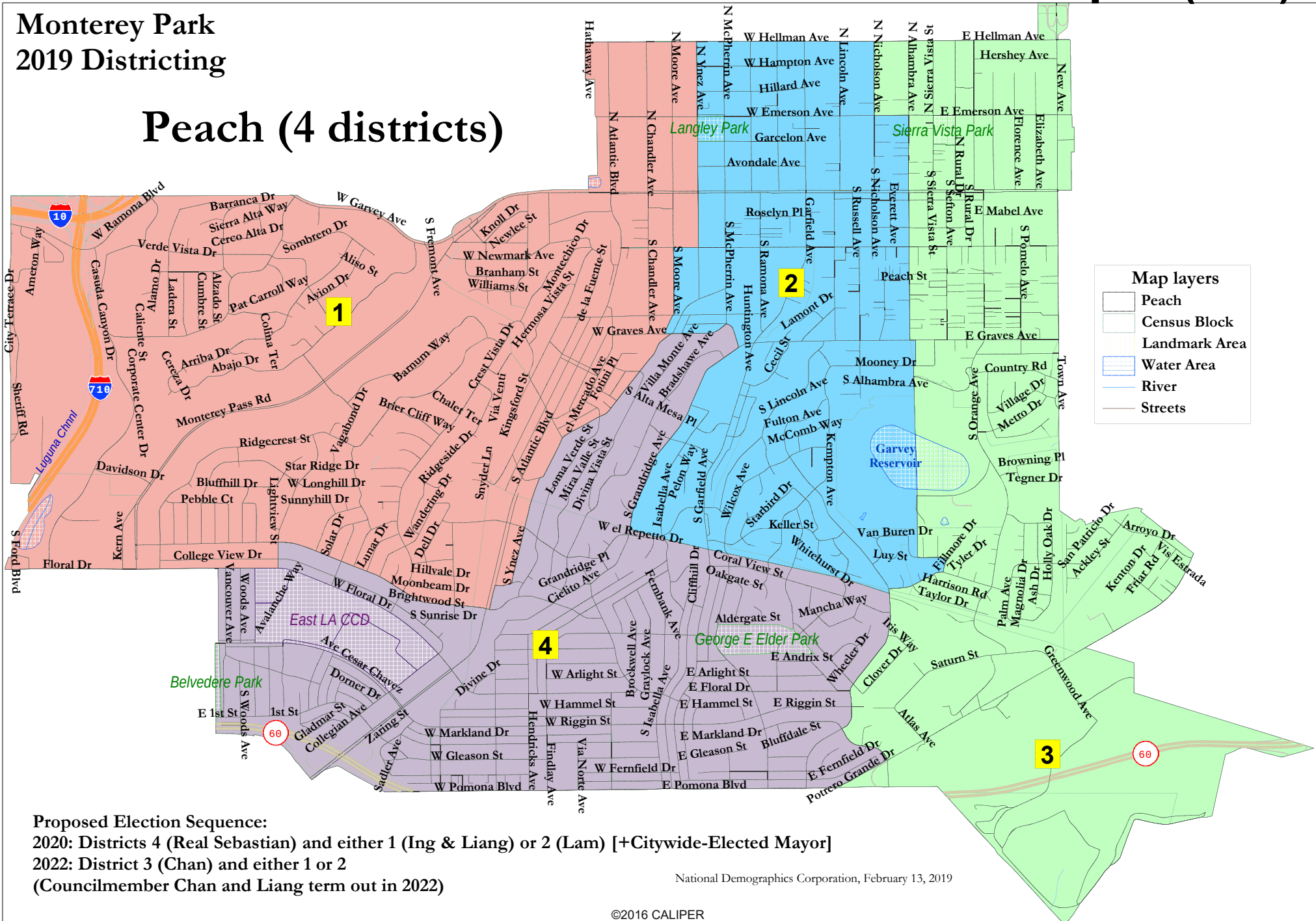
Apple (4 districts)



Monterey Park - Apple 4-district map						
District		1	2	3	4	Total
Ideal	Total Pop	14,776	15,335	15,051	15,107	60,269
15,067	Deviation from ideal	-291	268	-16	40	559
	% Deviation	-1.93%	1.78%	-0.11%	0.27%	3.71%
Total Pop	% Hisp	18%	14%	24%	53%	27%
	% NH White	5%	3%	6%	6%	5%
	% NH Black	0%	0%	0%	0%	0%
	% Asian-American	76%	82%	69%	40%	67%
Citizen Voting Age Pop	Total	10,478	8,722	9,562	10,543	39,305
	% Hisp	19%	18%	25%	51%	29%
	% NH White	6%	3%	7%	6%	5%
	% NH Black	1%	0%	1%	0%	1%
	% Asian/Pac.Isl.	74%	79%	67%	42%	65%
Voter Registration (Nov 2016)	Total	7,709	5,246	7,194	7,811	27,960
	% Latino est.	23%	21%	28%	55%	33%
	% Spanish-Surnamed	20%	19%	25%	49%	29%
	% Asian-Surnamed	56%	62%	50%	29%	48%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
	% NH White est.	17%	13%	19%	13%	16%
Voter Turnout (Nov 2016)	% NH Black	1%	1%	1%	1%	1%
	Total	4,715	2,755	4,592	5,279	17,342
	% Latino est.	25%	27%	32%	59%	37%
	% Spanish-Surnamed	22%	24%	29%	53%	34%
	% Asian-Surnamed	52%	55%	46%	26%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%
Voter Turnout (Nov 2014)	% NH White est.	18%	13%	19%	12%	16%
	% NH Black	1%	1%	1%	1%	1%
	Total	2,236	1,007	2,064	1,962	7,269
	% Latino est.	18%	24%	30%	57%	33%
	% Spanish-Surnamed	16%	22%	27%	52%	30%
	% Asian-Surnamed	55%	58%	43%	26%	44%
ACS Pop. Est.	% Filipino-Surnamed	0%	2%	2%	1%	1%
	% NH White est.	25%	14%	23%	14%	20%
	% NH Black est.	0%	1%	2%	0%	1%
	Total	15,316	15,681	14,482	15,824	61,303
Age	age0-19	19%	17%	18%	22%	19%
	age20-60	53%	58%	56%	53%	55%
	age60plus	28%	25%	26%	25%	26%
Immigration	immigrants	52%	68%	54%	40%	54%
	naturalized	67%	56%	68%	68%	64%
Language spoken at home	english	26%	15%	24%	31%	24%
	spanish	18%	10%	18%	35%	20%
	asian-lang	55%	75%	56%	33%	55%
	other lang	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	39%	56%	42%	30%	42%
Education (among those age 25+)	hs-grad	44%	47%	47%	54%	48%
	bachelor	24%	18%	23%	20%	21%
	graduatedegree	13%	7%	10%	8%	9%
Child in Household	child-under18	24%	27%	27%	27%	26%
Pct of Pop. Age 16+	employed	53%	54%	53%	52%	53%
Household Income	income 0-25k	25%	34%	22%	21%	26%
	income 25-50k	15%	25%	24%	23%	22%
	income 50-75k	16%	14%	15%	16%	15%
	income 75-200k	34%	22%	31%	35%	31%
	income 200k-plus	9%	5%	8%	5%	7%
Housing Stats	single family	65%	46%	78%	79%	67%
	multi-family	35%	54%	22%	21%	33%
	rented	46%	66%	42%	40%	49%
	owned	54%	34%	58%	60%	51%
Total population data from the 2010 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.						

Monterey Park 2019 Districting

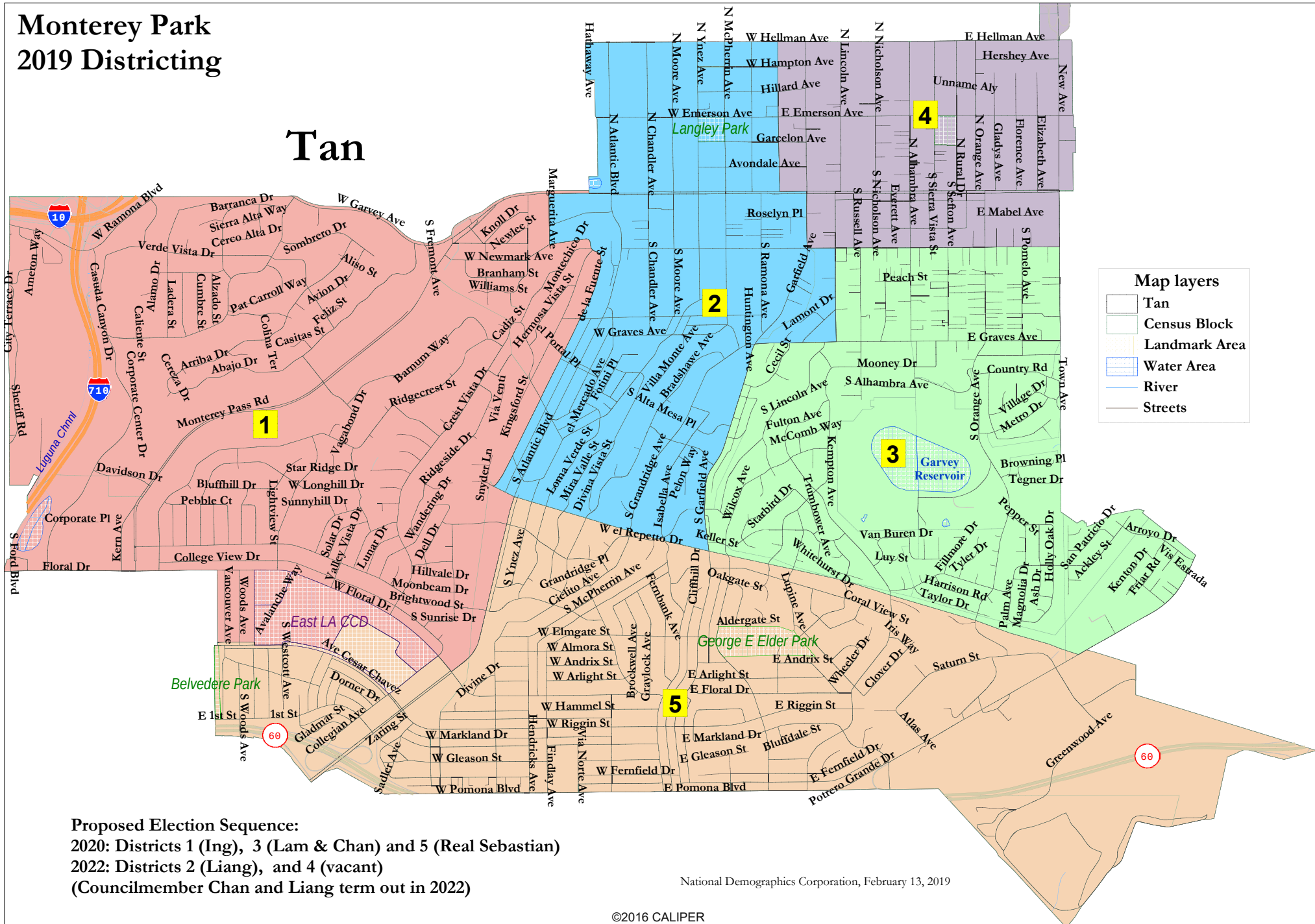
Peach (4 districts)



Monterey Park - Peach 4-district map						
District		1	2	3	4	Total
Ideal	Total Pop	15,072	14,841	15,123	15,233	60,269
15,067	Deviation from ideal	5	-226	56	166	392
	% Deviation	0.03%	-1.50%	0.37%	1.10%	2.60%
Total Pop	% Hisp	19%	18%	18%	52%	27%
	% NH White	5%	5%	4%	6%	5%
	% NH Black	0%	0%	0%	0%	0%
	% Asian-American	75%	76%	77%	41%	67%
Citizen Voting Age Pop	Total	10,806	8,480	9,257	10,761	39,305
	% Hisp	21%	22%	19%	50%	29%
	% NH White	6%	6%	4%	6%	5%
	% NH Black	1%	0%	0%	1%	1%
	% Asian/Pac.Isl.	72%	71%	77%	42%	65%
Voter Registration (Nov 2016)	Total	7,992	6,281	5,743	7,944	27,960
	% Latino est.	24%	24%	26%	53%	33%
	% Spanish-Surnamed	22%	21%	23%	48%	29%
	% Asian-Surnamed	54%	56%	54%	30%	48%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
	% NH White est.	17%	16%	16%	14%	16%
Voter Turnout (Nov 2016)	% NH Black	1%	0%	1%	1%	1%
	Total	4,953	3,534	3,496	5,359	17,342
	% Latino est.	26%	29%	31%	57%	37%
	% Spanish-Surnamed	24%	26%	28%	51%	34%
	% Asian-Surnamed	51%	49%	50%	28%	43%
	% Filipino-Surnamed	1%	1%	2%	1%	1%
Voter Turnout (Nov 2014)	% NH White est.	18%	17%	16%	13%	16%
	% NH Black	2%	1%	1%	0%	1%
	Total	2,303	1,458	1,455	2,054	7,269
	% Latino est.	19%	28%	29%	55%	33%
	% Spanish-Surnamed	17%	25%	26%	50%	30%
	% Asian-Surnamed	54%	47%	49%	27%	44%
ACS Pop. Est.	% Filipino-Surnamed	1%	2%	2%	1%	1%
	% NH White est.	25%	20%	18%	15%	20%
	% NH Black est.	0%	1%	1%	1%	1%
	Total	15,528	14,667	15,143	15,966	61,303
Age	age0-19	19%	18%	18%	21%	19%
	age20-60	53%	56%	58%	54%	55%
	age60plus	28%	27%	24%	25%	26%
Immigration	immigrants	50%	62%	63%	40%	54%
	naturalized	68%	62%	60%	68%	64%
Language spoken at home	english	27%	19%	19%	31%	24%
	spanish	19%	13%	14%	34%	20%
	asian-lang	53%	68%	67%	34%	55%
	other lang	1%	0%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	37%	50%	52%	29%	42%
Education (among those age 25+)	hs-grad	44%	47%	47%	54%	48%
	bachelor	25%	19%	20%	20%	21%
	graduatedegree	13%	10%	7%	8%	9%
Child in Household	child-under18	25%	26%	28%	26%	26%
Pct of Pop. Age 16+	employed	53%	52%	55%	52%	53%
Household Income	income 0-25k	24%	31%	27%	20%	26%
	income 25-50k	16%	23%	26%	23%	22%
	income 50-75k	16%	14%	15%	16%	15%
	income 75-200k	34%	27%	25%	35%	31%
	income 200k-plus	10%	4%	7%	5%	7%
Housing Stats	single family	66%	58%	62%	81%	67%
	multi-family	34%	42%	38%	19%	33%
	rented	44%	56%	56%	39%	49%
	owned	56%	44%	44%	61%	51%
Total population data from the 2010 Decennial Census.						
Surname-based Voter Registration and Turnout data from the California Statewide Database.						
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.						

Monterey Park 2019 Districting

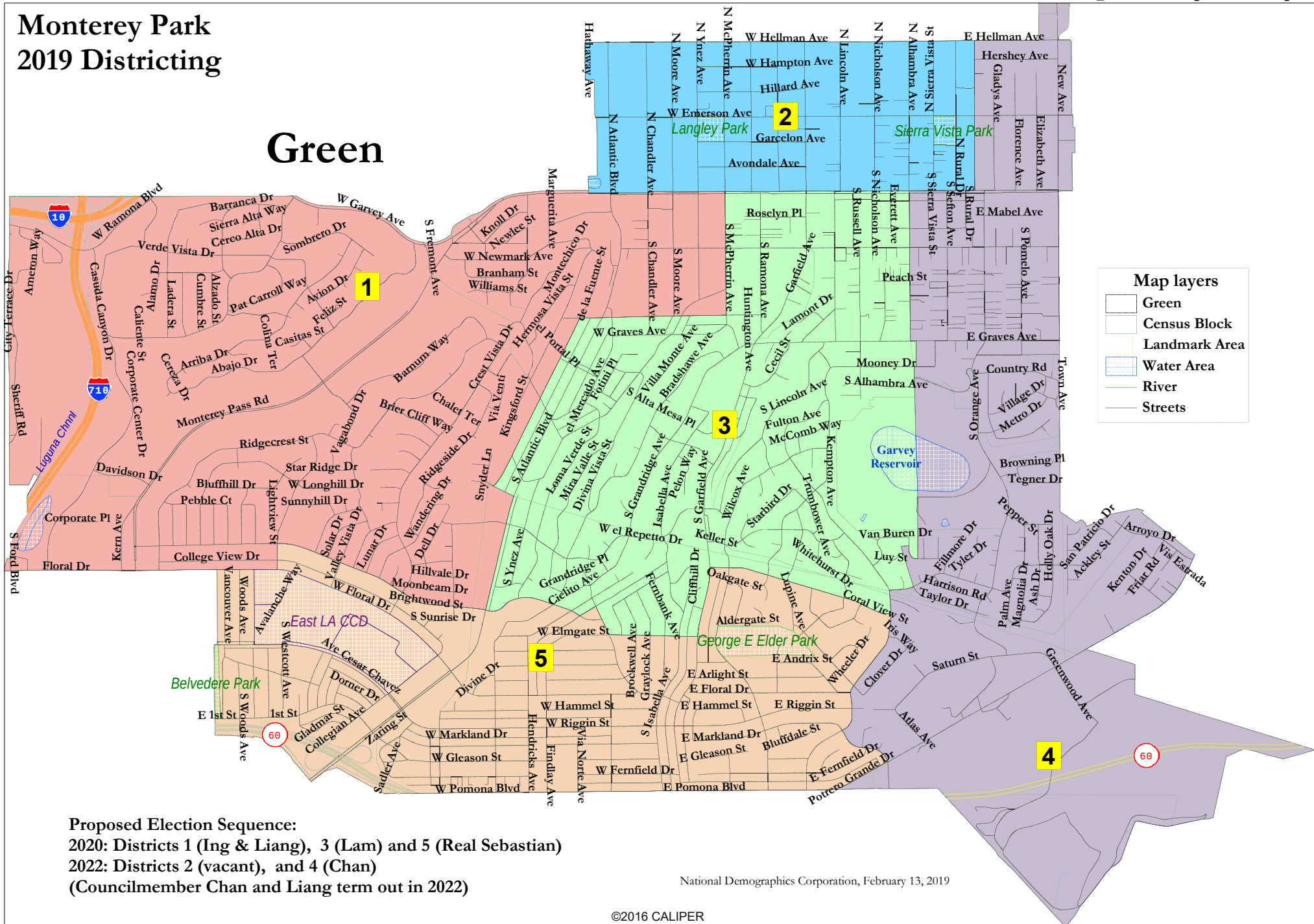
Tan



Monterey Park - Tan							
District		1	2	3	4	5	Total
Ideal	Total Pop	11,741	11,988	12,296	11,889	12,355	60,269
12,054	Deviation from ideal	-313	-66	242	-165	301	614
	% Deviation	-2.60%	-0.55%	2.01%	-1.37%	2.50%	5.09%
Total Pop	% Hisp	25%	18%	22%	14%	55%	27%
	% NH White	6%	4%	6%	3%	7%	5%
	% NH Black	1%	0%	0%	0%	0%	0%
	% Asian-American	67%	77%	71%	82%	37%	67%
Citizen Voting Age Pop	Total	8,216	8,000	7,635	6,460	8,994	39,305
	% Hisp	27%	22%	21%	17%	50%	29%
	% NH White	7%	5%	6%	3%	6%	5%
	% NH Black	1%	1%	0%	0%	0%	1%
	% Asian/Pac.Isl.	65%	71%	72%	79%	42%	65%
Voter Registration (Nov 2016)	Total	6,516	5,480	5,624	3,717	6,623	27,960
	% Latino est.	26%	24%	27%	21%	58%	33%
	% Spanish-Surnamed	24%	22%	25%	19%	52%	29%
	% Asian-Surnamed	52%	57%	50%	62%	27%	48%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	18%	15%	18%	14%	13%	16%
	% NH Black	2%	1%	0%	1%	0%	1%
Voter Turnout (Nov 2016)	Total	4,255	3,052	3,563	1,975	4,497	17,342
	% Latino est.	27%	29%	31%	27%	62%	37%
	% Spanish-Surnamed	25%	26%	28%	24%	55%	34%
	% Asian-Surnamed	50%	50%	47%	55%	24%	43%
	% Filipino-Surnamed	1%	1%	1%	1%	1%	1%
	% NH White est.	18%	16%	18%	15%	12%	16%
	% NH Black	2%	1%	0%	2%	0%	1%
Voter Turnout (Nov 2014)	Total	1,972	1,241	1,585	721	1,749	7,269
	% Latino est.	21%	28%	29%	25%	58%	33%
	% Spanish-Surnamed	19%	25%	26%	22%	52%	30%
	% Asian-Surnamed	52%	50%	45%	58%	25%	44%
	% Filipino-Surnamed	1%	1%	2%	1%	1%	1%
	% NH White est.	25%	18%	23%	13%	15%	20%
	% NH Black est.	0%	1%	1%	1%	0%	1%
ACS Pop. Est.	Total	11,766	12,722	11,644	12,049	13,121	61,303
Age	age0-19	20%	19%	19%	16%	21%	19%
	age20-60	51%	57%	55%	59%	54%	55%
	age60plus	29%	25%	26%	25%	25%	26%
Immigration	immigrants	43%	58%	56%	71%	41%	54%
	naturalized	71%	64%	68%	54%	68%	64%
Language spoken at home	english	31%	22%	22%	14%	31%	24%
	spanish	23%	15%	18%	9%	36%	20%
	asian-lang	45%	63%	59%	77%	32%	55%
	other lang	2%	1%	1%	0%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	30%	44%	44%	60%	30%	42%
Education (among those age 25+)	hs-grad	42%	48%	47%	46%	56%	48%
	bachelor	28%	20%	22%	18%	18%	21%
	graduatedegree	14%	10%	10%	6%	7%	9%
Child in Household	child-under18	26%	25%	28%	26%	26%	26%
Pct of Pop. Age 16+	employed	52%	54%	52%	56%	52%	53%
Household Income	income 0-25k	22%	30%	24%	32%	20%	26%
	income 25-50k	15%	19%	25%	27%	25%	22%
	income 50-75k	16%	16%	13%	15%	16%	15%
	income 75-200k	35%	30%	30%	21%	37%	31%
	income 200k-plus	12%	5%	7%	5%	3%	7%
Housing Stats	single family	67%	64%	74%	45%	84%	67%
	multi-family	33%	36%	26%	55%	16%	33%
	rented	38%	55%	45%	67%	38%	49%
	owned	62%	45%	55%	33%	62%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Monterey Park 2019 Districting

Green



Monterey Park - Green							
District		1	2	3	4	5	Total
Ideal	Total Pop	12,096	11,777	12,041	12,058	12,297	60,269
12,054	Deviation from ideal	42	-277	-13	4	243	520
	% Deviation	0.35%	-2.30%	-0.11%	0.03%	2.02%	4.31%
Total Pop	% Hisp	20%	11%	26%	20%	56%	27%
	% NH White	6%	3%	7%	4%	5%	5%
	% NH Black	0%	0%	0%	0%	0%	0%
	% Asian-American	73%	85%	65%	75%	37%	67%
Citizen Voting Age Pop	Total	8,772	6,603	7,980	7,522	8,428	39,305
	% Hisp	22%	12%	32%	19%	54%	29%
	% NH White	6%	3%	8%	4%	5%	5%
	% NH Black	1%	0%	1%	0%	0%	1%
	% Asian/Pac.Isl.	70%	84%	58%	76%	40%	65%
Voter Registration (Nov 2016)	Total	6,693	4,016	6,181	4,810	6,260	27,960
	% Latino est.	25%	18%	31%	27%	57%	33%
	% Spanish-Surnamed	22%	16%	28%	24%	52%	29%
	% Asian-Surnamed	53%	65%	47%	53%	28%	48%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	18%	14%	17%	16%	12%	16%
Voter Turnout (Nov 2016)	% NH Black	2%	0%	1%	1%	0%	1%
	Total	4,266	1,991	3,812	2,998	4,275	17,342
	% Latino est.	26%	23%	36%	31%	61%	37%
	% Spanish-Surnamed	24%	20%	32%	28%	55%	34%
	% Asian-Surnamed	51%	58%	42%	49%	25%	43%
	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
Voter Turnout (Nov 2014)	% NH White est.	18%	16%	17%	16%	11%	16%
	% NH Black	2%	0%	1%	1%	0%	1%
	Total	2,039	744	1,637	1,258	1,592	7,269
	% Latino est.	18%	20%	32%	30%	61%	33%
	% Spanish-Surnamed	16%	18%	29%	27%	55%	30%
	% Asian-Surnamed	54%	62%	41%	47%	24%	44%
ACS Pop. Est.	% Filipino-Surnamed	1%	1%	1%	2%	1%	1%
	% NH White est.	26%	13%	23%	19%	13%	20%
	% NH Black est.	0%	1%	2%	1%	0%	1%
	Total	12,347	12,094	11,974	11,960	12,928	61,303
Age	age0-19	19%	16%	18%	18%	22%	19%
	age20-60	51%	58%	56%	58%	53%	55%
	age60plus	29%	26%	26%	24%	25%	26%
Immigration	immigrants	47%	72%	50%	61%	40%	54%
	naturalized	71%	55%	69%	63%	67%	64%
Language spoken at home	english	29%	13%	26%	20%	31%	24%
	spanish	21%	8%	20%	15%	36%	20%
	asian-lang	48%	79%	53%	64%	32%	55%
	other lang	2%	0%	1%	1%	1%	1%
Language Fluency	Speaks Eng. "Less than Very Well"	34%	61%	36%	50%	30%	42%
Education (among those age 25+)	hs-grad	43%	46%	50%	47%	54%	48%
	bachelor	26%	18%	21%	21%	19%	21%
	graduatedegree	14%	7%	11%	7%	7%	9%
Child in Household	child-under18	25%	23%	27%	29%	27%	26%
Pct of Pop. Age 16+	employed	53%	54%	52%	55%	52%	53%
Household Income	income 0-25k	21%	36%	24%	25%	22%	26%
	income 25-50k	15%	23%	23%	26%	23%	22%
	income 50-75k	16%	14%	16%	14%	15%	15%
	income 75-200k	36%	24%	31%	27%	36%	31%
	income 200k-plus	11%	3%	6%	8%	4%	7%
Housing Stats	single family	71%	40%	79%	67%	78%	67%
	multi-family	29%	60%	21%	33%	22%	33%
	rented	38%	72%	41%	52%	41%	49%
	owned	62%	28%	59%	48%	59%	51%
Total population data from the 2010 Decennial Census.							
Surname-based Voter Registration and Turnout data from the California Statewide Database.							
Latino voter registration and turnout data are Spanish-surname counts adjusted using Census Population Department undercount estimates. NH White and NH Black registration and turnout counts estimated by NDC. Citizen Voting Age Pop., Age, Immigration, and other demographics from the 2012-2016 American Community Survey and Special Tabulation 5-year data.							

Dhing 1 – submitted by Jason Dhing

The following criterias are used to create the 5 districts:

- 1 District 3 is created first based on the highest Hispanic percentage of total population. The Unit ID numbers that have percentage of population of Hispanics 35% or more are circled in the colored Population Unit ID Map (attached with email).
- 2 Approximate elementary school boundaries (based on Population Unit ID) of each Alhambra Unified School District are next drawn on the map as guidelines for the other 4 districts.
- 3 Each Population Unit ID are added to each based on the first 2 criteria, with a conscious balance of Number of Population, Voters and Registration in mind. Each district has almost equal number of Population, equal number of Voters and equal number of Registration.
- 4 Population Unit ID# 22 and 1 are purposely left out, because ID#22 is East Los Angeles College, and ID#1 is Monterey Park Marketplace. These two IDs should never be controlled by any district. Each district has some share of each of the business districts of the city [NDC note: *Population Units 22 and 1 have been added to their surrounding districts by NDC because by law all city territory must be assigned to a district.*]

Lau 1 – submitted by Gary Lau

I think this map makes sense because first and foremost it takes into consideration the racial makeup of the areas. Secondly, business interest for the main thoroughfares of Garfield, Atlantic, & Garvey is concentrated under 2 districts only. Thirdly, this map provides a sensible separation between commercial and residential interest. In summary, I think this approach offers a fair and logical political representation for the city's residents and businesses.

Lau 1, 2, 3 and 4 – submitted by Bill Lam

Districts based on “attendance zones for school, parks, and some communities.”

Yee 1 – submitted by Cindy Yee

Comments in separate letter from Ms. Yee.

Fromdatower 1 – Submitted by Teki Fromdatower

No comments submitted

Lopez 1 – Submitted by Mike Lopez

I think this map makes sense because: it follows the boundaries of most school districts and school communities, keeps neighborhoods together, reduces confusion (because current council members are each represented in a separate district) and a Latino district of 56% is created as required by the California Voting Rights Act.

Lister 1 – Jason Lister 4-district map

I think this map makes sense because the districts are compact, very well population balanced, and the boundaries roughly follow topography and natural dividing lines such as major streets. It attempts to group together similar neighborhoods, and similar communities of interest so that they have representation. Election sequence: 2020: Mayor, 2(vacant), 4(Real-Sebastian); 2022: 1(Liang), 3(Chan) *Incumbents living in district are noted; however it is suggested to allow candidates living outside of the district to run provided the candidate lives in Monterey Park.

Lister 2 – Jason Lister 5-district map

Awaiting comments from submitter.



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: Public Hearing
Agenda Item 4-B.

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Annual Weed Abatement Protest Hearing (Public Hearing)

RECOMMENDATION:

It is recommended that the City Council consider:

- 1) Open public hearing, receive public comment, close the public hearing;
- 2) Any complaints received from parcel owners will be referred to L.A. County for follow-up and City staff will monitor the status of any complaints; and
- 3) Take such additional, related action that may be desirable.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures submitted to the City the annual Weed Abatement Declaration List and resolution declaring that weeds, brush, rubbish, refuse, and dirt maintained on certain private properties in the City, are a public nuisance. At the regular City Council meeting on February 6, 2019, the Council adopted Resolution No. 12059 approving the 2019 Weed Abatement Declaration List as posted by the County. By adopting the resolution, the Council declared its intention to provide for the abatement of said public nuisances. To complete the process, the Council must hold a protest hearing to allow parcel owners whose parcels are included on the Declaration List an opportunity to challenge their parcels inclusion on the Weed Abatement Declaration List.

DISCUSSION:

The County listed 1571 improved and unimproved parcels in the declaration list for this year. This is a increase of 107 parcels from the City list last year. The County mailed notices in early February to the recorded owner of each parcel included in the list declaring that their parcel is an existing, future or "potential" hazard. The County advised that it considers a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors established an inspection fee of \$42.37, which will be assessed against all declared properties whether or not they are cleared by the property owners.

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

The County has advised us that if parcel owners want their parcel to be removed from the declaration list, the County will conduct a re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings. When a parcel is re-inspected and found not to be in violation or a potential hazard, the County will remove the parcel from the deletion list. The deletion list will allow the inspection fee of \$42.37 to be waived.

The County advised the City that March 21, 2019 is the last day that the City can request or the County can authorize removal of a parcel from the Declaration List. If City Council elects to remove a parcel from the Declaration List and that parcel becomes a nuisance at a later date, the City will have to place that parcel on an individual Declaration List and will have to hold an individual protest hearing for each parcel.

The following is a schedule of the Weed Abatement process.

February 6, 2019	Consent item - Declaration List Resolution adoption date.
February 20, 2019	Public hearing - Protest hearing.
March 14, 2019	County needs response cards returned to them by no later than this date.
March 21, 2019	Before this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$42.37 inspection fee will not be charged if a property is removed from the list.
April 02, 2019	County will begin clearing weeds on vacant disable parcels.
May 16, 2019	Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who respond.

FISCAL IMPACT:

The City of Monterey Park has been contracting with the County of Los Angeles since 1992 for weed abatement services. No fiscal impacts are anticipated to affect actual expenditures or revenues. Furthermore, no redirection of available staff time, supplies or services will be required.

Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

Attachment(s)

1. City Council Staff Report, Resolution and Weed Abatement Declaration List –
February 6, 2019

ATTACHMENT 1
City Council Staff Report, Resolution and
Weed Abatement Declaration List
February 6, 2019



City Council Staff Report

DATE: February 6, 2019

AGENDA ITEM NO: Consent Calendar
Agenda Item 3-D.

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Annual Weed Abatement Declaration List

RECOMMENDATION:

It is recommended that the City Council consider:

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

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted to the City of Monterey Park the annual Weed Abatement Declaration List and Resolution to be approved and adopted by the City Council on February 6, 2019. This action declares a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances.

BACKGROUND:

In 1992, the City of Monterey Park entered into a contract with County of Los Angeles Department of Agriculture Commissioner and Weights and Measures to provide weed abatement services to the City. At that time, both the Fire and Community Development Departments worked in unison to address and abate weeds in the community. Subsequent to reviewing the County's proposal, the City determined that the County could better provide the weed abatement services currently handled by the City thereby realizing a significant savings in staff time and financial resources. Moreover, contracting with the County would also free up Fire and Code Enforcement staff allowing time to focus on other important issues in the community.

WEED ABATEMENT PROCESS:

The Weed Abatement cycle begins with the compilation of the Weed Abatement Declaration List ("Declaration List"). The Declaration List is a list of parcels in Monterey Park which have been identified by inspection, to contain or have the potential to contain weeds or brush sufficient to be considered a public nuisance. As required by the

contract and as part of the process, the County crews work on this list throughout the year and sent the list to the City of Monterey Park for review. Based on direction from the City Council during last year's weed abatement process, the Community Services Director and Senior Code Enforcement Officer reviewed the declaration list and conducted field inspections to verify whether parcels should be included on the Declaration List. Based on staff's evaluation, parcels have either been removed or added. The County has forwarded the final draft Declaration List for consideration by the City Council.

The County along with the assistance from the City of Monterey Park identified and listed a total of 1,571 improved and unimproved parcels on the Weed Abatement Declaration List for this year. This is an increase of 107 parcels from last year. Note that most of the parcels on the Declaration List will show up annually. This is because these parcels are located in hillside areas of the City where the risk of fire is much greater. The annual weed abatement process is a way to remind property owners of their responsibility to maintain their slopes thereby minimizing fire hazards in the hillside areas of the community.

The County mailed notices on or about February 1, 2019 to the recorded owner of each parcel included on the Declaration List declaring that their parcel is an existing, future or "potential" hazard. The County advised that it considers a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors established an inspection fee of \$42.37, an increase from last year's fee by \$3.93, which is assessed against all properties on the Declaration List whether cleared by the property owners or not.

Parcel owners who received notices from the County may challenge their inclusion on the list. Parcel owners may request that the Council to remove their parcels from the list if they feel that the County erred by including their parcel on the Declaration List.

The County advised the City that if parcel owners want their parcel to be removed from the Declaration List, the County will conduct a re-inspection of the parcel to determine if an error was made. After reinspecting the parcel, the County will advise the City of its findings.

The County advised that this year's Declaration List includes both parcels that continue to lack landscaping/irrigation and new parcels due resulting from complaints submitted by residents, new inspections, and field surveys by County inspectors.

The following is a timeline of the 2019 Weed Abatement Process.

February 6, 2019	Consent item - Declaration List Resolution adoption date
February 20, 2019	Public hearing - Protest hearing
March 14, 2019	County needs response cards returned to them by no later than this date
March 21, 2019	Before this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$38.44

	inspection fee will not be charged if a property is removed from the list
April 02, 2019	County will begin clearing weeds on vacant disable parcels.
May 16, 2019	Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who respond

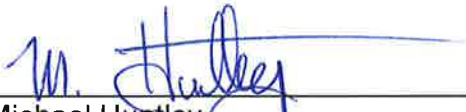
FISCAL IMPACT:

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

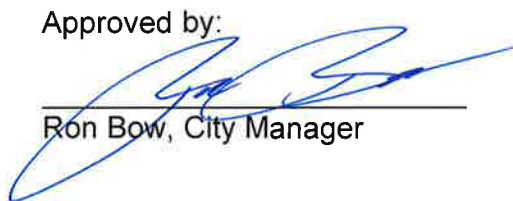
ATTACHMENTS:

1. Resolution
2. Declaration List

Respectfully submitted:

By: 

Michael Huntley
Director of Community and
Economic Development

Approved by: 

Ron Bow, City Manager

Reviewed by: 

Karl H. Berger, Assistant City Attorney

ATTACHMENT 1

Resolution

RESOLUTION NO. _____

**A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT
CODE § 39561 DECLARING WEEDS, RUBBISH, REFUSE AND
DIRT ON PUBLIC AND PRIVATE PROPERTY TO BE PUBLIC
NUISANCES IN ACCORDANCE APPLICABLE LAW**

The City Council does resolve as follows:

SECTION 1: *Authority.* This Resolution is adopted in accordance with Government Code §§ 39561 and 39562 for the purpose of declaring weeds, rubbish, refuse and dirt (collectively, the “Nuisances”) found upon streets, parkways sidewalks, or private property (collectively, the “Properties”) within the City and identified in this Resolution to be public nuisances;

SECTION 2: *Declaration of Nuisance.* Pursuant to Government Code §§ 39561 and 39562, the Properties identified in attached Exhibit “A,” which is incorporated by reference, are declared to be public nuisances as defined by applicable law including, without limitation, Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j). Specifically, the City Council finds that:

- A. The Nuisances are seasonal and recurrent;
- B. That the Nuisances upon the Properties attain such large growth as to become, when dry, a fire menace to adjacent improved property, or which are otherwise noxious, dangerous, or a public nuisance; and
- C. The Nuisances are conditions which endanger the public safety by creating a fire hazard.

SECTION 3: The City Manager, or designee (currently the Agricultural Commissioner/Director of Weights and Measures for the County of Los Angeles) is authorized to give notice to abate the Nuisances upon the Properties and must cause notices to be given to each property owner by United States Mail in substantially the following form:

**NOTICE OF PUBLIC NUISANCE AND
DEMAND TO ABATE**

TAKE NOTICE that on February 20, 2019, the City Council of the City of Monterey Park will consider a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily abated, the public nuisance on your property may be abated by authorities from the County of Los Angeles, at the direction of the City of

Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, they may attend a City Council hearing to be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on February 20, 2019 at 7:00 p.m. At that time, they may express their objections to the City Council.

Vincent Chang, City Clerk, City of Monterey Park

SECTION 4: *Costs.* All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety.

SECTION 5: *Public Hearing.* A public hearing will be held on February 20, 2019 at 7:00 p.m. in the City Council Chambers to consider any objections to this Resolution submitted by owners of the Properties or the general public.

SECTION 6: *Notices.* The City Manager, or designee (currently the Los Angeles County Agricultural Commissioner/Director of Weights and Measures) must provide notice of the Public Hearing by First Class U.S. Mail, postage prepaid, at least ten days before February 20, 2019.

SECTION 7: *Reliance on Record.* Every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 10: The City Clerk of the City of Monterey Park is directed to certify a

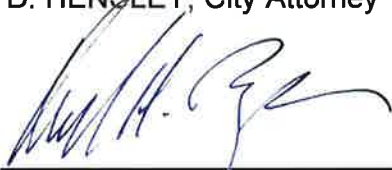
copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 11: The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this ____ day of January 2019.

Peter Chan, Mayor

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

By: 

Karl H. Berger, Assistant City Attorney

ATTACHMENT 2

Declaration List



Kurt E. Floren
Agricultural Commissioner
Director of Weights and Measures

COUNTY OF LOS ANGELES

Department of Agricultural Commissioner/ Weights and Measures

12300 Lower Azusa Road
Arcadia, California 91006-5872
<http://acwm.lacounty.gov>



Richard K. Iizuka
Chief Deputy

December 31, 2018

Vincent D. Chang, City Clerk
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Dear Mr. Chang,

REQUEST TO REVIEW DECLARATION LIST 2019

Enclosed is a list of parcels in the City of Monterey Park which have been identified, by inspection, to contain or have the potential to contain weeds or brush sufficient to be considered a public nuisance. We are recommending that the City include them in its annual weed abatement process beginning with the City Council resolution scheduled for February 6, 2019. Please review the list and submit any changes in writing prior to January 3, 2019, which is when the Resolution and Final Declaration List will be sent to your City for approval.

The same state law pursuant to which the City's weed abatement program is conducted can also be used to abate rubbish and refuse (illegal dumping, etc.) on private property in your City. If your City is interested in pursuing this, our Department may be able to help. For more information on this, please feel free to contact me at (626) 575-5487.

Very truly yours,

RAYMOND B. SMITH
Deputy Director/Bureau Chief
Weed Hazard and Integrated Pest Management Bureau

MYRNA MADRID
Staff Assistant III
Weed Hazard and Integrated Pest Management Bureau

RBS:MM:mm

Enc.

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/03/19

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5225 019 020	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	95077
5225 019 930	1060 N EASTERN AVE	L A COUNTY	500 W TEMPLE ST RM 648	LOS ANGELES CA	90012
5225 031 016	MCBRIDE AVE	BAR V BAR LLC C/O CLARK COOPER	PO BOX 389	WATSONVILLE CA	9507
* 5225 031 018	101 LINCOLN WAY	MONTEREY CHASE LLC, C/O LINDA REEVES	PO BOX 3944	GLENDALE CA	91221
5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
* 5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
* 5237 012 001	1930 COPA WAY	MIYAHIRA,TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 002	1910 COPA WAY	HASHIMOTO,STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 004	1878 COPA WAY	LILEY,BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 005	1872 COPA WAY	BANUELOS,JESSIE L TR	1872 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
* 5237 012 007	1848 COPA WAY	NISHI,TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 008	1832 COPA WAY	LEE, EDWARD H AND DO C	1832 COPA WAY	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 012 009	1816 COPA WAY	JAISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHONG R AND KYUNG N	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTEREY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN,HSIANG JUI AND CAROLINE TRS	PO BOX 532	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	FURUKAWA,NORMAN AND LINDA TRS	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW,KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM,DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	WONG,RICHARD T AND HAZEL F TRS	11 MCCLINTOCK CT	IRVINE CA	92617
* 5237 012 039	1909 ARRIBA DR	CHENG,ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG,DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE,PATRICIA S K	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG,YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN,PAUL L AND CAROLE J AND	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM,CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA,STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 004	518 CASUDA CYN DR	KIMURA,ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	NUNEZ,ENRIQUE O AND IRMA G TRS	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	KONG, LEONIDA P TR	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 026	2055 ARRIBA DR	KAWAHARA, TAKASHI TR	2055 ARRIBA DR	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
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* 5237 013 027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 028	2035 ARRIBA DR	YEE, WARREN	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5237 013 029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 030	2015 ARRIBA DR	TON, JAMES Q TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 031	1999 ARRIBA DR	HENG, PECH	1999 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
* 5237 013 034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 035	1953 ARRIBA DR	GUISTRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5237 014 001	625 PUEBLO DR	CASTILLO,MARTIN G TR	625 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 014 004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 005	1974 ARRIBA DR	BANK OF AMERICA TR C/O HARDIND AND CARBONE	1235 NORTH LOOP W STE 205	HOUSTON TX	77008
* 5237 014 006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 008	2016 ARRIBA DR	WONG,TERRANCE ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 012	2066 ARRIBA DR	GOTO,DANIEL AND NANCY M	2066 ARRIBA DR	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST
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* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIER Q	2072 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA,VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG,EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE,ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE,BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO,STARBOARD Y AND BRENDA H	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TRS	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	WANG,JAMES AND CHANG, LUFEN	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG,THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QIN	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO,TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN S	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI,BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE,TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	CHOW, CHRIS CO TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI,RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM,ANNIE H AND FREDERICK	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE,GARY S ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG,EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	5907 RADFORD AVE	VALLEY VILLAGE CA	91607

LOS ANGELES COUNTY DECLARATION LIST
CITY OF MONTEREY PARK
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* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE,WILLIAM U AND JUNG HUI TR	1611 COPA WAY	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA,ROBERT M AND MARIE I	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	PO BOX 494	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754

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DATE: 01/03/19

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 017 006	477 ELEVADO TER	LEE,TONG JOO	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	DONG,EDITH TR	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	CHAN, JANE TRS	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 021	721 MONTEREY PASS RD	LEE,JIM AND ANNA	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108

LOS ANGELES COUNTY DECLARATION LIST

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO,PAUL T AND MILDRED TRS	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,JUNE S TR	1950 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 017	2040 ABAJO DR	LEE,MARGARET P TR	2040 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 018	2050 ABAJO DR	NAGATO,LINCOLN M TRS	2050 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 019 026	901 MONTEREY PASS RD	C AND S PROPERTIES	23505 CRENSHAW BLVD STE 152	TORRANCE CA	90505
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 020	1001 MONTEREY PASS RD	CAZZO PROPERTIES LLC C/O DANIEL JOHNSON	PO BOX 777	MONTEREY PARK CA	91754
* 5237 021 001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 021 002	1051 MONTEREY PASS RD	JONES,ROLAND AND HUE LE TAN	8451 LEROY ST	SAN GABRIEL CA	91775
* 5237 021 003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
* 5237 021 004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE S	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
* 5237 021 005	1161 MONTEREY PASS RD	ROBLES FAMILY LLC	2275 HUNTINGTON DR 410	SAN MARINO CA	91108
* 5237 021 006	1191 MONTEREY PASS RD	TANG,HUNG PHIE CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
* 5237 021 007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 022 009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
* 5237 022 014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212

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* 5237 022 018	1000 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
5237 022 021	CORPORATE CENTER DR	M & A GABEE AND COLLISEUM INVESTMENTS LP	PO BOX 5357	BEVERLY HILLS CA	90209
* 5237 022 026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
* 5237 022 028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
* 5237 022 029	1111 CORPORATE CENTER DR #102	WANG, YUNGMINH AND YUAN HWI	1111 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 022 030	1111 CORPORATE CENTER DR #103	LEE, DEBORAH L	438 EVERETT AVE	MONTEREY PARK CA	91754
* 5237 022 031	1111 CORPORATE CENTER DR #104	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 032	1111 CORPORATE CENTER DR #105	GRILLIANT INVESTMENT GROUP LLC	1111 CORPORATE CENTER DR NO 104	MONTEREY PARK CA	91754
* 5237 022 033	1111 CORPORATE CENTER DR #106	KADD INVESTMNET GROUP LLC	1111 CORPORATE CENTER DR STE 106	MONTEREY PARK CA	91754
* 5237 022 034	1111 CORPORATE CENTER DR #201	WU, ALLEN AND CHRISTINE TRS	1718 WARWICK RD	SAN MARINO CA	91108
* 5237 022 035	1111 CORPORATE CENTER DR #202	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 036	1111 CORPORATE CENTER DR #203	GSKK INC	2221 CIELO PL	ARCADIA CA	91006
* 5237 022 037	1111 CORPORATE CENTER DR #204	WONG, DEEPA S TR	2711 CAROLINE WAY	ARCADIA CA	91007
* 5237 022 038	1111 CORPORATE CENTER DR #205	YEN, TIN JEN CO TR	21795 D BAGLIO WAY	YORBA LINDA CA	92887
* 5237 022 039	1111 CORPORATE CENTER DR #206	YAN, PAUL CO TR	18601 S SUSANA RD	COMPTON CA	90221
* 5237 022 040	1111 CORPORATE CENTER DR #301	YU, CHIU WAN	1455 MONTEREY PASS RD UNIT 204	MONTEREY PARK CA	91754
* 5237 022 041	1111 CORPORATE CENTER DR #302	SHEN, ENGLES S AND HELEN M	1111 CORPORATE CENTER DR NO 302	MONTEREY PARK CA	91754
* 5237 022 042	1111 CORPORATE CENTER DRI #303	VANGUARD GT INVESTMENTS LLC	100 PHOENIX DR STE 311	ANN ARBOR MI	48108
* 5237 022 043	1111 CORPORATE CENTER DR #304	CA PC 1111 CORPORATE CENTER LLC	1413 CENTER DR STE 220	PARK CITY UT	84098
* 5237 022 044	1111 CORPORATE CENTER DR #305	LEE, ERNEST AND SHIRLEY L TRS	1006 HOLIDAY DR	WEST COVINA CA	91791

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* 5237 022 045	1111 CORPORATE CENTER DR #306	WONG, TOMMY AND MYRA M	649 N LINCOLN AVE	MONTEREY PARK CA	91755
5237 022 046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
5237 022 048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+ 5237 022 903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908	MCBRIDE AVE	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 017	1255 CORPORATE CENTER DR	LOS ANGELES CORPORATE CENTER LLC	PO BOX A3879	CHICAGO IL	60690
* 5237 024 025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030
* 5237 024 026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
* 5237 024 029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	111 BALDWIN PARK BLVD	CITY OF INDUSTRY CA	91746
* 5237 024 055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 024 056	2530 CORPORATE PL	REAL ESTATE INVESTORS	PO BOX 25025	GLENDALE CA	91201
* 5237 024 059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 024 061	DAVIDSON DR	PERRY, MARSHALL	17600 COMMUNITY ST	NORTHRIDGE CA	91325
* 5237 024 065	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 066	DAVIDSON DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL C.O MICHAEL DANIEL POUR	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 071	1600 CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012

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5237 024 072	CORPORATE CENTER DR	PAMC LTD C/O SHI-YIN WOND	531 W COLLEGE ST	LOS ANGELES CA	90012
5237 024 800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
* 5252 001 023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 024	789 BARNUM WAY	KABAKIAN,ADOUR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD, JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG, SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA, DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM, WILLIAM Y AND LANORA TRS	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 048	693 BARNUM WAY	CHOY, MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW, WING P AND CATHERINE K	689 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 002 002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 002 008	656 MONTEREY PASS RD	GULDALIAN, ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
* 5252 002 010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
* 5252 002 011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
5252 002 016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC C/O ALAN S TON AND THI L KIENG	1045 MONTECITO DR	SAN GABRIEL CA	91776
* 5252 002 017	632 MONTEREY PASS RD	DANIELSON, M JOYCE CO TR	5151 AVENIDA DESPACIO	LAGUNA WOODS CA	92637
* 5252 003 009	1200 MONTEREY PASS RD	FARBSTEIN, JAY TR	219 14TH ST	SANTA MONICA CA	90402
* 5252 003 010	1190 MONTEREY PASS RD	MONTEREY PASS PROPERTIES LLC C/O THEODORE HAAS	1938 LA FREMONTIA ST	SO PASADENA CA	91030
* 5252 003 011	1160 MONTEREY PASS RD	J E M ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 012	1130 MONTEREY PASS RD	JEM ASSOCIATES INC	3926 VIRGINIA RD	LOS ANGELES CA	90008
* 5252 003 013	1110 MONTEREY PASS RD	PWCHOU LLC	1435 SOMBRERO DR	MONTEREY PARK CA	91754

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* 5252 003 020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
* 5252 003 021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
* 5252 003 022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
* 5252 003 028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
* 5252 003 030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405
* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS LUCY L TRS	1719 WARWICK RD	SAN MARINO CA	91108
* 5252 003 058	708 MONTEREY PASS RD	KONTOS, PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778

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* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	HERSCOWITZ, MORIS CO TR	5020 BLUEBELL AVE	VALLEY VILLAGE CA	91607
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 080	1460 MONTEREY PASS RD NO A	ZHANG,JASON AND LIU, YAN	153 DIAMOND ST # B	ARCADIA CA	91006
* 5252 004 081	1460 MONTEREY PASS RD NO B	NING,CECILIA TR	PO BOX 1349	MONTEREY PARK CA	91754
* 5252 004 082	1460 MONTEREY PASS RD NO C	WANG,JAMES	1460 MONTEREY PASS RD C	MONTEREY PARK CA	91754
* 5252 004 083	1460 MONTEREY PASS RD NO D	PHAT LU AND	2809 WARREN WAY	ARCADIA CA	91007
* 5252 004 084	1460 MONTEREY PASS RD NO E	HON,JOHN H	1460 MONTEREY PASS RD NO E	MONTEREY PARK CA	91754
* 5252 004 085	1460 MONTEREY PASS RD NO F	CML GROUP LLC, C/O CHRISTINA LIU	5538 ANGELUS AVE	SAN GABRIEL CA	91776
* 5252 004 086	1430 MONTEREY PASS RD NO A	LAM,PETER K AND YUEN, ANNA M	1430 MONTEREY PASS RD NO A	MONTEREY PARK CA	91754
* 5252 004 087	1430 MONTEREY PASS RD NO B	NG,ANTHONY AND CORRIN	305 ALMORA ST	MONTEREY PARK CA	91754
* 5252 004 088	1430 MONTEREY PASS RD NO C	LO,ALAN T AND HELEN S TRS	1381 SAN MARINO AVE	SAN MARINO CA	91108
* 5252 004 089	1430 MONTEREY PASS RD NO D	YEN, BEN	441 LOS GATOS DR	WALNUT CA	91789
* 5252 004 090	1430 MONTEREY PASS RD NO E	KENG LIN AND CHIA TSUI YUAN	15107 EL SELINDA DR	HACIENDA HTS CA	91745
* 5252 004 091	1430 MONTEREY PASS RD NO F	EMPIRE ENTOURAGE LLC	2168 S ATLANTIC BLVD UNIT 217	MONTEREY PARK CA	91755
5252 004 800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768

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5252 004 801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
* 5252 005 071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 074	1860 COLLEGE VIEW DR	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
* 5252 005 077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 078	1910 COLLEGE VIEW DR	WU, QINFANG	1910 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789
* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU,JOHNNY AND CHRISTINE	1960 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	SHENM YI	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	WU, HUIJUN	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	HOEY, LAWRENCE M AND VIRGINIA	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	QUON, VIOLET TR	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIE M	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL A II	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASAHARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHIO, KUOK L	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 014 011	1367 HILLSIDE ST	LI,ANDY W TR	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	MARTY,BETTY J TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754

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* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI, ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE, PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW, RONALD D AND LILLIAN M	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	QUAN, OLIN TR	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI, DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379
* 5252 016 005	1190 S LONGHILL WAY	PEREZ, CARMEN ET AL	1190 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA, MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN, DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA, JAMES B AND LESLIE E	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG, MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM, BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	SHITARA, SHIZUKO	1241 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 006	1225 RIDGECREST ST	HUGHES, PETER GDN	3655 YORKSHIRE RD	PASADENA CA	91107
* 5252 018 007	1201 RIDGECREST ST	SCOBIE, TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER, DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI, CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO, NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	WAI YIN CHAN	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN, DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHENG, HON M AND POCHING L	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL, WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 004	1061 RIDGECREST ST	LU, DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CAI, ZHIJUAN AND QIU, HAO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI, NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	OGURA, KEVIN AND JEAN	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO, KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE, DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 011	1033 RIDGECREST ST	NEWMAN, ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA, CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WONG, TOMAS A AND CUAN-WONG, DIANA L	1017 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 016	1013 RIDGECREST ST	HARTLEY, JULIA C TR	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN, CHARLES T AND	1005 RIDGECREST ST	MOUNTAIN VIEW CA	94040
* 5252 019 019	1001 RIDGECREST ST	COX, CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK, PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO, KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640
* 5252 029 037	1700 COLLEGE VIEW DR	AOYAGI, MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754
* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERNCROFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR, DO G ET AL	11015 FREER ST	TEMPLE CITY CA	91780

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* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	YEE, MICHAEL	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA,MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP,ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO,DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA,SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL AND VARGAS, CRISTINA	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 010	1580 RIDGECREST WAY	MURRAY,ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM,KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	PAVLIC,LOUIS S TR	929 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 004	921 RIDGECREST ST	TAKAYANAGI, SUMIKO TR	2505 STRATHMORE AVE	ROSEMEAD CA	91770
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	CHAO,LAWRENCE S TR	901 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 007	889 RIDGECREST ST	CAO, CECILIA L TR	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN,NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WHITTAKER,YVONNE R TR	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI,MICHIKO TR	857 DONNER PLACE	MONTEREY PARK CA	91754

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* 5252 033 008	849 RIDGECREST ST	MIYAMOTO,SAM S AND JEAN Y TRS	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND LE, THUY THANH NGUYEN	827 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 017	809 BARNUM WAY	NGO, NANCY	809 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 033 020	772 BARNUM WAY	HO, SONNY CO TR	2355 MELVILLE DR	SAN MARINO CA	91108
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	TMW INVESTMENT INC	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S AND	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 016	1196 CREST HAVEN WAY	CECILA, MARY J TR	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754

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* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR AND IRMA	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	221 S RUSSELL AVE	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI,KOTARO R TR	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY K AND	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071
* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN,LOWELL E AND ROSE M TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	14438 FAIRGROVE AVE	LA PUENTE CA	91744
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	JUNG,DEWEY AND BETTY C TRS	1363 ROCK VIEW ST	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR C/O MIREILLE HANFT	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C AND	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,PETER P	1149 BRIER CLIFF WAY	MONTEREY PARK CA	91754

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* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW, MARILYN L ET AL TRS	1090 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC AND PHAM, AMY P	2627 W AVE 31	LOS ANGELES CA	90065
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	PO BOX 1390	SOUTH PASADENA CA	91031
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M AND MONA TRS	869 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	KANZAWA,SANJI AND MIYOKO	1400 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	753 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 004	749 RIDGECREST ST	SOHO INVESTMENTS LLC	8334 LINCOLN BLVD	LOS ANGELES CA	90045

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* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	JUATMA, VUNAPHA W TR	712 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN AND DING, MICHELLE X	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ZHU, CONGWANG	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754

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* 5253 006 021	1039 SNYDER LN	NG, PHACH T C TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	LI, YUZHEN	887 SCUDDER WAY	MONTEREY PARK CA	91754
5253 006 028	SCUDDER WAY	LAU, YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN, JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 041	898 HOLLADAY WAY	OGINO, JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 043	886 HOLLADAY WAY	YAMADA, DEAN O AND ABAD, LEILANI T	PO BOX 1526	MONTEREY PARK CA	91754
* 5253 006 044	882 HOLLADAY WAY	WU, ZHUOFU AND RUI SHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 051	1086 SNYDER LN	LUK, LINCOLN JR AND MA, VIVIEN	1086 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 052	1082 SNYDER LN	LIU, SU CHIAO	1082 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 056	1038 SNYDER LN	HADDAD, IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
* 5253 006 058	988 SNYDER LN	MAI, DAMING	988 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 060	986 KINGSFORD ST	TSUI, SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 061	982 KINGSFORD ST	CHI, SAMUEL C AND SUI J	982 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 062	928 KINGSFORD ST	WONG, SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005	DE LA FUENTE ST	CHEN, HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 017	1030 DE LA FUENTE ST	KO, WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	DE LA FUENTE ST	WONG, KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5253 007 025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 029	866 VIA VENTI AVE	HYUN,CHUL CHOI AND	866 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B AND ABE, SANDRA Y CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754

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* 5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 043	889 KINGSFORD ST	CHENG,HOA AND FAY F TRS	889 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 044	893 KINGSFORD ST	LUM,BING K AND LISA G	893 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
* 5253 008 049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	880 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 052	862 KINGSFORD ST	SUKANDADINATA,ALBERT C AND LAMSAILA, ANGELA	5925 COLGATE AVE	LOS ANGELES CA	90036
* 5253 008 054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND TRAN, THUY B	832 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 055	828 KINGSFORD ST	LI, YING	828 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061	CADIZ ST	YOUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 009 019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
* 5253 010 036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240

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* 5253 010 040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 012 019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
* 5253 012 020	1010 COLLEGE VIEW DR	JLC INVESTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
* 5253 012 021	1020 COLLEGE VIEW DR	NAYFACK, PEARL TR	12512 CHANDLER BLVD #306	VALLEY VILLAGE CA	90605
* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	GEE, GEORGE N TR	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	HAO, PHILLIP B TR	758 RIDGE ST	MONTEREY PARK CA	91754
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	191 ROCA WAY	MONTEREY PARK CA	91754
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006

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* 5253 024 005	901 WANDERING DR	HAYASHI, LEO TRS	PO BOX 331302	LOS ANGELES CA	90033
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	WU,DANNY T CO TR	851 S BRADSAWE AVE	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHU, HAIMING CO TR	1360 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	PRICE,MARY LOU TR	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI,TED AND SUMIYE	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG,CHONG M AND EILLEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG,CHONG M AND EILEEN T TRS	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	QUIHUIS, ROBERT G TR	9121 LONGDEN AVE	TEMPLE CITY CA	91745
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5253 034 052	1300 COLLEGE VIEW DR	MAI, RUNQIU	144 W ROSELYN PL	MONTEREY PARK CA	91754
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	844 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 034 054	1340 COLLEGE VIEW DR	LEE, FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 056	1390 COLLEGE VIEW DR	LEE,FRANK AND JENNIE ET AL TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG,HUBERT ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	8812 DUARTE RD	SAN GABRIEL CA	91775
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI,MASAO AND SADAKO TRS	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, LUIS AND STELLA	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	LAU, WINNIE W	1581 VALLEY VISTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	TAKEMOTO,FRANK T CO TR	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE,JOHN H AND LEE, CHING LUN CO TR	PO BOX 1253	ROSEMEAD CA	91770
* 5253 036 009	1072 CREST VISTA DR	ITO,SALLY S AND LANCE E	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, HAYWARD S	1411 SOLAR DR	MONTEREY PARK CA	91754
* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,RIDWAN AND EVI B	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDD DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	TRAN,MUOI CO TR	1031 W EAST CREST WAY	MONTEREY PARK CA	91754

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* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	SIMONCINI,JEANNE M TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	SUN, CHANGJIAN AND XU, HUA	1112 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH S AND PING Y TRS	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1014 RIDGESIDE DR	YIP, YUENU AND LI, TIEZHONG	1014 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	SHIM,ALDRIC J	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND WUNG, TERESA	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 040 028	720 RODMAN CIR	QUAN,JAMES	PO BOX 1624	ROSEMEAD CA	91770
* 5253 040 030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
* 5253 040 037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
* 5254 002 012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
* 5254 002 019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029	GARVEY AVE	ABAJO VILLA LLC	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
5254 002 031	GARVEY AVE	CENTER INTL INVESTMENTS INC	1022 E GARVEY AVE	MONTEREY PARK CA	91755
+ 5254 002 902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
* 5254 003 005	1457 SOMBRERO DR	KOCHI,TATSUO AND KIMIKO	1457 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 003 007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754

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5254 003 013	SOMBRERO DR	CHEN,ANDY	757 ANOAKIA LN	ARCADIA CA	91006
5254 003 014	1585 SOMBRERO DR	LA, TIMMY AND DUAN, YAONAN	333W GARVEY AVE	MONTEREY PARK CA	91754
5254 003 018	SOMBRERO DR	TRUONG,PHAM S	4838 FIESTA AVE	TEMPLE CITY CA	91780
5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
* 5254 003 126	125 CAMPANITA CT	CAI,CHANG	125 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 003 127	108 CAMPANITA CT	XU, GANG	108 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 010	1591 VERDE VISTA DR	LOPEZ,ELEANOR A TR	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1580 ABAJO DR	MONTEREY PARK CA	91754
* 5254 004 040	1500 SOMBRERO DR	ITO,JUNE	1500 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOBRERO DR	MONTEREY PARK CA	91754
* 5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 045	1495 ARRIBA DR	KWOK , CLARK T	1495 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
* 5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754

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* 5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID AND MARILYN	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG,HENRY W AND JANE B TRS	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	431 CUMBRE ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 042	157 LADERA ST	YANG,SUSHI L AND JOHNNY	157 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 045	173 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO,ULLIN AND MAGDALENE Y	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	2007 LA PALOMA AVE	ALHAMBRA CA	91803
* 5254 012 050	201 LADERA ST	WONG,JOSEPH K AND SUSIE L	201 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH,DENNIS J AND ROSE W TRS	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	ARASE,HAROLD AND EDITH TRS	1516 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754

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* 5254 017 029	1446 AVION DR	CHENG, CHEN AND MARGARET TRS	1446 AVION DR	MONTEREY PARK CA	91754
* 5254 017 033	355 ALISO ST	WU, SUSAN I	355 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 034	385 ALISO ST	MACALESTER, D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754
* 5254 017 037	1479 ABAJO DR	EFFENDY, YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU, CHARLES AND MING H	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL, RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
5254 017 040	ABAJO DR	MONTEJANO, GERARDO S TR	PO BOX 666	LOS ANGELES CA	90009
* 5254 018 014	1510 ABAJO DR	SUZUKI, HAJIME AND HIDEKO	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO, RAUL CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN, JASON AND TINA Y	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR, JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	YOSHINAGA, ROBERT TR	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA, RONALD R AND FRED A F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI, WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN, KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG, JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI, JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402
* 5254 018 035	505 MONTEREY PASS RD	2PL LLC	4063 ADAIR ST	LOS ANGELES CA	90011
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	TJENDERA,NAKA	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHEN,YUHSU	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	WONG,WEBER W TRS ET AL	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE,XINTAO AND YAN, XIAOFEI	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	1608 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 098	1570 ABAJO DR	LEE,LILLIAN W TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE	1560 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H	815 GLENMERE WAY	LOS ANGELES CA	90049
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LNDG	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T AND THUYEN U	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	2940 MILITARY AVE	LOS ANGELES CA	90064
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	10239 LA ROSA DR	TEMPLE CITY CA	91780
* 5254 019 115	597 MONTEREY PASS RD	MARELL,PHYLLIS S TR	433 S PALM DR	BEVERLY HILLS CA	90212
* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 002 016	120 W HELLMAN AVE	CITIZENS GROUP LLC	1211 CENTER COURT DR STE 200	COVINA CA	91724
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775

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* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108
5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	825 S GOLDEN WEST AVE STE 8	ARCADIA CA	91007
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	SHEL,TOA ET AL TRS	888 GARDNER DR	MONTEBELLO CA	90640
5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 009 009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
* 5260 011 016	811 METRO DR	MAKI,MITCHELL T AND CAYLEEN R	811 METRO DR	MONTEREY PARK CA	91755
* 5260 011 017	833 METRO DR	HENG,KHENG P ET AL	833 METRO DR	MONTEREY PARK CA	91755

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* 5260 011 018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
* 5260 011 023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
* 5260 011 032	922 VILLAGE DR	ZHANG, LING	922 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
* 5260 011 037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5260 014 016	1114 KEMPTON AVE	LEW,JAMES K	1114 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 017	1198 KEMPTON AVE	RENTERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
* 5260 014 019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754
* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND AND CHOW, JENNIFER	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755

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* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	JOKO,TADASHI AND DORIS T TRS	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER,JUDITH A TR	1466 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 032	1540 FULTON AVE	IAO,WAI HUANG AND MEI CHI	1540 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 033	1560 FULTON AVE	CHAN,JIMMY H AND STELLA P TRS	1560 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1825 FERNBANK AVE	MONTEREY PARK CA	91754
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	SILOS,GLORIA TR	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
* 5260 015 028	1708 FULTON AVE	SEETAO,CARRYLL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
* 5260 016 016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
* 5260 016 018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
* 5260 017 022	1895 LUY ST	YUE,WARREN AND HUI YUN CHANG	1895 LUY ST	MONTEREY PARK CA	91755
* 5260 019 030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 019 031	1724 FILLMORE DR	YOUNG, BRENT AND DENG, IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755

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* 5260 020 002	1740 FILLMORE DR	VALENZUELA,GAVIN V TR ET AL	1740 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 023 007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
5260 024 024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
* 5260 024 031	858 BROWNING PL	LI,ANTHONY	858 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 033	838 BROWNING PL	HSIAO,TSOC	838 BROWNING PL	MONTEREY PARK CA	91755
* 5260 025 035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
* 5260 025 059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
* 5260 025 062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
5260 025 063	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
5260 025 064	ABE WAY	SOLANKI,UKABHAI AND NALINI TRS	2690 S OAK KNOLL AVE	SAN MARINO CA	91108
* 5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY	667 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 017	663 AZTEC WAY	MAH,J TRS	663 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR AND LAM,DAISY S TR	804 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755

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* 5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
* 5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692
* 5261 001 043	508 MONTEREY PASS RD	ORO CONSTRUCTION COMPANY	10005 MISSION MILL RD	WHITTIER CA	90601
* 5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 047	532 MONTEREY PASS RD	MALDONADO FAMILY LIMITED	765 RUSSELL AVE	MONTEREY PARK CA	91755
* 5261 001 048	540 MONTEREY PASS RD	HZS LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025
* 5261 001 051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 001 052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 054	588 MONTEREY PASS RD	QUAD PROPERTIES LLC C/O LINDO, TERESA	22850 NE 8TH ST UNIT 105	SAMMAMISH WA	98074
* 5261 001 055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	590 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 056	598 MONTEREY PASS RD	LU, FUZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 059	602 MONTEREY PASS RD	PALMER,JEFFREY P TR ET AL	1250 E WALNUT ST STE 236	PASADENA CA	91106
* 5261 001 060	606 MONTEREY PASS RD	HAAS INVESTMENT LLC	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 009 024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754

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* 5261 009 025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
* 5261 009 036	571 TEDFORD WAY	WAKITA,DENNIS M AND CYNTHIA TRS	571 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 039	1220 WILLIAMS ST	LAU, LEO K AND LOISA P	1220 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	LU YONG GUAN	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	CHU,NGAI F AND MARIA	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	CHEN, JUNSEN AND CHEN, XIAOTONG	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754

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KEY OF J, CITY CODE 490 (IMPROVED AND UNIMPROVED)

DATE: 01/03/19

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5261 010 055	MONECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	KWOK, RICHARD Y AND ROSITA I	398 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREALT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	HAINES,JOSEPH C CO TR	6709 LONICERA ST	CARLSBAD CA	92011
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	2709 BELGRAVE AVE	HUNTINGTON PARK CA	90255
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	2889 PLAZA DEL AMO UNIT 900	TORRANCE CA	90503
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754

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* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	OGURA,KEVIN AND CHUNG, SAMANTHA	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 026	685 BARNUM WAY	WEN,JIN CO TR	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIU,STANLEY T TR	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
* 5261 014 019	825 W MABEL AVE	LWIN,SOE CO TR	825 W MABEL AVE	MONTEREY PARK CA	91754

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5261 014 021	817 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	M AND A GABAE LP	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 025	ATLANTIC BLVD	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 E GARVEY AVE	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 027	864 E GARVEY AVE	GABAE,M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	M AND A GABAE THE CHARLES CO	P O BOX 5357	BEVERLY HILLS CA	90209
* 5261 015 015	915 W NEWMARK AVE	GUTIERREZ,MIGUEL AND MARY A TRS	915 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 016	911 W NEWMARK AVE	FRATINO,RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 017	901 W NEWMARK AVE	OGDEN,JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 022	943 W NEWMARK AVE	MA,MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 023	939 W NEWMARK AVE	LAU,GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 024	935 W NEWMARK AVE	PEREZ,ABEL	935 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 025	931 W NEWMARK AVE	YIP,RAYLIAN HIU	1234 GREENFIELD AVE	ARCADIA CA	91006
* 5261 015 026	927 W NEWMARK AVE	ANDRADE,VIBIANA	927 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 015 042	810 W MABEL AVE	LY,KIM B AND TRAN, SUSAN L	961 S GLENDORA AVE	WEST COVINA CA	91790
* 5261 015 045	883 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 046	879 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 047	875 W NEWMARK AVE	RANSONS,ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 048	330 DE LA FUENTE ST	LIANG,HANG	330 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5261 015 053	308 DE LA FUENTE ST	POON,EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 015 054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
* 5261 018 009	408 DE LA FUENTE ST	WARD,BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 019 043	435 HERMOSA VISTA ST	SANCHEZ,RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 019 046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5261 019 048	660 CADIZ ST	OKITA, GRANT R AND LAURA L	660 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 049	640 CADIZ ST	NG, NHU L AND CAREY J AND NG, FRANCES H AND MAY K	638 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 050	620 CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
* 5261 019 052	588 JADE TREE DR	LIN,E SING TR	588 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	528 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI Y AND WAI C TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103

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* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE K TRS	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 002 028	707 EL MERCADO AVE	TSE,SANDY S TR ET AL	707 EL MERCADO AVE	MONTEREY PARK CA	91754

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* 5262 020 028	843 LOMA VERDE ST	LIM, BERNARD W AND ELEANOR L	PO BOX 80985	SAN MARINO CA	91118
* 5262 021 012	724 S YNEZ AVE	DUENAS, RUBEN A	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	4612 ALVEO RD	LA CANADA FLINT CA	91011
* 5262 021 018	731 DIVINA VISTA ST	MELENDEZ, DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY, MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 011	810 LOMA VERDE ST	CHIN, GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO, EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ, CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	MORITA, MELANIE K	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA, TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 017	777 DIVINA VISTA ST	SORIA, E DANIEL	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN, JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN, JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL, RAQUEL	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO, SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG, SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 023 001	1034 LOMA VERDE ST	MACIAS,SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN,IRWING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI,GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 020	917 MIRA VALLE ST	HUANG, I LING	917 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 021	921 MIRA VALLE ST	CHAN,CONRAD H AND SELINA W	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO,ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 024 001	1200 LOMA VERDE ST	LI,WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA,KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU,NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO,PAUL AND VICTORIA W	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5262 032 003	1300 MIRA VALLE ST	LEUNG,FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	SALAS,LEOPOLDO G AND CARMEN TRS	1350 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 005	1380 MIRA VALLE ST	LIU,RAYMOND Y AND CAROL W	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE,ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG,YUK M AND WAI Y	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU,ANTONIO O AND AMELIA P	1480 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY,CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752

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* 5262 032 016	1401 BRADSHAWE AVE	JIM,KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 017	1371 BRADSHAWE AVE	ABDALLAH,SAMIRA AND WALID	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC,HENRY T AND HELEN N	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS,MANUEL AND CAROL TRS	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO,JIE AND DUAN, LEI	1150 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS,ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 008	1101 BRADSHAWE AVE	FARIAS,JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	NOBUTO,MASARU AND KAZUKO	1081 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY,THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	JOSEPH & KATHY CHEN	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN,SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE,JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 007	908 MIRA VALLE ST	SERRANO, ARIEL AND MARIA	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ,JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR,LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5262 034 028	942 MIRA VALLE ST	KELLER,REID AND BRENDA	PO BOX 2138	BLAINE WA	98231
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO,ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG,KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN,DAVID AND YING C	412 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 029	310 W GRAVES AVE	LENG,HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 004 001	740 DIVINA VISTA ST	BARRAZA,JAIME A AND ELSA O	740 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5263 005 009	762 DIVINA VISTA ST	GREESON,CHRISTINE B TR	762 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M AND GRIEGO, DENISE D	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013	DIVINA VISTA ST	CHEN, INGRID S	1060 DEL LA FUENTE ST	MONTEREY PARK CA	91754
* 5263 006 002	1031 BRADSHAWE AVE	CHINN,PETE AND MARGARET	11038 VALLEY MALL	EL MONTE CA	91731
* 5263 006 003	1033 BRADSHAWE AVE	ANNEYAN, VARDUI	215 S VAIL AVE	MONTEBELLO CA	91754
* 5263 006 005	1037 BRADSHAWE AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212
* 5263 006 006	1039 BRADSHAWE AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAWE AVE	MOREAU,BRUCE R	1041 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAWE AVE	MIZUNO,DEAN Y	87 E GREEN ST STE 310	PASADENA CA	91105
* 5263 006 009	1045 BRADSHAWE AVE	LIU,BOB Y AND LI YU	1045 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAWE AVE	YU,RUOYLIN	1047 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAWE AVE	MORALES,ALMA S	1049 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAWE AVE	TJIOE,HENRY AND FLORENCE TRS	801 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAWE AVE	SHIROISHI,ALLEN L CO TR	825 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAWE AVE	WU,DANNY T AND CARMAN	851 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 004	891 BRADSHAWE AVE	LU,JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA,SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU,TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 007 008	993 BRADSHAW PL	ROGERS,JOHN E AND CAROLYN	993 BRADSHAW PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAW PL	ORTEGA,JULIO A TR	999 BRADSHAW PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAW AVE	HAMASAKI,MARK	1001 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN,CHIN YUAN AND CHUN Y	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	RAMIREZ,RUDY AND RUIZ, STACEY	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT,LORI A TR	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 012	1025 S GARFIELD AVE	MORALES,ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES,ROSALIE M	316 W ARLIGHT ST	MONTEREY PARK CA	91754
* 5263 013 017	151 ROCA WAY	MI FEN LIN BANH	301 E COLORADO BLVD STE 325	PASADENA CA	91101
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	BAIMA,ALBERT J TR	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	ESCOTO, SARA TR	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024
* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754

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* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	CHANG,TSUNG J AND JUDY TRS	1043 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA AND MICHIKO	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM,RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S AND CHING, RONNIA L	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA,MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	JUNG, CLAYTON D CO TR	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO,GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 009	1255 S ISABELLA AVE	CHONG,VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE,STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN,HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754

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* 5263 018 012	1333 S ISABELLA AVE	NG,CHOR BUN AND CHAN, JULIE Y	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG,WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI,YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	PEI JUN GRACE GE	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO,LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 025	1250 S GRANDRIDGE AVE	WATAMURA,TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 026	1200 S GRANDRIDGE AVE	FONG,WAYMOND	3129 DURAND DR	LOS ANGELES CA	90068
* 5263 018 027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 029	1100 S GRANDRIDGE AVE	LOPEZ,PAULINE L TR	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
* 5263 018 035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 001	1014 BRADSHAW AVE	NG,YUNG YU	1014 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 002	1010 BRADSHAW AVE	YU, THOMAS P CO TR	1010 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 003	1006 BRADSHAW AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 004	1006 BRADSHAW AVE	TZE LEUNG NG CO TR	1002 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 006	950 BRADSHAW AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
* 5263 019 012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	2035 KENILWORTH AVE	LOS ANGELES CA	90039

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* 5263 019 014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 015	1009 S GRANDRIDGE AVE	CLARK,LAURA J CO TR	1332 VALLEY VIEW RD	GLENDALE CA	91202
* 5263 019 016	1015 S GRANDRIDGE AVE	SHYER, JANICE R TRS	1015 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAW AVE	GARCIA,JOSE A	1040 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAW AVE	BURNS,ISABELLA J CO TR	8505 RED HILL COUNTRY CLUB DR	RO CUCAMONGA CA	91730
* 5263 020 004	1036 BRADSHAW AVE	MORITA,YUKIHIDE AND MAYUMI	1036 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAW AVE	TAM,PETER AND MYLAN	1034 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAW AVE	PANG,THOMAS AND RITA	1030 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAW AVE	SAIS,EDWARD E JR AND JEAN	1026 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAW AVE	DODGE,ELIZABETH A CO TR	1022 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAW AVE	SHEN,RAY AND EMILY M	1060 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAW AVE	KLEIN,JOSEPH JR AND ROBERTA TRS	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAW AVE	CHAN, JOHN WAI SUN AND CHI MING	1080 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAW AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAW AVE	RENTERIA,ANTHONY S AND ALMA	1150 BRADSHAW AVE	MONTEREY PARK CA	91754

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* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	1155 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 023	1257 PUNTA WAY	STEFANSKY, PETER	1257 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
5263 021 900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5263 022 004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
* 5263 022 007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 021	1350 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 022 022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 033	1401 PIEDRA WAY	HUI,KAM S AND DEE C	920 WYNNEWOOD DR	DIAMOND BAR CA	91765
* 5263 022 034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
* 5263 022 040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 041	1300 BRADSHAWE AVE	BJORKMAN, CARL S CO TR ET AL	6 JOURNEY #250	ALISO VIEJO CA	92625
* 5263 027 002	1592 S GRANDRIDGE AVE	LIU,JOANNE CJ	6908 N VISTA ST	SAN GABRIEL CA	91775
* 5263 027 007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754

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* 5263 027 022	1653 S MCPHERRIN AVE	SFT INVESTMENT PROPERTIES LLC	1278 GLENNEYRE ST UNIT 148	LAGUNA BEACH CA	92651
* 5263 028 002	1700 S MCPHERRIN AVE	SHIBATA,SHUNICHI AND MIZUE	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU,SHOJI ET AL TRS	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	CHUI, PEARL CO TR	2357 COUNTRY CANYON DR	HACIENDA HEIGHTS CA	91745
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007
* 5263 037 007	162 W EL REPETTO DR	FREEMAN,ROBERTO AND MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	NOUR GROUP LLC	14411 TELEGRAPH RD	WHITTIER CA	90604
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAW AVE	SANCHEZ,LINDA C	607 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAW AVE	LEE,TSE KIU AND XIONG, DE GUI LEE AND LI, CHUN	609 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAW AVE	YAN,STANLEY AND NANCY	623 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAW AVE	CHAN,HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAW AVE	LAU,MONA	637 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 039 001	665 VILLA MONTE AVE	SZETO,LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754

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* 5263 039 002	657 VILLA MONTE AVE	CARTER,AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO,HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK,MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E AND HILLYARD, HARVEY A	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAW AVE	TANG,MICHAEL AND TONG, ANGELA L	639 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAW AVE	LEE,IRENE S TR	641 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAW AVE	YAMAMURO,TOMIKAZU AND YOKO TRS	647 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAW AVE	LIN,MAGGIE T	653 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 005	657 BRADSHAW AVE	LIAW, DA AN TR	657 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAW AVE	KUO,MEI SHI	687 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 009	695 BRADSHAW AVE	NHIN, HO SEC AND DIEP, YEN VE ET AL	695 BRAHSHAW AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	PEREZ,DOLISA	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	APICHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN,SING CHEUNG CO TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 006	743 BRADSHAWE AVE	CARR,ROBERT H AND JANICE E TRS	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
* 5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620

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5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
* 5264 002 001	149 DIANE WAY	KELLEY,FERNANDO CO TR	149 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 006	650 CECIL ST	ISMEN,JACK AND WILMA	650 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 007	648 CECIL ST	LAU,JAY H	10536 OLIVE ST	TEMPLE CITY CA	91780
* 5264 002 008	642 CECIL ST	TANG,DUC AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
* 5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	PO BOX 1598	MONTEREY PARK CA	91755
* 5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
* 5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802
* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	GONG,JENNIFER M TR ET AL C/O RICHARD H GONG	1543 FORD AVE	REDONDO BEACH CA	90278
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANABEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI,SHUICHI T	819 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM, THIO N AND HAMDJA, MEITJE	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO, KENNETH C AND SANDY L	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH, VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM, PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG, HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES, FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	FANG, SHI YAN	676 CECIL ST	MONTEREY PARK CA	91755
* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO, SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	GARCIA, MARGARET E TR	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	CHEN, MEI Y TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO, DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU, LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	SCHOFIELD, MARVENA A TR	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ, ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 028	273 STARBIRD DR	CHAN, BONITA TR	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGA HERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	HO LOK CHIU	247 STARBIRD DR	MONTEREY PARK CA	91755

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* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND MCCARTHY, MINDY M	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW, CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN, DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER, ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 001	1791 FULTON AVE	LEONG, GEORGE AND AMY TRS	1791 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG, RICHARD M	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 011 004	1769 FULTON AVE	CHOI, SUNNY W	1769 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 005	1763 FULTON AVE	ALMARAZ, SYLVIA I TR	1763 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 006	1755 FULTON AVE	VU, LONG HOANG	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI, MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN, NAM	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO, RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA, ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ, DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J & LEE, IRENE H	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI, LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO, BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 020	1768 MANCHA WAY	WONG, CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780

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* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TRS	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU,MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG,STEPHEN AND NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN,JAMES R	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG,CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 002	1065 FULTON AVE	LEE-VONGPHACHANH,MELISA M	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	BALLINGER,LORIA	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L	1100 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755

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* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	SETO, JOHN E AND DIANNA L TRS	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803
* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 008	694 S LINCOLN AVE	CHU,HUNG Y AND YUK L	694 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 019 009	692 S LINCOLN AVE	TRINH, THOMAS V AND NG A YEN NGUYEN	202 E GRAVES AVE	MONTEREY PARK CA	91755
* 5264 019 011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 012	680 S LINCOLN AVE	SHEFFIELD, BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 014	662 S LINCOLN AVE	ISKANDAR, EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
5264 024 063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
5265 001 803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5265 004 047	2080 CLOVER DR	GIOIA, FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
* 5265 004 048	2113 HEATHER DR	LEE, FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052	FULTON AVE	FONG, ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
* 5265 004 053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	PO BOX 422	ROSEMEAD CA	91770
* 5265 008 016	201 E GLEASON ST	WONG, DAVID F	28846 STARTREE LN	SANTA CLARITA CA	91390
* 5265 008 019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	1441 PASO REAL AVE UNIT 269	ROWLAND HEIGHTS CA	91748
* 5265 010 002	264 E GLEASON ST	LAU, LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ, CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755

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* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 009	249 E FERNFIELD DR	LOPEZ,RAMON A TR	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	2200 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR AND JOSEPHINE L	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	SERRANO,FRANK AND CLAUDIA	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM G AND OFELIA	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	500 WOODLAND WAY	MONTEREY PARK CA	91755

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* 5265 018 009	441 E MARKLAND DR	KUSAMA,MASAMICHI AND KAZUKO	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT,LISA G	596 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 013	588 E FERNFIELD DR	MOHRI,ZINA S	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	INCHRIST COMMUNITY CHRUCH VALLEY	19514 RINALDI ST	PORTER RANCH CA	91326
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755
* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	UNION BANK OF CALIFORNIA NA	P O BOX 7788	NEWPORT BEACH CA	92658
* 5266 002 001	1939 BRADSHAW AVE	ROMERO, EILEEN AND ROMERO TR	641 E SAN YSIDRO BLVD #B3-638	SAN YSIDRO CA	92173
* 5266 002 002	1937 BRADSHAW AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAW AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAW AVE	TANAKA,RODGER K	1933 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAW AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 008	1925 BRADSHAW AVE	CHOY,STEPHEN AND WINNIE	1925 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAW AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAW AVE	MONTEREY PARK CA	91754

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* 5266 002 011	1919 BRADSHAWE AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAWE AVE	CHEUNG,PHILIP	1917 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 013	1915 BRADSHAWE AVE	AU,KIN L AND ANNIE A	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAWE AVE	CHAN,WOODY W AND TRINH CHAN, CECILIA B	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M AND YU L	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 029	606 BRIGHTWOOD ST	TENORIO,GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO,FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC C/O TERRAMAR RETAIL CENTERS LLC	5973 AVENIDA ENCINAS STE 300	CARLSBAD CA	92008
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO,YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 015	1845 LUPINE AVE	YEE,DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE,SIANG AND PAULA T	1859 LUPINE AVE	MONTEREY PARK CA	91755

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* 5274 003 017	1871 LUPINE AVE	YU,MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 018	1889 LUPINE AVE	YANG,I LING S	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA,KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN,QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM,YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE,YOUNG AI	1949 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 023	1963 LUPINE AVE	MENDOZA,VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS,JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU,PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO AND	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	LIANG, QUIN & YAO YAO	927 W DUARTE RD	ARCADIA CA	91007
* 5274 006 022	345 CORAL VIEW ST	MONJE,EDWARD Y AND ANGELINA	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755

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* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	SU,PHILIP TR	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S	3027 BAGLEY AVE	LOS ANGELES CA	90034
* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO,ROBERT M AND KATHERINE A	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW,LOK AND SIU C	326 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
5275 001 018	MARKLAND DR	BRADLEY MCCALL LLC	3296 E GUASTI RD STE 120	ONTARIO CA	91761

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* 5275 001 022	430 POTRERO GRANDE DR	QUAD FUEL INC	2226 FAIRGREEN AVE	MONROVIA CA	91016
5275 001 800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5276 004 004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 014	751 TAYLOR DR	CORONADO,ORBENDILO AND NORMA TRS	751 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 015	733 OLIVE PL	TRAN,THAI N AND NG A T	733 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 031	1976 HOLLY OAK DR	MARTINEZ,MARIA S	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 004 032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
* 5276 013 001	1900 ALISAR AVE	ITO,KEIJI H AND MARY J TRS	1900 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG AND RATANA	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 020	1880 ALISAR AVE	ORTEGA,JOSE S AND STELLA R TRS	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA,THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE,TERRY E AND TILDA D	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH,LANH T AND TRAN,YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006
TOTAL IMPROVED RECORDS					1455
TOTAL UNIMPROVED RECORDS					116
TOTAL RECORDS					1571



City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: New Business
Agenda Item 5-A

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Professional Services Agreement for the General Plan update project and the authorization of additional funding for the project

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a professional services agreement with MIG, Inc. to provide professional services related to the General Plan update project;
2. Authorize an additional \$349,607 to cover the cost of the General Plan update project; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

As part of the FY 2018/2019 annual budget, the City Council authorized funding to Community and Economic Development Department to prepare an update to the City's General Plan. The existing General Plan was approved by the City Council in 2001 for a planning period of 20 years. Since the useful life of the current General Plan is coming up on the 20 year mark, it is time to reevaluate the existing long range land use policies in the 2001 General Plan.

Staff prepared a draft Request for Proposal (RFP) for circulation to professional planning firms seeking their interest in assisting the City staff in the preparation of a General Plan update. However, due to the significance of the General Plan and its land use policies that guide long-term growth in the community, staff felt it was in the best interest of the project to allow the City Council the ability to review and comment on the draft RFP. The intent was to seek Council comments creating a more comprehensive RFP before the document is circulated to interested professional planning firms.

At the December 5, 2018 meeting, the City Council reviewed and commented on the draft RFP. The City Council then authorized the City Manager to proceed with issuing the RFP. City staff released the RFP for consideration and received two proposals. Staff has reviewed the proposals, interviewed the consultants and is recommending that the Council award a contract to MIG Inc.

REQUEST FOR PROPOSAL:

After City Council review of the RFP, the City Manager directed the Community and Economic Development Department to release the RFP for consideration by professional planning firms. The Planning Division circulated the RFP to 10 planning firms including AECOM, City Place Planning, ESA, Gruen Associates, Michael Baker International, MIG Inc., Place Works, Raimi Associates, Rangwala Associates and T&B Planning. To ensure that the consultants understood the scope of the project, the RFP included a pre-submittal meeting. The pre-submittal meeting was conducted on the afternoon of January 10, 2019. Both MIG Inc., and Michael Baker International were present at the pre-submittal meeting along with a few of their sub-consultants.

The RFP was circulated for a period of 39 days starting on December 21, 2018 with proposal due to the City no later than January 28, 2019 at 4:30 p.m. RFPs such as this are usually circulated for a 30 day period, but an additional nine days was provided since the RFP went out during the holiday season. This allowed consultants adequate time to submit proposal to the City. On January 28, 2019, the City received two proposals, one from MIG Inc., and the other Michael Baker International.

After receiving the proposals, a rating panel was established to review and rate each proposal. The rating panel included the Director of Planning and Community Development, Michael Huntley, the Senior Planner, Samantha Tewart and the Deputy Director of Public Works, Frank Lopez. Each of the proposals was ranked based on the criteria provided in the RFP and included interviews with each of the consulting teams.

Each of the two firms and their respective sub-consultants are very qualified and quite capable of completing this project. Both firms have done works for the City including work on the existing General Plan elements and environmental work for some of the major projects. However, it is the panel's determination that MIG scored slightly higher on the first two categories below and higher on the last category:

- Qualifications of the consulting team and sub consultants on similar projects;
- Innovation and ability to update a General Plan addressing changes in technology and development trends; and
- Overall proposed budget for the project.

Although the City Council made it clear that the budget was not the determining factor, but the quality of the consulting firm and their ability to prepare a quality product, it is still one of the factors in the decision as well. As it relates to MIG Inc., its proposed budget for the project is \$681,461, and Michael Baker International proposed budget is \$961,000. Although both bids may seem high, staff conducted a survey before we started this process to determine what the approximate cost was to prepare a General Plan update. Of the nine cities surveyed, the cost for such a project ranged from as low

as \$550,000 to as high as \$1.2 million. The City of Alhambra is currently updating its General Plan and the contract fee for its project is \$710,000.

Based on the proposal, the interviews and familiarity with each of the firms, staff is recommending that the City Council award the contract to MIG Inc.

BUDGET:

As part of the FY 2018/2019 annual budget, the City Council authorized funding in the amount of \$400,000 for the update of the General Plan. This funding comes from the General Plan trust fund and is specifically earmarked for updating the City's General Plan. However, based on the proposals received by the City, additional funding is necessary to facilitate the project. Since staff is recommending MIG Inc., there is a shortfall of \$281,461. In addition, staff would include a contingency fee of 10% as well. In total and including the contingency fees, the project would be \$749,607. Staff is therefore requesting an additional \$349,607 to cover the cost of the General Plan update project.

FISCAL IMPACT:

The initial allocation of funds for the General Plan update was \$400,000. Staff is requesting that an additional funding in the amount of \$349,607. This funding will be allocated from the

Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:

 For Ron Bow

Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney

ATTACHMENTS:

1. Proposal – MIG Inc.
2. Proposal – Michael Baker International

ATTACHMENT 1 Proposal – MIG Inc.



general plan update



PROPOSAL | JANUARY 28, 2019



537 S. RAYMOND AVENUE | PASADENA, CA 91105

(626) 744-9872 | WWW.MIGCOM.COM

In association with:

KOA | THE NATELSON DALE GROUP | LAZAR TRANSLATING & INTERPRETING

Page 342 of 579



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Pasadena, CA 91105
P (626) 744-9872
F (626) 744-9873
www.migcom.com

California

Berkeley, Fullerton,
Kenwood, Pasadena,
Riverside, Sacramento,
San Diego and San Jose

Colorado

Denver

Oregon

Eugene and Portland

Texas

San Antonio

Washington

Seattle

January 28, 2019

Michael Huntley, Director of Community and Economic Development
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

Subject: Proposal for a Focused General Plan Update

Dear Mr. Huntley:

What makes a city great? Ask any Monterey Park resident. This distinctive community has established itself as a place with diverse neighborhoods, convenient and well-used parks, a mix of employment opportunities, reliable City services, commercial districts that support successful local businesses, destination restaurants, and excellent freeway access to the region. Monterey Park is a great place to live and do business.

The current community satisfaction with the City's evolving nature—which in the past decade has experienced substantial new commercial, housing, and mixed-use developments—contrasts dramatically to the mood of the 1980s, when voters passed a series of initiatives to limit growth. Even City efforts to plan thoughtfully and comprehensively, such as the General Plan update completed in 2001, have been subject to voter approval. The 2001 voter-approved General Plan has served the City well, facilitating desired and acceptable growth. However, given the significant shifts today in how people live, shop, and get around—combined with residents' willingness to embrace positive change—the City has determined that the time is right to revisit key General Plan elements and potentially, to repeal local requirements for voter approval of land use actions.

The City looks to work with a creative consultant team to comprehensively update the Land Use Element. This update will set the framework for responding to rapidly evolving changes and will help the City maintain a solid fiscal foundation. The Land Use Element update is a priority and must be completed by mid-August 2019 to allow for a November 2019 ballot measure. In addition and in parallel, the City wishes to amend Title 21 (Zoning) to implement updated land use policy and to eliminate requirements for voter approval of major land use actions. As an add-on and option to this priority effort (Option B in the Request for Proposals), update to the Circulation Element and preparation of a new Economic Development Element may be pursued. For this program, robust community engagement is critical to ensure the plan reflects residents' vision for their City. The MIG Team is pleased to submit this proposal to help the City of Monterey Park with this important community-building program.

RIGHT TEAM: This project taps into the full range and many strengths of our multidisciplinary firm. The team will be led by Laura Stetson, AICP and Lisa Brownfield, both of whom are seasoned planners with experience preparing more than 20 General Plans for diverse cities, including award-winning plans for Redwood



City and Claremont. They will be supported by our in-house staff of urban planners and designers, zoning experts, and CEQA specialists. To complement MIG staff, we have selected a team of professionals with whom we frequently partner to address the technical specialties of mobility and land use economics. KOA Corporation, whose corporate offices are in Monterey Park, will lead the Circulation Element and associated technical studies. The Natelson Dale Group, who has worked extensively throughout the San Gabriel Valley, will prepare the market study and fiscal analysis. In addition, we have included Lazar Translating and Interpreting to ensure all constituencies can participate in the languages they feel most comfortable.

RIGHT EXPERIENCE: For over 36 years, MIG has been connecting people with places through engaging, contextual, reality-based planning processes. Our in-house planning and urban design team has a proven record of managing projects that reveal and reflect a community's vision. We work collaboratively with staff, policy makers, and community members to tailor each General Plan. Cities we have helped achieve success include Arcadia, Baldwin Park, Costa Mesa, Rosemead, and Riverside, among many others. Also, we know your community. Key members of our staff were involved in Monterey Park's 2001 General Plan program, the Housing Element update, and outreach programs for the waste services contract renewal.

RIGHT APPROACH: Our approach includes detailed economic analyses and a robust community engagement process that is the foundation of all MIG work. We will seek out those who are not normally civically engaged. Our goal is to hear all voices and reflect those voices in plans and action programs. We propose many opportunities for community engagement including stakeholder interviews, work with a General Plan Advisory Committee, an online mapping activity, intercept events, and interacting with residents at the Cherry Blossom Festival.

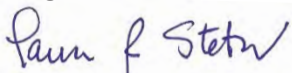
I am the contact person for the MIG Team. My contact information is:

Laura Stetson, Principal
537 S. Raymond Avenue, Pasadena, CA 91105
626.744.9872 telephone | 626.744.9873 fax | lstetson@migcom.com

Per the Request for Proposals, we note that MIG is unaware of any conflicts of interest we may have in performing this work.

The MIG Team is very excited about this opportunity, and we look forward to sharing our ideas with you further. Please note that our scope and budget are flexible and can be adjusted to meet your specific requirements and goals. If you have any questions or would like additional information, please contact me or Project Manager Lisa Brownfield at lisab@migcom.com.

Regards,


Laura R. Stetson, AICP
Principal

CITY OF MONTEREY PARK

REQUEST FOR PROPOSAL

PROPOSALS ARE DUE: NOT LATER THAN 4:30 p.m. ON MONDAY, JANUARY 28, 2019.

The City of Monterey Park invites sealed proposals for: General Plan Update Project

The City of Monterey Park is seeking proposals from qualified firms to provide Planning and Environmental services.

1. Return original of Proposal to:

City of Monterey Park
City Clerk
320 W. Newmark Avenue
Monterey Park, CA 91754

2. Proposer must honor proposal prices for ninety (90) days.
3. Proposals must include this Proposal form and be signed by the vendor's authorized representative.
5. Award of a contract will be made by the City Council based upon the criteria set forth in this RFP and will be made based upon the best qualified consultant.

PROPOSER TO READ

I have, read, understood, and agree to the terms and conditions on all pages of this proposal. The undersigned agrees to furnish the commodity or service stipulated on this proposal as stated above.

MIG, Inc.

Company

Laura Stetson, AICP

Name (Print)

(626) 744-9872

Company Phone No.

537 S. Raymond Avenue, Pasadena, CA 91105

Address

Laura f Stetson

Signature

Principal-in-Charge

Title of Person Signing Proposal





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A Dynamic City

Monterey Park is a dynamic community, having experienced ebbs and flows of development and demographic change, since its founding in 1916. During its first two decades of cityhood, the community grew slowly, as new Asian immigrants established farms in the area, contributing to the diversity of residents that included descendants of Mexican ranchers and settlers from the Midwest. Real estate developers looked to create subdivisions rivaling those in Beverly Hills and Bel Air. Their investments are evident today in the Cascades fountain. While the Great Depression dampened these efforts, by the end of World War II, the City experienced explosive growth as new suburban housing tracts sprung up to accommodate the many veterans and their new families.





Project Approach and Work Plan

In the 1970s and 1980s, second-generation Chinese Americans and Taiwanese immigrants moved into the San Gabriel Valley suburbs, away from Los Angeles' crowded Chinatown. A Taiwanese Chinese realtor and developer began promoting housing in the hills of Monterey Park to immigrants, branding the area as the Chinese Beverly Hills. Monterey Park was described as the first suburban Chinatown. As a check on new growth, in 1982 voters approved initiatives limiting construction of residential units (Measure K). Measure L required that amendments to the Land Use Element of the General Plan and the Zoning Code/Map be ratified by the voters. In the late 1980s, the City passed a moratorium on new condominiums and apartments in an attempt to further slow the rapid growth. The moratorium was later defeated, but Measure L remained in place.

After the successful completion of the General Plan in 2001 (and its approval by voters, as required by Measure L), developers showed a renewed interest in Monterey Park and moved forward with projects that implemented the new Land Use Element, including mixed-use developments like Atlantic Times Square, which integrates luxury condominiums, entertainment, and dining and shopping options. Ten years later, during post-recession recovery, significant development is underway again. Across from Atlantic Times Square, a large hotel is under construction, creating north Atlantic Boulevard as a vibrant gateway into the City. The new Monterey Park Market Place anchors the opposite end of the Atlantic and offers regional commercial shops for local residents and visitors.

The Need for an Updated Plan

With 20 years approaching since the last comprehensive Land Use Element update, a new land use vision is needed to guide the City over the next 20 years. The current Land Use Element provides a good foundation, but evolving retail and housing trends are influencing how properties can be used in ways not envisioned 20 years ago. California's housing crisis and responsive State legislation may affect how the City plans for and approves new housing. The Metro Gold Line Eastside Transit Corridor extension along the SR-60 Alternative could provide a new station at Garfield Avenue, allowing potential for transit-oriented development. Development incentives along Garvey and Garfield Avenues may also yield potential for investment.

A new land use plan and eliminating the requirement of voter ballot measures can allow the City to be more responsive and flexible to development trends and external market forces. Such nimbleness can sustain the City's ongoing economic prosperity during economic downturns. A revamped Land Use Element that addresses new State laws, folds in established specific plans, provides a vision for citywide initiatives and focus areas, responds to local environmental justice issues, and updates policies and implementation actions will create a more responsive plan. The City is also considering preparing an Economic Development Element to provide new strategies for the new economy, as well as an update to the Circulation Element to address the potentials of the Gold Line and multimodal street planning.

The City recently determined that the 2001 General Plan ballot measure may not have been presented correctly to voters, thus potentially making it invalid. With the next election scheduled for November 2019, the City wishes to complete the Land Use Element and associated environmental review this summer to qualify for the fall ballot. The City also wishes to complete amendments to Title 21 (Zoning) to implement new land use policies and remove the requirements for voter approval of land use actions (nullifying prior Measures K and L). Thus, an aggressive schedule is required.

Program Objectives

While updating the Land Use Element is the City's priority (Option A in the Request for Proposals), the new Economic Development Element and updated Circulation Element should be considered as Option B, with these elements not subject to the ballot measure. The updates should be crafted to enable Monterey Park to respond quickly and positively to emerging land use and mobility innovations and to provide for long-term economic success.

The MIG Team's Approach

In this proposal, MIG identifies the approach and detailed steps our team will take to create a modern and practical Land Use Element, along with the Circulation and Economic Development Elements. We will hit the ground running in anticipation of a very condensed schedule, with our experienced key staff leading concurrent efforts, including public engagement, land use and technical analyses, zoning code revisions, and environmental review.

To meet the City's aggressive schedule, we propose a 14-month work program that will start with multiple tasks simultaneously:

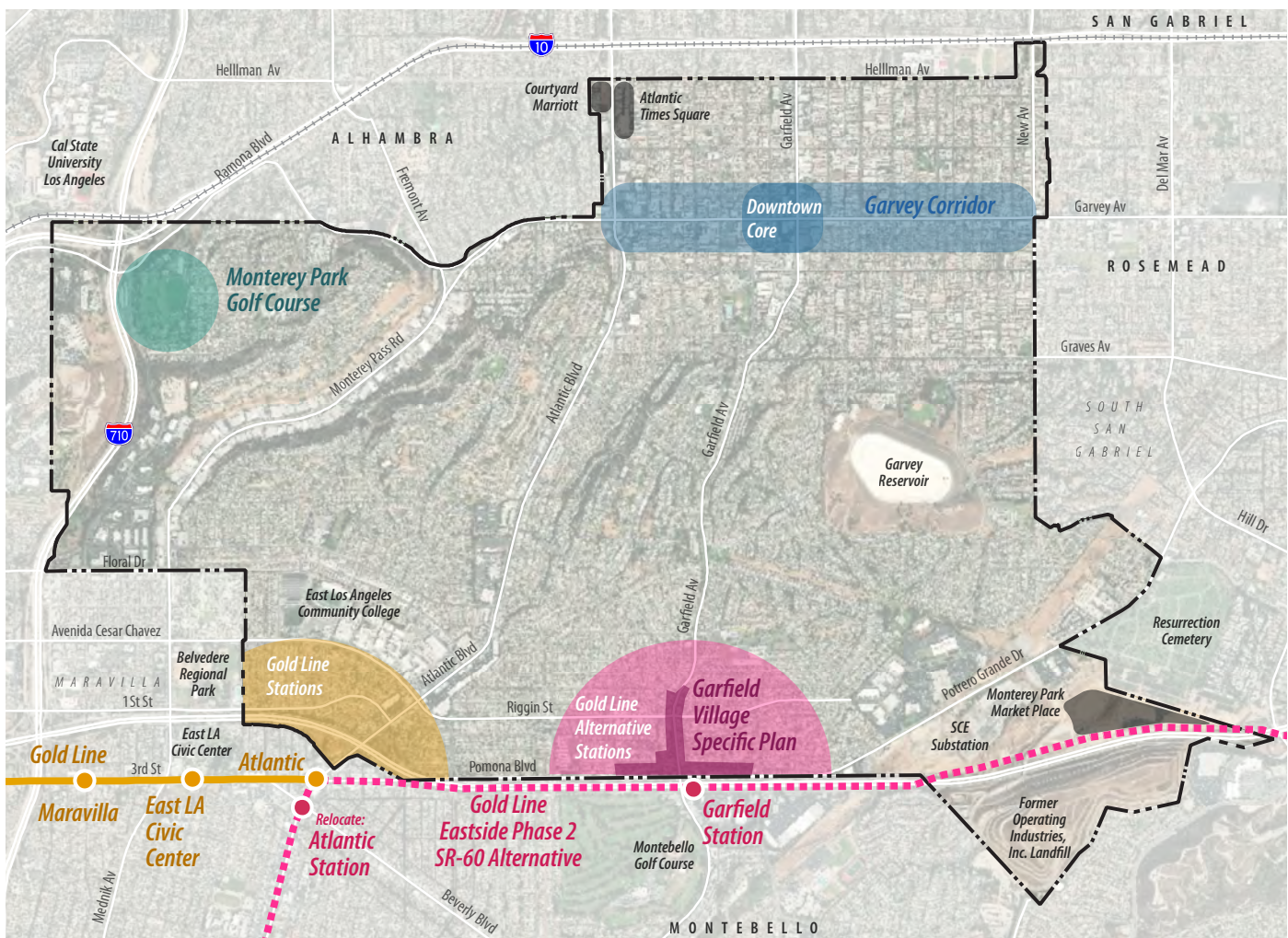
- » Kickoff the community engagement process
- » Meetings with General Plan Advisory Group
- » Background conditions and land use/traffic analyses
- » Existing conditions context for the environmental analysis
- » Zoning code analysis

Responsive Project Management

MIG is committed to working closely with the entire Monterey Park community to prepare a Land Use Element that will drive desired development and economic growth. This can be achieved with strong project management by the MIG Team. This begins with setting clear expectations and maintaining constant communications. We will initiate the work program with an all-hands kick-off meeting to set the dates of public events, confirm deliverables and their content, define milestones, and clarify assumptions and expectations. Our project manager, Lisa Brownfield, will conduct weekly phone calls with the City's project manager to keep the program moving forward. We will meet with City staff in person at least once per month. Our deputy project manager, Jose M. Rodriguez, will begin leading technical efforts from the very beginning to support future decisions needed for the draft and final plans. Principal Laura Stetson will assure quality control on all deliverables and provide focused leadership and community knowledge. Principal Esmeralda Garcia, strategic engagement advisor, will provide guidance to ensure a robust engagement process. And zoning expert Genevieve Sharrow will lead revisions to Title 21 to implement the plan.



Our team has already started to think about focus areas and milestone dates.



Community Engagement

Our proposal incorporates a robust community engagement program that will employ MIG's signature high-touch and high-tech methods for involving broad constituencies in ways they feel most comfortable participating. Our approach, which includes Chinese-language translation and translators, involves using trusted Chinese-language social media platforms like Weibo and WeChat. We will go to popular places of congregation, such as markets (e.g., 99 Ranch Market or 168 Market) and churches (e.g., Chinese Evangelical Free Church of Los Angeles). Our targeted audiences will include residents, services providers, non-profit organizations, religious institutions, businesses, employees, associations, and other groups. The program includes:

- » Focus group and stakeholder interviews
- » Website curation and maintenance, with multiple language interfaces
- » An online interactive mapping survey
- » Eight meetings with the General Plan Advisory Committee (GPAC) (Four for Option A)
- » Community intercepts at existing City events, including the April 2019 Cherry Blossom Festival
- » Interactive kiosks at the library and senior center
- » Multi-media campaign and social media support, including use of Facebook, Weibo, and WeChat, as well as flyers, e-blasts, and direct mailings
- » Interactive community workshops
- » Check-ins with City committees and commissions (Option B)

Technical Foundation

The updated elements will have a solid technical foundation, informed by focused work of the team's specialists, including:

- » Existing conditions and policies implications atlas
- » Detailed land use scenario analysis and comprehensive existing baseline conditions analysis using UrbanFootprint, a sophisticated web-based interface to support land use decisions
- » A market and economic analysis that identifies the demand for and appropriate mix of housing, retail/restaurant, hotel, office, and industrial uses in Monterey Park. The analysis will also include an evaluation of the City's economic base and opportunities for the City to enhance its economic performance.
- » A fiscal analysis to examine both the present-day contributions of different land uses to Monterey Park's fiscal health and the potential impacts associated with change or intensification of different land uses
- » A traffic study examining numerous roadway segments/intersections and modeling future conditions
- » Noise, greenhouse gas, air quality, and biological studies to support policy development and preparation of the required CEQA document

The Program EIR will serve two functions: 1) as the document required by law to analyze project impacts and 2) as an economic development tool to streamline CEQA review of future development projects. We plan to prepare a Program EIR that analyzes reasonable buildout at the horizon year, thus providing clearance for projects consistent with the General Plan.

Scope of Work

We have developed this detailed work plan to respond directly to the City's expectations outlined in the Request for Proposals and presented at the pre-bid meeting, with some adjustments we believe will benefit the program through application of best practices. In crafting this scope, we have assumed that the first phase (Option A in the RFP) will be expedited to be completed by mid-August 2019.

Our scope includes the following assumptions:

- » The project will get underway no later than March 1, 2019 to meet the City's schedule for a November ballot.
- » The General Plan Advisory Committee (GPAC) will be in place at project initiation.
- » The MIG project manager will conduct a weekly check-in call with the City's project manager. Each meeting will include an agenda and summary and will last no longer than 30 minutes.
- » The MIG project manager—and other members of the project team as appropriate—will have regularly scheduled in-person meetings with City staff to review work products, plan upcoming workshops and meetings, discuss strategies, and otherwise coordinate project activities. These meetings, to the extent possible, will be scheduled on the same day as other planning meetings, such as GPAC meetings. The budget assumes four such meetings for Option A and seven for Option B.
- » The City will assign a dedicated project manager to the program.
- » The City will provide to MIG all reference materials needed to prepare the General Plan, such as Word files of adopted documents, GIS files, recently prepared CEQA documents, and other printed documents and electronic files that we can readily use to finish the work program.
- » City staff will adhere to the schedule for their review of draft materials. One round of review is budgeted for all products unless otherwise specified in the work scope. All comments from City staff will be consolidated into a single set of comments in a single document, using Word track-changes function. This will allow MIG to maintain the schedule and clearly understand direction from staff.
- » The project budget is an estimate of how project costs are allocated among tasks and subtasks and among consultant team members. The MIG Team will not exceed the total contract amount without the express approval of the City. MIG may reallocate costs among phases and tasks and consultant team members as needed to carry out the tasks in the Work Plan. MIG will notify the City of significant cost reallocations in conjunction with monthly invoicing and progress reports.
- » For the public workshops/events and GPAC meetings, the City will be responsible for arranging and paying for (if necessary) the venue, distributing and publishing meeting notices, providing refreshments, and working closely with the MIG team in planning and facilitating the workshops and GPAC meetings.
- » MIG will limit the production of printed documents to those indicated below; otherwise, all documents will be provided electronically for the City to reproduce and/or distribute. Deliverables will consist of:
 - o Existing Conditions and Planning Implications Atlas (electronic)
 - o Letter templates for SB 18 and AB 52 consultation (electronic)

- o Administrative Draft elements for City Staff review (electronic)
- o Administrative Draft elements for GPAC (12 printed copies and PDF)
- o Public Review Draft General Plan Elements (20 copies and PDF)
- o Pre-press Final elements (electronic)
- o Adopted elements (electronic)
- o Administrative Draft EIR – 2 rounds for review (electronic)
- o Draft EIR for Public Review (10 printed copies plus 30 CDs)
- o Administrative Final EIR (electronic)
- o Final EIR for Hearings (10 printed copies plus electronic)
- o Mitigation Monitoring and Reporting Program, Findings of Fact, and SOC (electronic)
- » MIG will be responsible for completing and circulating any required CEQA documentation. The City will be responsible for all CEQA environmental document filing Fees.
- » City staff will be responsible for consultation efforts with local Native American Tribes pursuant to SB 18 and AB 52. MIG can aid with the administrative procedures associated with these requirements, including providing sample letters and coordinating consultation that will be billed to the Client Coordination Calls and Meetings task.

In this scope, we have indicated which tasks will occur for Option A alone or for Options A and B. The budget in Section 3 identifies the distinct costs for Options A and B separately.

Task 1.0 Kick-off and Project Management

1.1 Project Kick-Off and Tour

The MIG Team will meet with City staff to initiate the project, gather data and information, finalize communication protocols, and outline overall expectations and desired project outcomes. The project's management structure will be reviewed to ensure the program is completed on time and within budget. Prior to the kick-off meeting, MIG will submit an information request outlining GIS data, plans, and other data needs. As part of the meeting, City staff will lead the MIG Team on a driving tour that focuses on the proposed land use change areas, the circulation network, open space resources, and other landmarks. City staff will be responsible for arranging for a tour vehicle and developing the tour route.

1.2 Client Coordination Calls

MIG project manager Lisa Brownfield and other members of the project team, as appropriate, will conduct a weekly teleconference with the City's project manager to discuss progress, confirm upcoming milestones, and anticipate upcoming challenges. MIG and City staff will collaboratively create electronic meeting agendas. MIG will prepare a brief action item written summary for each meeting and teleconference. Assuming a seven-month program for Option A, the budget includes an allowance for this task. Option B assumes a 14-month schedule.

1.3 City Staff/Consultant Technical Meetings

MIG will conduct a series of technical team meetings with City staff at Monterey Park City Hall or MIG offices. The technical meetings will be conducted through the drafting of the Land Use element. Each technical meeting will have a specific issue or topic to discuss/resolve. City staff direction is the anticipated outcome from each meeting. Our budget assumes four technical meetings for Option A and seven technical meetings for Option B.

1.4 City Attorney Meetings

Due to the unusual nature of the project (requiring voter approval), we anticipate that focused meetings with the City Attorney will be required. We have an allowance of hours for coordination specifically with the City Attorney's office.

1.5 Ongoing Project Management

MIG will have the lead role managing the process to ensure the project remains on budget and schedule. This task accounts for MIG's project management and coordination with both City staff and the subconsultant team, as well as regular invoicing, schedule, and budget management.

1.6 General Plan Advisory Committee Meeting (GPAC #1)

The first GPAC meeting will be conducted within the first two weeks following project initiation. The GPAC meeting agenda will include introductions, GPAC role/responsibilities/schedule, General Plan and Land Use Element orientation, and Monterey Park opportunities/constraints exercise. MIG will provide two staff members to facilitate the meeting. MIG will prepare meeting electronic agenda, meeting materials, and a brief meeting summary for City distribution to GPAC members.

1.7 SB18 Consultation

The Land Use Element update will require formal government-to-government consultation between the City of Monterey Park and the Native American Heritage Commission-listed tribes pursuant to Senate Bill 18 (SB 18). (Assembly Bill 52 consultation is provided in the environmental review process.) MIG will assist the City's effort by providing the City a letter template, detailed instructions, and a communications log to ensure the City complies with SB 18. No telephone calls or meetings with Native American tribes are included in this proposal, as State law directs that the City take the lead in this regard. However, we will advise the City based on the communication received (if any) from the tribes.



Task 2.0 Public Engagement

To support and inform the development of the focused General Plan update, MIG proposes to craft and lead a robust public engagement process that will collect authentic community input, thus resulting in context-specific solutions that respond to clearly identified community desires. The public engagement process will offer a range of opportunities for residents, business owners, and other stakeholders to share input that will inform the update. We have designed the outreach and engagement process to collect feedback from community members representing a diversity of perspectives, interests, and needs.

From our most recent experience in Monterey Park involving broad-based community engagement (for the waste services contract renewal in 2016)—and dating back to our staff’s involvement on the City’s prior General Plan—we recognize that the community does not readily attend City meetings focused on specific topics. In Monterey Park, the best way to reach a broad audience is to talk to people at existing events and gathering places, such as the library and senior center. The City’s well-organized Neighborhood Watch program will allow the General Plan team to tap into local ambassadors. Also, social media works extraordinarily well to keep people informed and to encourage them to participate in surveys and attend community events. And foremost, people need to be engaged in the language they are most comfortable. Thus, we will undertake a multilingual outreach program. Also, due to the need to complete the Land Use Element quickly (for the November 2019 ballot), we will plan a multi-pronged outreach effort that largely tags onto existing events and involves intercepts at locations where people already gather.



- » **Local Networks:** The outreach efforts will tap into existing networks to collect input from a wide range of stakeholders. Specific groups we will contact include the Kiwanis Club, Club Amistad, The Sister City Association, The United Democratic Club of Monterey Park, Neighborhood Watch, and the Chamber of Commerce
- » **Direct Engagement:** The project team will go out into the community and engage stakeholders where they are, rather than requiring stakeholders to accommodate the engagement process.
- » **Inclusivity:** The project team will proactively reach out to and engage a range of stakeholders, including hard-to-reach groups such as limited English proficiency populations and lower-



income residents. Activities will be hosted in ADA-accessible locations and at varying times to accommodate stakeholder needs and work schedules.

- » **High Touch:** Employing a high-touch, personable strategy will provide a series of engagement opportunities for stakeholders to maximize the number of total participants. A series of activities also provides the opportunity to collect more in-depth feedback on issues that receive mixed input.
- » **High Tech:** In addition to Facebook and Twitter, we will use Weibo and other social media platforms acceptable to the City.
- » **News Media:** Using local news media—via press releases and interviews—can be effective for raising public awareness. We plan to use Chinese-language print media (Chinese Daily News, Sing Tao Daily, China Press) and broadcast media (for example, KMRB in Pasadena) to get the word out.

Our proposed public engagement plan draws from the suggestions in the RFP and incorporates a range of methods and tools to reach diverse audiences. The objective is to make it easy and convenient for people to participate.

Outreach: These tools that may be used to raised awareness, get people interested, and publicize education and engagement opportunities. Team member Lazar will provide translation services as needed.

- » Flyers placed at community gathering places and distributed via local community organizations
- » Information kiosks at the library and senior center
- » E-blasts
- » Website updates
- » Press releases (Monterey Park Cascade, Chinese-language news media cited above)
- » Social media content in English, Mandarin, and Cantonese

Educate: These tools are used to inform and educate stakeholders about planning issues, the General Plan process, and opportunities for the future:

- » Interactive community booths and workshops at existing events such as the Thursday night Farmers' Market, Cherry Blossom/Earth Day Festival, Monterey Park's Birthday celebration, and summer movies and concerts in the park
- » Social media content
- » Kiosks at the library and senior center
- » Facebook Live

Engage: These tools are used to obtain input from and foster dialogue between stakeholders. The process will collect input on planning issues, ideas, and concerns:

- » Stakeholder interviews
- » Survey (online and paper) to include an interactive mapping survey



- » Interactive community workshops
- » Pop-up and intercept events

The key audiences listed below will be targeted through appropriate engagement methods. This is not intended to be exhaustive; instead, it is a high-level review of select target audiences.

- » Monterey Park Residents
 - o Low- to moderate-income residents
 - o Limited-English proficient residents
 - o Seniors
 - o Youth
- » Monterey Park Departments, elected officials, and staff
- » Service providers
- » Nonprofits and community-based organizations such as Kiwanis Club of Monterey Park, Monterey Park Rotary Club, and Monterey Park Women's Club
- » Religious institutions
- » Businesses and business associations/organizations
- » Homeowner, neighborhood, and tenant groups

2.1 General Plan Advisory Committee (GPAC) – Options A and B

The Monterey Park City Council currently is selecting members for the General Plan Advisory Committee. For Option A, we will include four GPAC meetings to formulate the Land Use Element. For Option B, an additional four meetings (total of eight) will occur. These meetings will may occur as often as every two weeks or monthly, as needed to maintain the project's schedule.

The anticipated agenda includes:

Meeting 1 – Introductions, Role/Responsibilities, Monterey Park Visioning Activity (Options A and B)

Meeting 2 – Existing conditions review and define land use alternatives (Options A and B)

Meetings 3 and 4 – Examine land use alternatives and select preferred land use plan (Options A and B)

Meetings 5, 6, and 7 – Develop vision, policies, and plans for balance of elements (Option B)

Meeting 8 – Review entire updated General Plan elements (Option B)

For all GPAC meetings, MIG will prepare an electronic agenda, electronic meeting materials, and an electronic summary for City staff distribution to GPAC members. A MIG representative will facilitate each GPAC meeting.

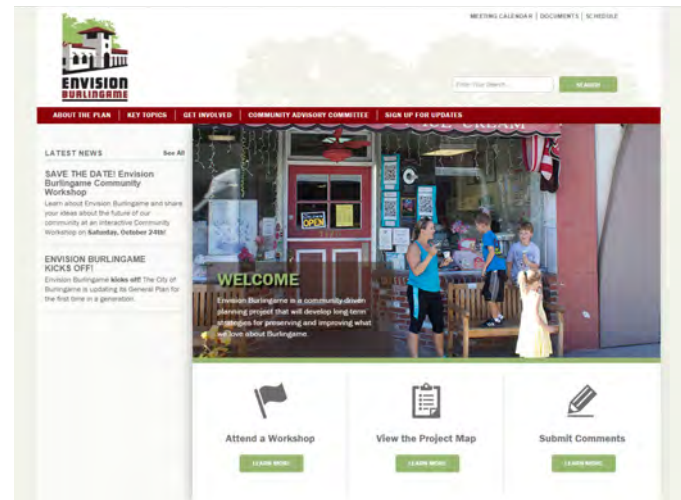


2.2 Stakeholder Interviews – Options A and B

MIG will conduct one-on-one or small group interviews with key community stakeholders. These interviews are expected to be informal meetings that last approximately one-half hour to one hour. Potential participants include representatives from the City Council and commissions; community and opinion leaders, local community organizations, social service providers; business representatives; and local environmental and neighborhood organizations. City staff will be responsible for contacting the interviewees, coordinating the interview times, and securing a meeting room to hold the interviews. For budgeting purposes, MIG assumes 20 interviews with individuals and/or groups conducted over two days. Two MIG staff members will attend. Brief meeting notes will be summarized and provided to the City in an electronic format.

2.3 Website – Options A and B

MIG will create and host a stand-alone website for the project using MIG's proprietary TownSquare software. The website will contain project information to include process overview, ways to get involved, upcoming meetings, how to provide input, and public documents. The website will also provide links to social media accounts. MIG will provide a reporting of site statistics and network performance as required by City staff. MIG will work with City staff to determine final website design and content. The project website will include a section accessible only to the project team that feature a password protected portal that can be used as a document management tool. The public portal will feature a calendar and event manager, document library, featured news section, and a Chinese language and Spanish parallels section accessible through a Google Translate toolbar.



www.envisionburlingame.org

MIG will curate the site's content pages and link pages to a library folder, as needed. MIG will respond to inquiries and comments on a weekly basis throughout the project. Administrator access will also be provided to designated City staff.

The website will be used throughout the update process. When the City decides to close the website, MIG will send electronic copies of all website materials to the City for its reloading on the City's website. MIG retains ownership of all underlying software and publishing tools.

2.4 Intercepts and Kiosks – Options A and B

We propose to expand outreach from the more conventional public engagement activities by going out to the community at existing events and by placing informative kiosks at the library, senior center, or one other key location identified by City staff (total of two kiosks). For the "intercept" events, MIG team members and City staff (multilingual as needed) will set up a small booth or table at the weekly Farmers' Market and heavily trafficked (foot traffic) locations (such as parks on

weekends or shopping centers) to engage with passers-by. We also plan to engage at a quarterly Neighborhood Watch meeting as an intercept event. For Option A, we have budgeted for up to five intercepts. For Option B, up to eight intercepts will occur (including at a summer concert or movie event).

For both Options A and B, we will design informative and interactive multilingual kiosks that will allow people to share their ideas for Monterey Park's future.

2.5 Cherry Blossom Festival Booth Workshop – Options A and B

MIG will conduct fun, informative, and interactive booth workshop at the Cherry Blossom Festival (April 27/28). MIG will develop Land Use Element/Vision materials and will design hands-on activities for Cherry Blossom Festival participants to weigh in on the areas of change land use options. MIG will provide three staff members (in four-hour shifts) for each of the Festival's two days. MIG assumes City staff will provide additional workshop facilitation assistance throughout the Festival.

2.6 Community Survey for Land Use Choices – Options A and B

MIG will design and implement a short on-line land use preference survey (up to 15 questions) that will help inform development of the preferred land use plan. This will supplement input received at the Cherry Blossom Festival booth. The survey will be available in English and a preferred Chinese-language version. The survey will be available on the project website.

2.7 Community Workshop – Option B

For Option B, we will conduct one General Plan-focused community workshop to solicit input on all three elements. This workshop will occur in early summer or early fall 2019, after the Land Use Element (and associated zoning code amendments) has been finalized for the ballot. The workshop will focus on mobility and economic development, but participants will continue to have the opportunity to make comments on land use proposals, which could be considered post-ballot. We propose that the workshop be conducted as a community picnic or similar event.

City staff will be responsible for securing and paying for the location, funding any associated food costs, advertising the event, and providing support staff. MIG will prepare a workshop flyer, interactive workshop materials, and a workshop summary. Three MIG staff will attend the workshop.

2.8 Multimedia Campaign – Options A and B

To keep the Monterey Park community abreast of the update activities and milestones, the MIG team will launch and maintain a multimedia campaign. Throughout the work program, MIG will deploy a multimedia campaign that maximizes social media and other web-based platforms as well as print media. MIG will use materials produced for the other engagement events to develop relevant and key information for posting to FaceBook and Weibo, promoting on the City's public access channel, disseminating to local community and civic groups, and the City's publication and local media.

2.9 Committee and Commission Meetings – Option B

The City's many committees and commissions will be interested in the General Plan update. Due to the tight timeframe required for the Land Use Element and its narrow focus, we anticipate involvement only from the Planning Commission for Option A; the Business Improvement District Advisory Committee and Economic Development Advisory Commission would be engaged during stakeholder interviews. For Option B, we have planned and budgeted for one meeting each with the following committees and commissions to solicit input on issues, goals, and policies:

- » Environmental Commission
- » Recreation and Parks Commission
- » Traffic Commission
- » Commission on Aging

2.10 Promotional Videos – Optional

As an optional task, MIG's in-house communications specialists can produce short (no longer than two minutes) promotional videos for the General Plan update program. These would be produced for viewing on various media, with the aim of getting people excited and interested in the update program.

Task 3.0 Context for Planning

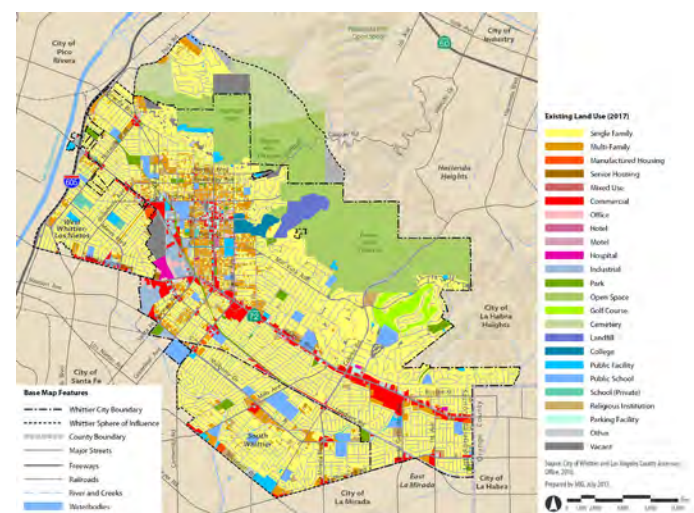
3.1 Review of Existing Materials

The purpose of this task is to identify the resources that will allow the MIG team to gain a 360-degree view of Monterey Park. MIG will review all available background materials to be provided by the City, including:

- » The current Monterey Park General Plan
- » All ballot measures to be repealed (as codified) by this update effort
- » South Garfield Village Specific Plan and all other specific plans
- » Economic Development Plan (Option B)
- » Zoning code and map
- » All policy resolutions
- » Recent CEQA documents
- » Recent traffic studies
- » San Gabriel Valley Regional Bicycle Master Plan (Option B)
- » GIS data
- » Past and current City budgets
- » Other background information critical to the General Plan

If the City can provide such, we would also like to review past social media posts for key issues.

We will create a database of information resources for use by the team that will help us all—City staff and the MIG team—understand everything we need to know about Monterey Park.



3.2 Independent Technical Studies

The MIG team will conduct technical studies to supplement existing information provided by the City. These technical studies will provide the dual purpose of establishing environmental baseline conditions that can be used for the Program EIR.

3.2.1 Traffic Conditions

Team member KOA will coordinate with the City to collect information on existing street characteristics and configurations, review traffic and transportation-related planning documents, and review existing and proposed active transportation and transit-related infrastructure and facilities.

KOA will analyze available traffic/parking information and collect/conduct transit and collision data analysis. As part of this effort, KOA will propose to collect traffic counts at up to 30 signalized intersections throughout the City. The intersection turning movement counts would be conducted from 7:00am to 9:00am and from 4:00pm to 6:00pm during weekday periods. Weekday daily traffic counts (ADT) will be conducted at up to 15 roadway segments as background traffic information on area roadway hierarchy.

KOA will conduct fieldwork to survey roadway segments and study intersections within the City at select locations. The field inventory will include collecting roadway approach configurations and geometry, control configuration, neighboring land uses, on-street parking, and other pertinent data. During this exercise, KOA will also review sidewalk conditions, transit bus stops and facilities, and areas with existing and proposed bicycle facilities. Documentation of their condition will be made.

3.2.2 Market Demand Study

Team member The Natelson Dale Group, Inc. (TNDG) will quantify immediate and longer-term development opportunities within the City and identify policy measures necessary to achieve these potentials. The market analysis will provide an important “reality check” both for the land use alternatives and for the development assumptions used in the fiscal impact analysis. It will also inform the market-based strategic framework for the Economic Development Element (Option B work program).

Given that the City is largely built out, TNDG’s market analysis will focus on opportunities for infill development and/or redevelopment, with a particular emphasis on potentials for intensifying and revitalizing Garvey Avenue, S. Atlantic Boulevard, Garfield Avenue near I-10 and SR-60 (Gold Line TOD potential), Monterey Pass Road, and possibly the Monterey Park Golf Club property. To appropriately focus the market study effort, we will coordinate with City staff and the GPAC early in the process to identify key sites or subareas where future development or redevelopment is most likely to occur. TNDG’s market analysis will include the following land use categories:

- » Residential (with an emphasis on housing types appropriate for anticipated infill development/redevelopment areas)
- » Retail/restaurant
- » Professional office space
- » Industrial/R&D/tech space
- » Hotel/motel facilities

Whereas the initial market study will be citywide in scope and therefore be useful for a variety of City decision-making processes, the findings will ultimately be applied to identify subarea and

site-specific development potentials. In particular, the market study will enable the planning team to understand the unique market potentials of each targeted development area within the context of citywide demand patterns, thus maximizing opportunities for the different subareas to complement rather than compete with each other in terms of the envisioned land uses.

In addition to providing a citywide framework for quantifying demand for development in individual subareas, the analysis will also consider qualitative issues affecting each area's development potentials. In this regard, the analysis will identify the specific market niches or types of development (in terms of density, market orientation, etc.) that would be appropriate for the unique character of each subarea.

3.2.3 Citywide Fiscal Impact Model

By their nature, planning and economic development programs are closely related to a city's budgeting process in the sense that future development represents a potential flow of municipal revenues and costs. A credible analysis of the fiscal implications of implementing the updated Land Use Element can demonstrate whether the adopted element represents sound fiscal conditions at buildout, but also that actual development during the interim period occurs in a fiscally balanced manner. To facilitate this analysis, TNDG will develop a customized fiscal impact model based on the City's current budget. The fiscal impact model will allow the consulting team to define the "optimal" land use mix from a fiscal perspective and to identify related strategies for revenue enhancement. Various Plan alternatives can then be "tested" to identify their relative attractiveness from the City's cost/revenue perspective. The model will also allow for area-specific analyses (i.e., to test the fiscal impacts of proposed development within specific subareas targeted for reinvestment).

3.2.4 Pro Forma Financial Analysis - OPTIONAL

As an optional task, TNDG can conduct a pro forma financial analysis to define feasible development densities/intensities for targeted land use types in the identified subareas (or potentially on specific "opportunity sites"). This information regarding "developer feasible" densities can inform the planning team's recommendations regarding development standards and allowable densities, and can also potentially be used to facilitate discussions with community groups regarding the "tradeoffs" inherent in intensification of development (i.e., higher densities could allow for revitalization of areas/corridors that might otherwise stagnate due to the infeasibility of reinvestment at lower density levels).

3.3 Existing Conditions and Policies Implication Atlas

Based on our review of the data sources itemized above and the technical studies the team will prepare, we will prepare a comprehensive report presenting conditions that will influence the planning process. We will prepare a highly illustrative and informative Existing Conditions Atlas using GIS mapping tools. The Existing Conditions and Policy Implications Atlas will comprehensively and concisely summarize conditions today that point toward the General Plan vision and policy to be prepared. The Existing Conditions Atlas chapters will include:

- » Planning Context (including identification of Disadvantage Communities)
- » Land Use
- » Market Influences and Conditions
- » Transportation and Mobility (Option B)

For an example of a similar, but more robust, document MIG recently prepared, visit:

https://www.envisionwhittier.org/files/managed/Document/79/FINAL%20Envision%20Whittier%20Existing%20Conditions%20Atlas_121817.pdf

Deliverables:

- » Technical Studies (draft and final)
- » Existing Conditions and Policy Implications Atlas (draft and final)

Task 4.0 Community Vision and Guiding Principles, with Identification of Focus Areas

4.1 Internal Team Planning Charrette

Building on the technical assessments and community engagement feedback, MIG will host a team charrette (City staff and consultant team members will participate) to develop the preliminary Community Vision and Guiding Principles, identify key areas for potential land use changes, and identify possible land use alternatives. The charrette will be a three-hour hands-on session. MIG will prepare an agenda, visual aids, and materials for the charrette. MIG will record and photo document all discussion points.

4.2 Vision and Guiding Principles

Based on the findings from earlier tasks—and in particular, input from the GPAC—MIG will develop draft Guiding Principles that reflect Monterey Park’s vision for growth and its identity. As part of this process and based on ongoing outreach meetings, GPAC meetings, and discussions with City staff, MIG will prepare an Areas of Stability and Change Map that illustrates areas that have

the potential to change in the future, as well as identifies neighborhoods and districts where no land use policy changes are anticipated. The draft Community Vision and Guiding Principles will be reviewed with the GPAC for confirmation.

Deliverables:

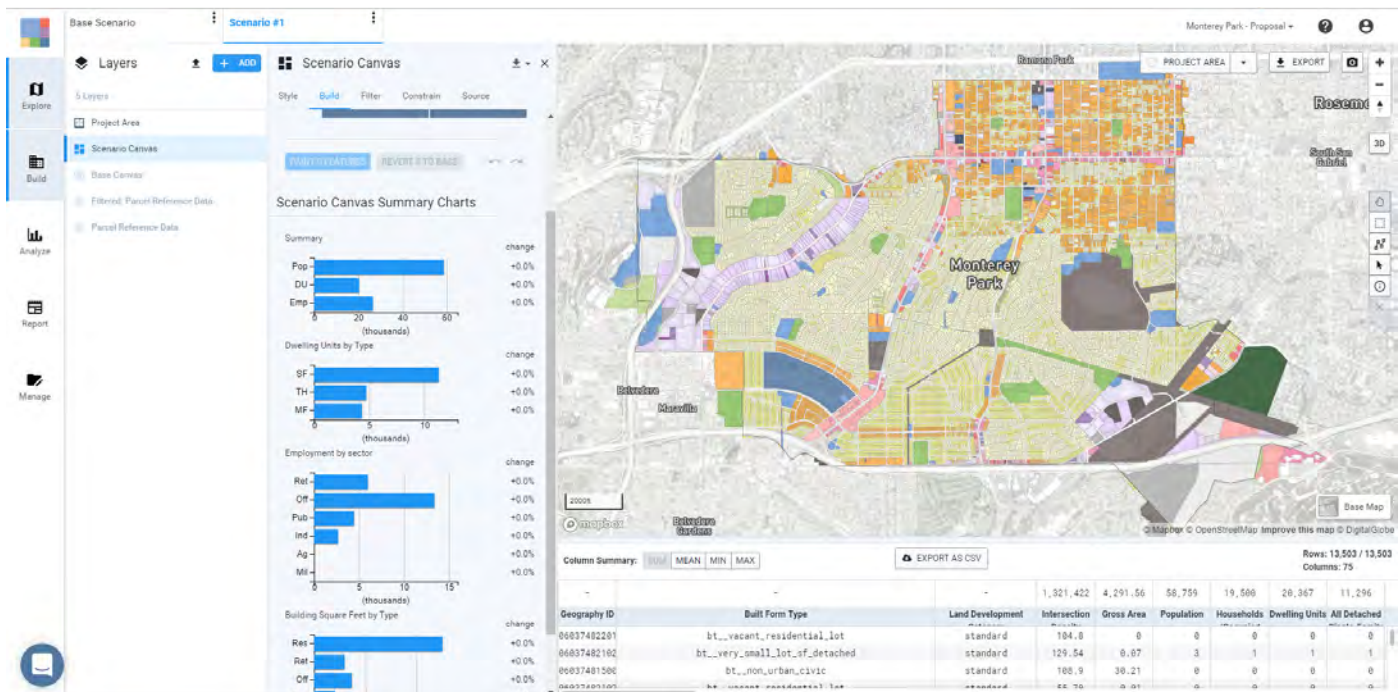
- » Charrette materials
- » Community Vision and Guiding Principles (draft and final)

Task 5.0 Land Use Alternatives for Focus Areas

The outputs from this Task 5 will be used for discussion with the GPAC, City staff, and the public to explore land use alternatives and select the preferred land use alternative to be included in the Administrative Draft Land Use Element.

5.1 UrbanFootprint Scenario Planning

We propose to analyze land use scenarios for the identified focus areas using UrbanFootprint. UrbanFootprint software includes analytical engines that measure the fiscal, environmental, transportation, public health, and community impacts of future scenarios, and that output specialized indicators regarding existing conditions and future scenarios. MIG will develop up to three scenarios for up to five focus areas. UrbanFootprint data will be used for discussion with the GPAC regarding the outcomes associated with each scenario in each focus area. This will allow GPAC to compare the alternatives and select those that best implement the Community Vision and adhere to the Guiding Principles.



In addition to highly graphic land use alternative maps, UrbanFootprint can produce comparative graphics for the various scenarios to illustrate, for example, relative water consumption, vehicle miles traveled, energy use, or other indicators of interest.

5.2 Joint City Council/Planning Commission Study Session

MIG proposes to conduct a joint City Council/Planning Commission study session to affirm the Community Vision and Guiding Principles, and to confirm decision-maker direction on the draft land use plan before preparing the draft Land Use Element. MIG will prepare an agenda, meeting materials, and PowerPoint presentation for the study session. MIG will facilitate the study session.

5.2 3D Visualization - OPTIONAL

After capturing the essence of each land use alternatives area through the UrbanFootprint Scenario Planning task, MIG will create a collection of graphics that illustrate the visual conditions proposed within each of the areas and scenarios.

MIG will work with City staff to identify how best to illustrate the visual conditions and what combination of visualization tools and methods will best tell the story about the potential changes for each area and alternative, and how the changes will fit into the surrounding context. MIG has an array of visualization tools ranging from photo-realistic animations, photo simulations, interactive virtual models, and conceptual artist renderings.

Deliverables:

- » Three land use scenarios for each focus area, with UrbanFootprint outputs
- » Presentation materials for joint study session

Task 6.0 Administrative Draft Element(s)

The Administrative Draft Element(s) described below will be submitted to City staff for review and comment. Upon receipt of a single consolidated comment document, MIG will revise the Administrative Draft. One round of review is budgeted.

6.1 Element Format and Structure (Options A and B)

Prior to crafting the new elements, MIG will have City staff confirm the structure, including layout and organization. The overall goal is to create streamlined elements that works well both in printed form and as an option, as a website ePlan using MIG's Tangerine software.

6.2 Administrative Draft Land Use Element (Options A and B)

The new Land Use Element will integrate land use, community character, neighborhood compatibility, and aspects of growth management that directly relate to the City's long-term goals. The element will include a new land use diagram and updated land use designations addressing allowable use, density ranges, floor-area ratios, and possibly community character, urban form, and other appropriate standards. MIG will use photo examples and illustrations to demonstrate development standards, prototypes, and character in the change areas.

Integrated into the Land Use Element will be policies that address any specific needs of underrepresented and disadvantaged communities,

pursuant to recent changes to General Plan law put in place by SB 1000. While the law requires addressing environmental justice issues when two or more elements are being updated, we consider the topic appropriate for any level of planning and thus will include it for both Options A and B.

6.3 Administrative Draft Circulation Element (Option B)

This element will address multiple forms of transportation and will comply with State law regarding complete streets, active transportation, and alternative vehicle systems.

6.4 Administrative Draft Economic Development Element (Option B)

The Economic Development Element will address the City's development, business retention/expansion/attraction, and fiscal stability goals. The Economic Development Element will include a discussion about the key factors that drive the updated land use plan and specific strategies for attracting targeted land uses.



6.5 Implementation Plan (Options A and B)

MIG will update the Implementation Plan to include implementation measures and corresponding policies, timeframe, responsible City departments, and funding type.

Deliverables:

- » Administrative Draft Land Use Element – 1 round (electronic)
- » Administrative Draft Circulation Element – 1 round (electronic)
- » Administrative Draft Economic Development Element – 1 round (electronic)

Task 7.0 Draft Element(s) for Public Review

Upon revision of the Administrative Draft Element(s), the Public Review Draft Element(s) will be available to the public and to the MIG environmental team to complete the Program EIR.

Task 8.0 Title 21 Amendments

8.1 Amendments to Address Land Use Changes

In parallel with development of the Land Use Element, MIG will identify needed amendments to Title 21 (Zoning) of the Municipal Code to effectuate the land use changes. We anticipate that the revisions will focus on permitted land uses and development standards in mixed-use zones and incentives to inspire development. Our understanding is that the City wishes these amendments to be effective immediately following voter approval of the Land Use Elements. If needed for the ballot, we will prepare the amendments to meet this time frame. If the City wishes to wait until after the November vote, we will adjust accordingly.

We will prepare draft amendments for City staff review. Staff will provide comments on the draft via a single document using Word's track changes function. Our budget assumes two rounds of review and comment.

8.2 Amendments to Address Prior Voter Initiatives

Also in parallel with the Land Use Element, we will prepare amendments to Title 21 that remove requirements for voter approval of General Plan and zoning code amendments relating to specific land use actions (code provisions put in place via prior ballot measures). We will work closely with the City Attorney on this program component. These code amendments must be prepared before August 2019 to allow time for referral by the City Council to the November ballot.

Deliverables:

- » Title 21 amendments – Draft and Final (electronic)

Task 9.0 Program Environmental Impact Report and Associated Documentation

We have assumed that the proposed Land Use Element changes will require preparation of an Environmental Impact Report (EIR). Given the time constraints for completing the element, we will need to begin the CEQA process immediately upon project kick-off. The schedule assumes that the preferred land use plan will be settled on by mid-May. If the Initial Study analysis finds that all impacts can be avoided or sufficiently mitigated, this scope and associated budget will be adjusted.

If the City selects Option B, an EIR Addendum or Supplemental EIR will need to be prepared

as well to address the Circulation and Economic Development Elements, which we assume will be prepared following the Land Use Element. We have not provided a detailed scope for the Option B CEQA documentation but have provided costs in the budget.

9.1 Initial Study and NOP

MIG will complete an Initial Study (IS) checklist and narrative to appropriately focus the topical contents of the Program EIR. Those focus topics determined to have a potentially significant impact on the environment will be further analyzed during development of the Draft EIR and associated mitigation strategies closely linked to General Plan policies. MIG will also prepare the EIR Notice of Preparation (NOP) to accompany the IS. City staff will be responsible, with MIG assistance, for compiling the IS/NOP mailing list. MIG will distribute the IS/NOP to the State Clearinghouse and appropriate agencies and individuals. MIG will also post the NOP with the Los Angeles County Clerk, with the City paying the fee.

9.2 Draft Environmental Impact Report

MIG will develop a program-level Draft EIR that considers all aspects of Land Use Element implementation (i.e., citywide policy initiatives) to streamline both future entitlements and CEQA work and to set the framework for subsequent element updates. Environmental topic areas and potential CEQA-defined impacts will be aligned with potential policies and directed projects contained in the updated element(s). Policies will address environmental topics such as sustainability, efficient land use, and connectivity, which in turn will avoid or reduce potential impacts. The EIR will analyze the reasonable build-out scenario.

We anticipate that the following focus topics will be of importance to City decision makers, interested agencies and the public during their consideration of the General Plan. These topics will receive emphasis in the Draft EIR. For the remaining topics (agriculture and forestry resources), the Initial Study will include brief written statements explaining why no significant impacts are anticipated. Likewise, the Initial Study will be the foundation for focusing potential impacts so that the EIR does not include irrelevant information that obscures environmental issues that need to be addressed.

Aesthetics: Consistent with the new CEQA checklist, the EIR will evaluate potential impacts of the land use and urban design policies on scenic vistas and resources.

Air Quality: The EIR will assess the local and regional air emission impacts of build out based on the most recently adopted modeling criteria of SCAQMD, with criteria and toxic air contaminant modeling.

Biological Resources: Based on available biological surveys of special-status plants and animals in the City and targeted field visits to hillside areas as needed to verify information (no protocol surveys are included), MIG will ensure that General Plan policies regarding these resources are consistent with best management practices and jurisdictional protocols for mitigating potential impacts.

Cultural and Historical Resources: Pursuant to CEQA Guidelines section 15064.5, the EIR will evaluate the potential effects of the General Plan update on any identified or potential cultural and historical resources in the planning area. MIG has in-house staff to investigate cultural resources and historical resources. CEQA-based mitigation protocols that can be incorporated directly into General Plan policy will be identified.

Geology and Soils: The EIR will identify potential geotechnical impacts and describe mitigation protocols (including City Building Department requirements) to reduce potential impacts of earthquakes to less-than-significant levels.

Greenhouse Gas Emissions (GHG): The EIR will address the GHG implications, both beneficial and adverse. The EIR will quantify project climate change impacts based on the most recently adopted modeling criteria of the SCAQMD.

Hazards and Hazardous Materials: Based on review of available data (including the Department of Toxic Substances Control EnviroStor website), the EIR will discuss the potential for future hazardous material exposure impacts associated with potential development under build out and describe associated jurisdictional mitigation protocols.

Hydrology and Water Quality: The EIR will describe drainage, flooding, and water quality issues. MIG's in-house engineers will assist in analyzing potential impacts and identifying mitigation.

Land Use and Planning: The EIR will evaluate the land use implications, both beneficial and adverse, of the General Plan update, and will identify any significant impacts under CEQA (e.g., "division of an established neighborhood"). The EIR will then identify any associated mitigations, including recommended General Plan refinements that can be incorporated directly into policies and standards. In addition, to comply with CEQA, the consistency of the General Plan proposed policies with relevant regional planning policies will be evaluated.

Noise and Vibration: The EIR will describe the impacts of General Plan development policies and associated future build-out on the local noise/vibration environment. Short- and long-term noise measurements and existing noise contours will be provided. The EIR will analyze construction noise/

vibration, traffic and rail noise/vibration, and land use compatibility within the projected noise environment. The EIR will then identify effective and feasible mitigations that can be incorporated directly into General Plan policies and amendments.

Population and Housing: The EIR will describe the project's potential effects on housing and population to provide the statistical basis for related quantitative environmental impact evaluations (e.g., public services and utilities). Implementation of the General Plan is not expected to cause CEQA-defined population or housing impacts (e.g., substantial displacement).

Public Services (including recreation): The EIR will evaluate the project's effects on the following public services: fire protection, police protection, schools, and parks/recreation. Appropriate service providers (identified in coordination with City staff) will be contacted to help identify potential impacts and formulate any mitigation that can be incorporated into policies and uniform standards.

Transportation and Traffic: KOA will provide a TAZ map to the City for use in processing land use data. It is assumed that GIS files will be exchanged directly between KOA and the City for this purpose. Land use totals provided by MIG, including residential unit totals and commercial/industrial square footage values, will be used to calculate expected trip generation, based on the *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition*. Trip distribution will be determined based on the area roadway network and regional origin/destination percentages defined by the CMP.

The recently updated CEQA Guidelines indicate that a project's effect on automobile delay shall not constitute a significant environmental impact, which means Level-of-Service (LOS) analysis would no longer be needed for CEQA purposes. However,

for general plan updates, the local jurisdictions can still choose to conduct LOS analysis for intersections and roadway segments as a way to assess the operational efficiency of the city's roadway network. Since there are approximately 60 signalized intersections citywide, KOA will conduct LOS analysis for up to 30 intersections and 15 roadway segments for the following four scenarios:

- » Existing year scenario
- » Existing year with proposed land use scenario
- » Future year 2040 base scenario
- » Future year 2040 proposed land use scenario

The traffic counts will be utilized to analyze the existing year scenario. For the future year base scenario, KOA will develop the vehicle turning movement volumes for the year 2040 base scenario by utilizing the NCHRP765 methodology (also referred as the Furness Methodology). In addition to the existing year traffic counts, base year and future year link volumes will be extracted from the SCAG loaded highway networks or from those of the City of Los Angeles Department of Transportation Model. For the impact analysis, KOA will use the Synchro or Vistro software package for the intersection LOS analysis. The LOS values will be determined using the City's preferred methodology.

VMT Consideration - Optional: In December 2018, the California Natural Resources Agency finalized updates to the CEQA Guidelines, incorporating State Senate Bill 743. The guidelines direct that vehicle miles traveled (VMT) are the most appropriate measure of transportation impacts. Considering that the guidelines shall be applied statewide starting on July 1, 2020, **as an optional task** KOA can assess VMT change between the 2040 base scenario and the 2040 proposed land use scenario. KOA would identify where transit-priority areas are located within the City and would define these first-tier areas that may be exempt from CEQA-based LOS review in the near future.

KOA will first assess the feasibility of utilizing a travel demand model for the VMT assessment. There are three travel demand models in Southern California that cover the entire study area of Monterey Park: the SCAG Model, the LACMTA (Metro) Model and the City of Los Angeles Travel Demand Model; KOA proposes using the Los Angeles Model. KOA will first check the accuracy of the LA Model representing the traffic volumes on the major arterials in City of Monterey Park. If the model's accuracy is determined to be reasonably good, KOA will code the proposed land use into the 2040 future year model and calculate the VMT change from the 2040 base scenario.

If the LA model doesn't estimate the traffic volumes in Monterey Park well, a different methodology will be taken to assess the VMT change. We will first estimate the trip generation for all the proposed land use changes, based on the *ITE Trip Generation, 10th Edition*. The average trip length by trip purpose will then be calculated based on the 2010 California Household Survey. The VMT change will be further determined by multiplying the number of trips and the average trip length.

An Administrative Draft EIR will be delivered for City staff review, followed by a Screencheck Draft EIR prepared to address City comments on the Administrative Draft. Final comments (prepared by one City staff person) will be incorporated into the public release Draft EIR. City staff will be responsible for reviewing and providing one consolidated set of City comments to the MIG Team on the Administrative Draft EIR and the Screencheck Draft EIR.

MIG will be responsible for mailing the Draft EIR to the State Clearinghouse as required by CEQA and for distributing the document to local agencies and interested parties based on a mailing list provided by City staff. We will also prepare and file the

Notice of Completion/Availability. The City will be responsible for paying filing fees and providing newspaper notice.

9.3 Final Environmental Impact Report and Supporting CEQA Documents

MIG will prepare a Final EIR that includes responses to public and agency comments received on the Draft EIR during the 45-day public review period. The budget assumes approximately no more than 40 individual comments will require a response (each comment letter may include multiple comments). MIG will also prepare a Mitigation Monitoring and Reporting Program (MMRP) for adoption with the hearing documents. An Administrative Final EIR will be delivered for City staff review before a public release Final EIR is completed.

In the budget, we have provided an allowance for this task, as we cannot predict the precise level of effort required. Prior to initiating work on the responses to comments and MMRP, we will assess the work needed. If additional work beyond the budgeted allowance is anticipated, we will consult with staff regarding a scope/budget adjustment before getting underway on this task. MIG will also prepare the Findings of Fact based on a format provided by the City Attorney and, if required, the Statement of Overriding Considerations (SOC). City staff will be responsible for reviewing and providing one consolidated set of City comments to the MIG Team on the Administrative Draft Final EIR, Final EIR, the MMRP, and the Findings/SOC.

Deliverables

- » Notice of Preparation and Initial Study Checklist (PDF)
- » Scoping Public Meeting Materials and Summary (PDF)
- » Administrative Draft EIRs; Screencheck Draft EIR, Draft Findings and Facts, and Public Release EIR (PDF; Technical Appendices on a CD)
- » Final Environmental Impact Report, including Technical Appendices, Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (PDF; Technical Appendices submitted on a CD)

Task 10.0 Public Hearings and Final Documents

This task involves taking the draft element(s) through the public hearing process and completing the element(s) to incorporate directives from the Planning Commission and City Council.

10.1 Planning Commission Public Hearing(s) – Options A and B

The MIG project manager and MIG Team members, as appropriate, will attend a Planning Commission hearing to present, discuss, and receive input/direction on the Draft Land Use Element, zoning code update, and Final EIR. For Option A, we anticipate one hearing with the Planning Commission on the Land Use Element. Given the tight schedule, we have assumed that a special meeting may be required.

If Option B is selected, additional Planning Commission public hearings will be required for the balance of the elements. We have budgeted for one additional hearing (two total).



10.2 City Council Public Hearing(s) - Options A and B

The MIG project manager and key MIG Team members, as appropriate, will attend one City Council hearing (Option A) or two City Council hearings (Option B) to present, discuss, and receive input/direction on the Planning Commission’s recommendations and further public testimony. The conclusion of the first round will be the City Council’s referral of the Land Use Element and zoning amendments to a vote of the electorate.

10.3 Final Element(s) Document – Options A and B

MIG will prepare the final element(s) based on the outcome of the City Council adoption hearing. Because the extent of any revisions based on City Council direction cannot be known at this time, our budget includes an allowance for this task. Any work required beyond this allowance will be considered additional services. City staff, in consultation with MIG, will be responsible for confirming that the final documents reflect City Council action.

Following adoption, MIG will submit all project files to the City, including all GIS shapefiles developed during the process.

10.4 Tangerine™ (ePlan) – OPTIONAL

As an optional task, MIG will set up and customize Tangerine™ software for single-click website creation using the InDesign or MS Word template, including the implementation of the personalization features. Tangerine™ will convert the entire General Plan (not just the new elements) into a searchable, interactive ePlan that works well on both desktop computers and mobile phones. This task includes an Alpha release of the website upon 25% completion of the content loading and a Beta release upon 50% completion of the content loading. This task also includes development of any auxiliary website pages such as the home page or other landing pages not part of the InDesign or Word template.

Deliverables

- » Option A: Final Land Use Element (two rounds of review)
- » Option B: Final Land Use, Circulation, and Economic Development Elements
- » Public Hearing Materials
- » GIS data and project files
- » Optional ePlan

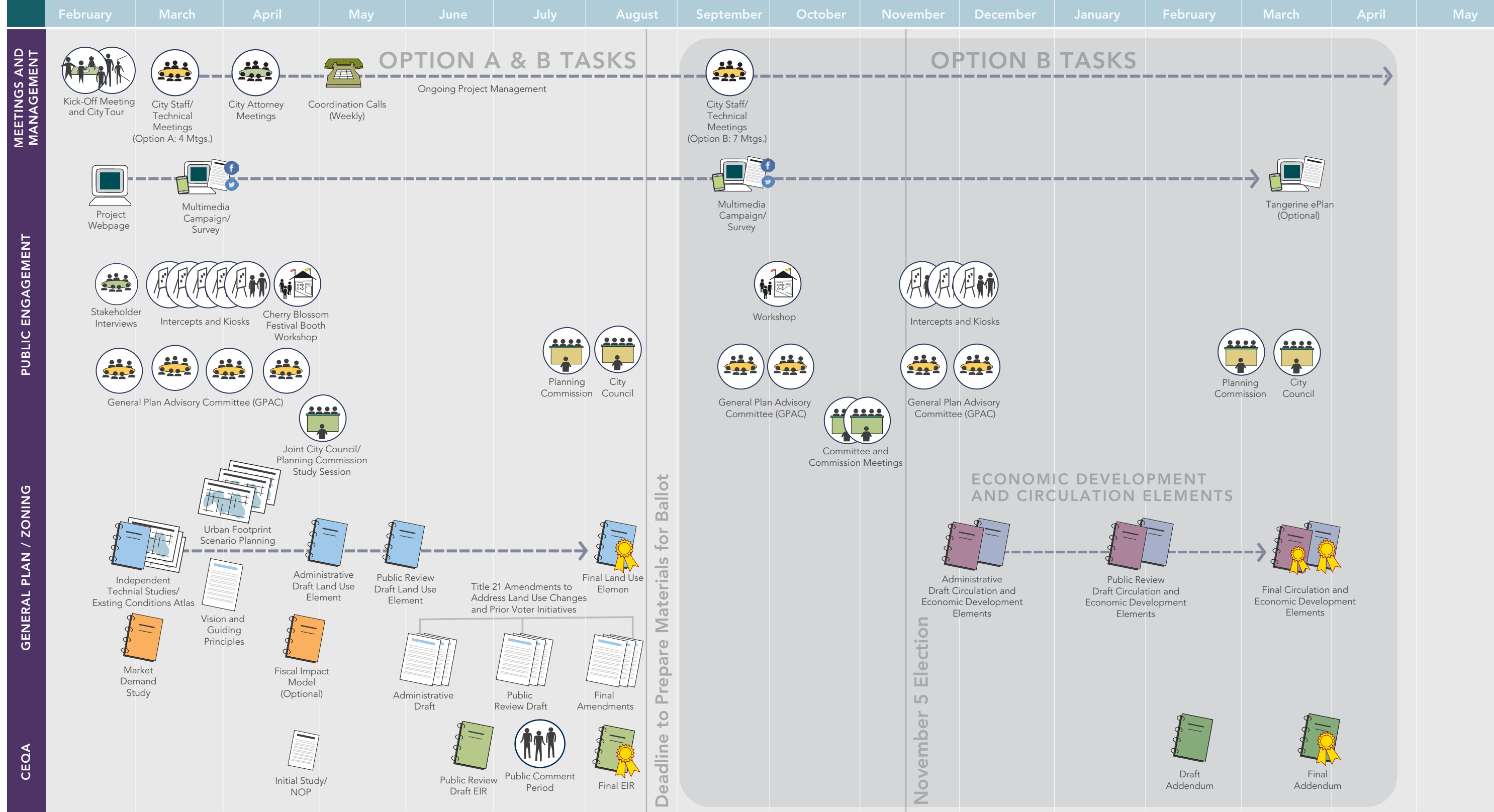


Focused General Plan Update

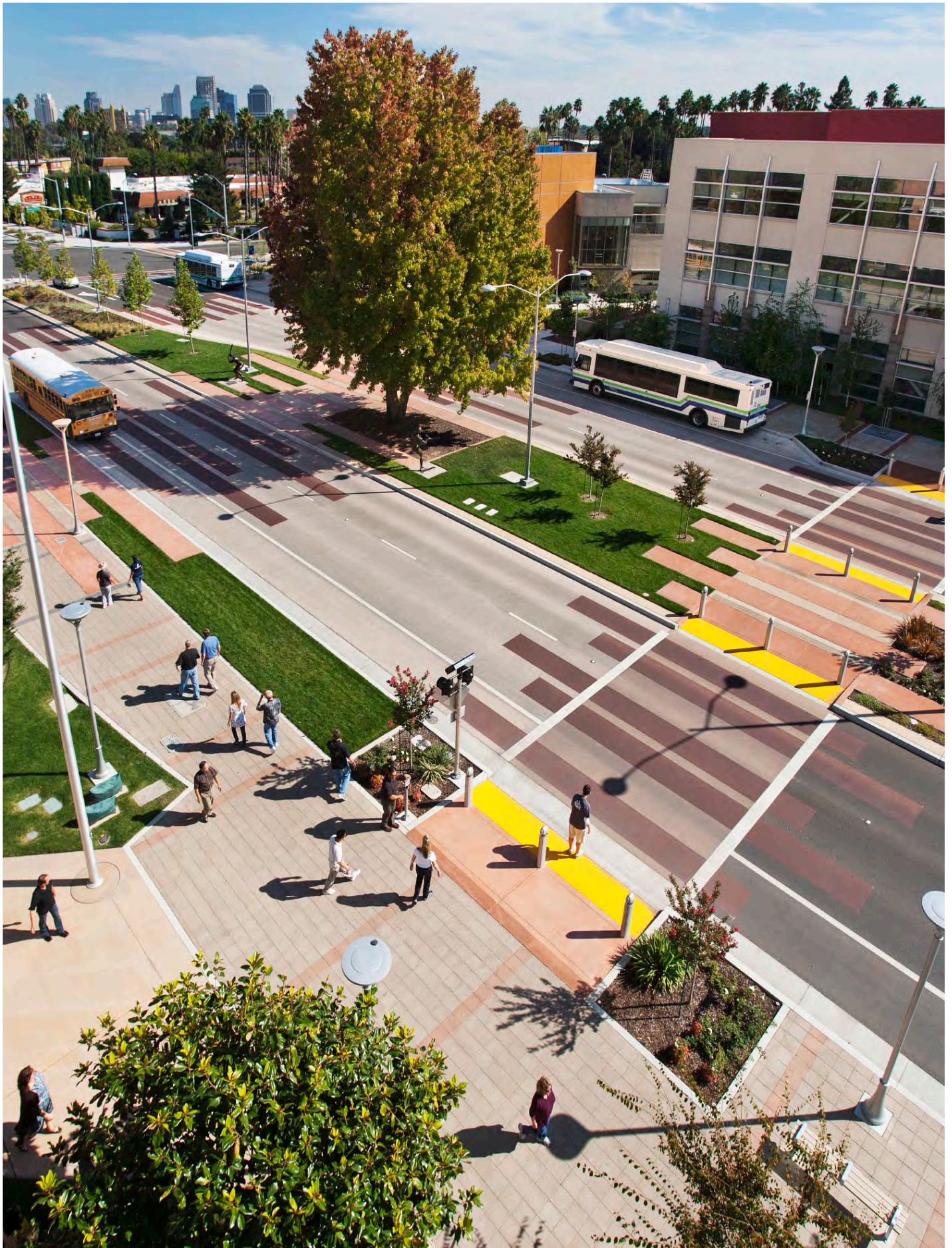
2019

PROCESS SCHEDULE

2020



Deadline to Prepare Materials for Ballot



Critical thinking. Strategic focus.

Innovative solutions. For 37 years, MIG has engaged top professionals in planning, design, communications, management and technology who work together to ensure our clients achieve the results they seek. We look beyond convention to produce meaningful plans and durable solutions that meet increasing social, economic and environmental challenges. We provide a sophisticated, integrated and interactive approach to create nuanced, layered, dynamic and implementable plans.





Qualifications and Staffing

2

MIG, Inc. is a multidisciplinary firm that specializes in urban planning and design, public outreach, consensus building and facilitation, and communications. We offer a full range of services, including master planning, site planning, streetscape design, zoning, conceptual design, transit-oriented development planning, and policy planning. Our work is characterized by a dedication to quality, a flexible approach, creativity in planning and design, and a commitment to completing projects on time and within budget. Since 1982, we have worked extensively with public agencies and municipalities in California, nationally, and internationally on design and planning for future change.

At MIG, the diversity of our staff of over 250 provides a base of knowledge that bridges technical expertise and values, and facilitates the exchange of information among all parties engaged in the planning process. Staff backgrounds encompass urban and regional planning, urban design, strategic planning, public participation, higher education planning, environmental design and research, landscape architecture, communications, graphic design, and public policy.

MIG's unique combination of planning and design expertise allows us to conduct technical planning in a highly interactive process involving all constituent groups. This process generates a clear and collective vision of development and growth in a dynamic, yet stable environment. Through MIG's participatory planning and design process, client goals and community interests work together to frame key issues. Plans created through this approach enjoy broad-based support and are readily implemented.

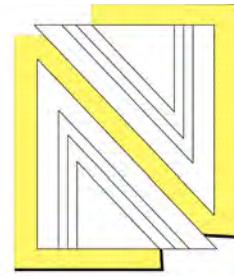


Founded in 1987, **KOA** is a leading provider in traffic engineering, transportation planning, and construction management services for public agencies and private sector clients. KOA offers clients technical knowledge, innovative solutions, and responsive services. The hallmark of the firm's success is dedication to each and every project and a desire to leave a legacy of extraordinary contributions to communities. KOA's staff includes certified transportation planners, registered civil and traffic engineers, project/construction managers, and construction inspectors. With four offices located in Southern California, KOA has provided engineering services for some of the largest public works and transportation planning projects throughout California.



Lazar Translating & Interpreting is a unique, full-service language agency specializing in translating and interpreting in over 150 languages. With more than 24 years of professional experience, Lazar offers a strong commitment to customer service, accuracy, and reliability. We understand the unique demands of this endeavor and are poised to lend our expertise to provide written translation and oral interpreting services.

At the heart of Lazar Translation & Interpreting is a commitment to professionalism and personalized service that fits the unique communication needs of each client. With our tradition for high standards, Lazar is well qualified to help you communicate with the diverse cultures that represent our global community. We listen to and build on your ideas with the expertise and insight that comes from almost three decades of professional experience in the communications field.



The Natelson Dale Group, Inc.
Real Estate and Economic Development Consultants
www.natelsondale.com

The Natelson Dale Group, Inc. (TNDG) is a real estate economic and financial consulting firm established in 1974 which provides services to both public and private clients in the following areas:

- » Fiscal impact analyses
- » General Plan economic development elements
- » Real estate market forecasts and development feasibility studies
- » Financial feasibility and income projection analyses
- » Economic development strategic plans
- » Downtown and corridor revitalization strategies
- » Market impact studies and cost/benefit analyses
- » Deal structuring and negotiation of public/private development agreements

Key Personnel

MIG has carefully selected a highly experienced team of professionals who are ideally suited to this project and offer the full range of expertise required for this focused General Plan update. Below we highlight the qualifications of our team leaders and key technical support, with full resumes following.

Project Management

Laura Stetson, AICP will serve as the MIG Team's Principal-in-Charge. She has a combination of sound technical planning skills and innovative thinking, combined with great facilitation and organizational talents. Laura has over 30 years of experience managing and preparing award-winning general plans, community and specific plans, zoning codes and special planning studies for diverse cities throughout California. In this capacity, she has worked with advisory committees, commissions and councils to develop long-range goals, policies and programs and to craft the regulatory tools to implement those programs. Laura knows Monterey Park well from several past projects, including serving as manager for the 2001 General Plan.

Lisa Brownfield will serve as Project Manager, coordinating the day-to-day work of all team members and working collaboratively with Laura and the team. Lisa has over 30 years of planning experience helping public and private clients find and define the best path forward on issues ranging from land use and housing to sustainability and circulation. The diversity and depth of her experience allows her to frame discussions, keeping projects moving toward successful outcomes.

José M. Rodriguez will serve as Deputy Project Manager. José has extensive experience with general plans, specific plans, zoning, and other long-range planning documents, as well as with GIS. He has been the lead planner for the general plan updates in the cities of Claremont, Rancho Cucamonga, Costa

Mesa, Colton, Manhattan Beach, Rialto, Walnut, and currently, Whittier and Desert Hot Springs. He is also currently assisting the City of Santa Ana with the existing land use and build-out analysis for the City's inhouse General Plan update.

Technical Support

Supporting the MIG Team is a deep bench of experienced and dedicated technical team members, including urban planners, designers, public policy experts, community engagement specialists, environmental analysts, and technology and graphics specialists.

- » **Genevieve Sharrow**, Zoning Specialist
- » **Esmeralda García**, Community Engagement Specialist
- » **Ariel Jones**, Associate Planner and Community Engagement Support
- » **Bryan Fernandez**, Associate Planner
- » **Roman Yanke**, Associate Planner
- » **CJ Davis**, Urban Designer
- » **Ray Pendro**, CEQA Director
- » **Chris Dugan**, Air Quality and Noise Specialist
- » **Chris Purtell**, Cultural Resources Specialist
- » **Cameron Hile**, CEQA Analyst
- » **Joel Falter, Carlos Velásquez, and Ivy Hang**, Transportation Planning and Traffic Analysis (KOA)
- » **Roger Dale, Alan Levenson, and Joseph McClure**, Economic & Fiscal Analysis (The Natelson Dale Group)
- » **Sara Johnson**, Language Translation (Lazar Translation and Interpreting)

The chart on the following page outlines the overall MIG Team structure and how the consultant team will interact with City staff and stakeholders. Each member is committed for the duration of the project and will not be replaced without the written approval of the City.

Team Organization



MIG PROJECT MANAGEMENT

Laura Stetson, *Principal-in-Charge*
 Lisa Brownfield, *Project Manager*
 José Rodriguez, *Deputy Project Manager*

ENGAGEMENT

Esmeralda García
 Lisa Brownfield
 José Rodriguez
 Ariel Jones
MIG

Sara Johnson
Lazar Translation and Interpreting

CRITICAL TASKS

Stakeholder Interviews
 Community Workshops & Events
 Website
 Kiosks
 Language Translation

GENERAL PLAN & ZONING

Laura Stetson
 Lisa Brownfield
 José Rodriguez
 Bryan Fernandez
 Roman Yanke
General Plan, MIG

Genevieve Sharrow
Zoning Ordinance, MIG

CJ Davis
Urban Design, MIG

Joel Falter
 Carlos Velásquez, AICP
 Ivy Hang
Mobility, KOA

Roger Dale
 Alan Levenson
 Joseph McClure
Economic Development, The Natelson Dale Group

CRITICAL TASKS

Existing Conditions & Planning Implications Atlas
 GIS/Mapping
 Market & Fiscal Analysis
 Visioning & Land Use Alternatives
 General Plan Update
 Zoning Code Update
 Mobility Planning

CEQA/EIR

Ray Pendro
 Chris Dugan
 Chris Purtell
 Cameron Hile
MIG

Joel Falter
 Carlos Velásquez, AICP
 Ivy Hang
Traffic Analysis, KOA

CRITICAL TASKS

Air Quality & GHG
 Noise
 Cultural Resources
 Biological Resources
 Traffic Study
 CEQA/EIR

Areas of Expertise

- » Land Use Planning
- » General Plans
- » Zoning Codes
- » Specific Plans
- » Meeting Facilitation

Education

- » BS, Environmental Earth Science, Stanford University
- » Graduate Coursework in Public Administration, American University

Professional Affiliations

- » American Planning Association (APA)
- » American Institute of Certified Planners (AICP)
- » California Planning Roundtable

Office Location

- » Pasadena

Awards

- » **Baldwin Park Health and Sustainability Element:** APA Award, California Chapter
- » **Redwood City General Plan:** APA, California Chapter, Outstanding Achievement for Small Jurisdiction Planning Effort
- » **Riverside General Plan:** APA Award, California Chapter

Laura R. Stetson, AICP

Principal-in-Charge

Laura’s leadership and award-winning expertise in land use planning and zoning has contributed to the thoughtful revitalization of many cities throughout California. For Laura, it all started with her fascination for maps and the stories they tell about cities. Understanding the spatial layout of a community and its human impacts enables her to use policy to shape the environment in a positive way. In turn, the policy documents she helps to craft—general plans, specific plans, zoning codes, and CEQA documents—guide positive change for the people in those communities. A self-defined “fixer”, Laura uses her management and facilitation skills to engage clients and stakeholders in collaborative problem-solving. If vision is considered both a starting point and overarching goal for planning, Laura’s strength lies in taking that vision and mapping out the best routes to implementation. She methodically analyzes and synthesizes the potential implications and outcomes associated with policies that regulate not only how land will be used, but what, where, and how desirable new construction occurs. Because the plans she develops have long-term impacts, Laura strives to ensure that they meet multiple objectives and are adaptable to changing circumstances.

Selected Project Experience

General Plans

- » Arcadia, Azusa, Brea, Baldwin Park, Claremont, Colton, Costa Mesa, La Puente, Manhattan Beach, Montebello, Monterey Park, Rancho Cucamonga, Redwood City, Rialto, Riverside, Torrance, Vernon, Whittier

Zoning and Development Codes/Code Sections

- » Arcadia Development Code
- » Baldwin Park Zoning and Subdivision Codes
- » Brea Hillsides Ordinance
- » Burlingame Zoning Code
- » Duarte Development Code

- » Garden Grove Mixed Use Regulations
- » La Mirada Zoning Code
- » La Puente Zoning Code
- » Loma Linda Focused Zoning Code Update
- » Los Alamitos Zoning Code
- » Redwood City Mixed Use
- » San Luis Obispo Zoning Regulations
- » Temple City Sign Code
- » Vernon Zoning Ordinance
- » Westminster Zoning Ordinance

Areas of Expertise

- » Project Management
- » General and Specific Plans
- » Sustainability
- » Land Use Planning and Policy

Education

- » MA, Architecture and Urban Planning, University of California, Los Angeles
- » BS, Urban Planning, California State Polytechnic University, Pomona

Professional Affiliations

- » American Planning Association
- » American Institute of Certified Planners, 1990

Office Location

- » Pasadena

Awards

- » **Redwood City General Plan:** Outstanding Achievement for Small Jurisdiction Planning Effort, APA Northern Section and California Chapter, 2012
- » **Adelanto North 2035: Sustainable Comprehensive Plan:** Merit Award for Small Jurisdiction, APA, Inland Empire Section, 2017

Lisa Brownfield

Project Manager

Lisa Brownfield leverages her 30+ years of planning expertise to help public and private clients find and define the best path forward on issues ranging from land use and housing to sustainability and circulation. As a child, Lisa had an innate curiosity for cities and she used to picture how vacant or run-down spaces could be improved. Now she directs and manages projects that create positive change for entire cities and their residents. Lisa is adept at working collaboratively with client staff, ensuring that they have a sense of ownership and accomplishment throughout the planning process. The diversity and depth of her experience allows her to frame discussions, keeping projects moving toward successful outcomes. Whether she's developing a general plan, zoning code, or environmental analysis, Lisa's focus is always on the future and the potential benefits that can be achieved for each community.

Selected Project Experience

- | | |
|--|--|
| <ul style="list-style-type: none"> » Cudahy General Plan and Zoning Code, Cudahy, CA » Rosemead General Plan, Rosemead, CA » Garvey Avenue Corridor Specific Plan, Rosemead, CA » Monrovia TOD Specific Plans, Monrovia, CA » Azusa General Plan and Development Code, Azusa, CA* » Adelanto North 2035: Sustainable Comprehensive Plan, Adelanto, CA » Costa Mesa General Plan Update and EIR, Costa Mesa, CA » Huntington Beach General Plan, Huntington Beach, CA » Redwood City General Plan Update, Redwood City, CA | <ul style="list-style-type: none"> » Inner Harbor Specific Plan, Redwood City, CA » Arrow Highway Corridor Specific Plan, Glendora, CA » Sphere of Influence Specific Plan and EIR, Ontario, CA* » Big Bear Lake Moonridge Corridor Specific Plan and EIR, Big Bear Lake, CA » Inglewood International Industrial Corridor Specific Plan, Inglewood, CA* » Westlake Village General Plan Update, Westlake Village, CA* » Agoura Hills General Plan Phase I, Agoura Hills, CA* |
|--|--|

* work completed prior to MIG

Areas of Expertise

- » Comprehensive Planning
- » GIS
- » Community Engagement

Education

- » Masters of Urban Planning
University of California,
Los Angeles
- » Bachelor of Science, Urban
and Regional Planning
California State Polytechnic
University, Pomona

Office Location

- » Pasadena

Jose M. Rodriguez

Deputy Project Manager

José Rodriguez has extensive and varied experience in urban planning. Mr. Rodriguez has been a member of teams preparing general plans, specific plans, zoning ordinances, housing elements, design guidelines, and special planning studies. Additionally, he provides geographic information system (GIS) management for a variety of projects. He has a high level of expertise in managing advance planning projects.

Mr. Rodriguez has served as a contract planner for diverse cities, providing both current and long-range planning services. He worked as the City of Whittier's historic resource planner, processing applications for projects within the City's historic districts. He has also provided staffing support in Azusa, Hawaiian Gardens, Glendale, and Upland.

Mr. Rodriguez has experience preparing general plan elements and comprehensive general plan updates for cities throughout California. He has particular expertise with GIS mapping and analysis for these projects, particularly for land use alternatives impact analysis.

Mr. Rodriguez has assisted in preparing specific plans, from downtown plans to large master plans, for public agencies and private companies.

Selected Project Experience

- | | |
|---|---|
| <ul style="list-style-type: none"> » Walnut General Plan, Valley Boulevard Specific Plan, and EIR, Walnut, CA » Whittier General Plan and EIR, Whittier, CA » Desert Hot Springs General Plan Update, Desert Hot Springs, CA » Costa Mesa Land Use & Circulation Elements & EIR, Costa Mesa, CA » Environmental Protection Agency Green Zones Commerce Facilitation, Commerce, CA » Brea General Plan (APA Award), Brea, CA | <ul style="list-style-type: none"> » Kern River Valley Specific Plan, Kern County, CA » Rancho Cucamonga General Plan (APA Award), Rancho Cucamonga, CA » Redwood City General Plan (APA Award), Redwood City, CA » Rialto General Plan (APA Award), Rialto, CA » Colton Land Use, Mobility, and Housing Elements, Colton, CA » Claremont General Plan (APA Award), Claremont, CA |
|---|---|

Areas of Expertise

- » Zoning
- » General Plans
- » Specific Plans
- » CEQA Analysis
- » Meeting Facilitation

Education

- » MA, Urban Planning, University of California, Los Angeles
- » BA, Social Anthropology, University of Michigan

Professional Affiliations

- » American Planning Association (APA)

Office Location

- » Pasadena

Genevieve Sharrow

Zoning Lead

With over ten years of experience, Genevieve Sharrow provides a broad range of planning and planning related services to clients. Her primary responsibilities include preparing general plans, zoning ordinances and development codes, specific plans, and environmental analysis and CEQA documentation. She has extensive experience with long-range planning documents and implementing codes.

Genevieve has experience in leading community outreach efforts as an integral component of projects. She has led facilitated discussions with stakeholders, conducted one-on-one interviews, organized large open-house meetings with community members, created and administered surveys, and given presentations for interest groups, Planning Commissions, and City Councils.

Her CEQA experience spans diverse projects, at a variety of analysis levels. She excels at completing succinct, thoroughly researched and defensible environmental review for both projects.

Selected Project Experience

- | | |
|--|---|
| <ul style="list-style-type: none"> » Arcadia Development Code, Arcadia, CA » Baldwin Park Development Code, Baldwin Park, CA » Burlingame Zoning Ordinance, Burlingame, CA » Duarte Development Code, Duarte, CA » Garden Grove Mixed Use Zoning Regulations, Garden Grove, CA » San Luis Obispo Zoning Regulations, San Luis Obispo, CA » Baldwin Park General Plan Health and Sustainability Element, Baldwin Park, CA » La Palma General Plan, La Palma, CA | <ul style="list-style-type: none"> » Redwood City General Plan and Mixed Use Zoning Regulations, Redwood City, CA » Vernon Focused General Plan and Zoning Ordinance Update and EIR, Vernon, CA » Smoky Hollow Specific Plan, El Segundo, CA » Duarte Town Center Specific Plan, Duarte, CA » San Bernardino Sign Regulations » Initial Studies/(M)NDs/ Addendums to EIRs for Zoning Amendments: Baldwin Park, Duarte, Monterey Park, Garden Grove and Redwood City |
|--|---|

Areas of Expertise

- » Community Planning
- » Diverse Communities
- » Outreach
- » Public Involvement
- » Strategic Communication

Education

- » BA, Art History,
California State University,
Los Angeles

Office Location

- » Pasadena

Professional Affiliations

- » American Planning Association
- » Transportation Research Board- Environmental Justice Committee Member

Esmeralda García

Public Outreach and Engagement Specialist

Esmeralda García is a public involvement specialist and Director of Operations for MIG's Pasadena office. Ms. García has managed numerous public involvement programs that engage the public in projects addressing a wide range of issues from transportation and land use to economic development, environmental and community services. She brings a unique perspective to her projects, having worked with public and private sector clients as well as non-profit organizations. She applies her facilitative leadership skills in developing interactive program methodology to actively engage diverse stakeholders, including policymakers, advocacy groups, community leaders and the public at-large.

Most recently, Ms. García has managed the outreach program for the I-710 Corridor Improvement Project EIR/EIS. The program includes facilitation of corridor stakeholders meetings and discussions to identify and evaluate alternatives, discuss contentious environmental issues and developing recommendations for consideration in the environmental process. In addition, Ms. García has extensive experience in developing interactive program methodology to identify the needs of ethnically diverse communities.

Selected Project Experience

- | | |
|--|--|
| <ul style="list-style-type: none"> » Whittier General Plan and EIR, Whittier, CA » Commerce General Plan, Zoning Ordinance, and EIR, Commerce, CA » Pasadena General Plan Implementation- Specific Plans Update Community Engagement Program, Pasadena, CA » Gateway Cities Sustainable Communities Strategy, Los Angeles, CA » Barrio Logan Community Plan Update, San Diego, CA | <ul style="list-style-type: none"> » Chualar Community Development Plan, Chualar, CA » Rialto Downtown Vision and Strategic Plan, Rialto, CA » County of San Bernardino General Plan, County of San Bernardino, CA » West Hollywood Vision and Strategic Plan, West Hollywood, CA » City of Riverside Vision and General Plan Update, Riverside, CA » City of Westlake Village Visioning, Westlake Village, CA |
|--|--|

Areas of Expertise

- » Urban Design
- » Urban Planning
- » Graphics

Education

- » BS, Urban and Regional Planning,
California Polytechnic State University, Pomona
- » AA, Architecture, Mt. San Antonio College

Professional Affiliations

- » American Planning Association
- » Urban Land Institute
- » American Society of Architectural Illustrators

Office Location

- » Pasadena

CJ Davis

Urban Designer

CJ Davis is an important member of the MIG Design Team. His experience includes urban design, land use planning, community theming and community outreach. He is well versed in all forms of graphic communications from general graphic design vignettes and conceptual sketches to intricately detailed renderings and 3D models. His interpersonal and problem-solving skills enable him to coordinate and communicate with people from varied fields and backgrounds.

CJ has in-depth knowledge of smart growth principles and sustainability concepts and consistently incorporates them into policy documents from conceptual design through jurisdiction approval. He has extensive experience planning, preparing and executing materials that communicate effectively to the public at community engagement activities. He is skilled at graphically representing complex land use and planning concepts in a meaningful and understandable manner for public agencies, developers and community residents.

His significant project experience includes the designing of large and small scale specific plans; including land use alternatives, community theming and developing design guideline standards and graphics for both new and existing communities.

Selected Project Experience

- | | |
|---|---|
| <ul style="list-style-type: none"> » Flair Spectrum Specific Plan, El Monte, CA » Arcadia General Plan Downtown Study, Arcadia, CA » Euclid Avenue and National Avenue Corridors, San Diego, CA » Redwood City Inner Harbor Specific Plan, Redwood City, CA » Barton Road Specific Plan (SCAG Compass Blueprint), Grand Terrace, CA » Moonridge Phase 1 Specific Plan, Big Bear Lake, CA » Rialto Foothill Boulevard Specific Plan, Rialto, CA | <ul style="list-style-type: none"> » City of Lancaster Design Guidelines, Lancaster, CA » Downtown Joshua Tree Design Guidelines, Joshua Tree, CA » Westminster Gateway Design, Westminster, CA » Perris Monumentation/ Gateway Design, Perris, CA » City of Lynwood Residential Design Guidelines, Lynwood, CA » SR60 Goldline Corridor Extension, SCAG Compass Blueprint, Southern CA |
|---|---|

Areas of Expertise

- » CEQA Compliance
- » CEQA-General Plan Integration and Streamlining
- » CEQA Statutes and Laws
- » EIRs, MNDs, Initial Studies
- » Technical Review and Editing
- » Specific Plan Standards and Guidelines
- » Public Outreach

Education

- » Masters in Architecture and Urban Planning, UCLA
- » BS, Psychology, Boston University
- » Teaching Certificate in Early Childhood Education, University of California, Los Angeles
- » California Clear Multiple Subject Teaching Credential, Los Angeles District Intern Program

Professional Affiliations

- » Association of Environmental Professionals

Office Location

- » Berkeley

Ray Pendro

CEQA/EIR Specialist

Ray Pendro is a Senior Project Manager/Planner with over 25 years of urban planning and CEQA experience. Mr. Pendro's responsibilities include strategic oversight and quality control; daily client liaison; performing research, analysis and field survey tasks; collaborating with MIG planners, designers and scientists to proactively address CEQA issues as part of project design; creating CEQA documents that deliberately anticipate future streamlining; coordinating, editing and integrating technical data into CEQA documents; collaborating with City, CEQA and land use attorneys; conducting outreach to introduce CEQA in general and explain project findings in particular; and coordinating document production. Mr. Pendro prepares environmental documents that are concurrently comprehensive, precise and easily understood; clearly explains CEQA findings to the general public, staff, stakeholders and decision-makers; and makes the direct and subtle connections between planning, design and environmental effects and regulations. In addition to preparing CEQA documents, Mr. Pendro edits technical reports for Specific Plans, General Plans and other planning and design documents.

Selected Project Experience

- | | |
|---|---|
| » General Plan and Zoning Ordinance EIR, Burlingame, CA | » North Fair Oaks Community Plan EIR, San Mateo County, CA |
| » Focused General Plan Update CEQA Documents, La Palma, CA | » San Bruno Transit Corridors Plan EIR, San Bruno, CA |
| » Stanford in Redwood City Precise Plan EIR, Redwood City and Stanford University, CA | » San Pablo Avenue Specific Plan EIR, El Cerrito/Richmond, CA |
| » Stanford Outpatient Center Project EIR, Redwood City, CA | » Saint Mary's College Campus Master Plan Update, Moraga, CA |
| » Marina Shores Village Mixed Use Project EIR, Redwood City, CA | » Hercules Bayfront Master Plan EIR, Hercules, CA |
| » General Plan Update EIR, Hayward, CA | » Downtown Improvement Plan EIR, Sunnyvale, CA |
| » Downtown Precise Plan EIR and On-Call CEQA Services, Redwood City, CA | |

Areas of Expertise

- » CEQA Compliance
- » Noise Impact Analysis
- » Air Quality
Green House Gas Analysis

Education

- » Bachelor of Science,
Natural Resource
Management, Cook
College, Rutgers University,
New Jersey

Office Location

- » San Jose

Christopher Dugan

Air Quality and Noise Specialist

Christopher has 12 years experience planning, preparing and managing environmental compliance documents required by local, state and federal regulations, including the California Environmental Quality Act (CEQA), the National Environmental Policy Act, the Clean Air Act and the Occupational Safety and Health Act. He has served as CEQA project manager for industrial and municipal development projects and is particularly skilled at air quality, greenhouse gas and noise impact analyses. Chris is skilled in consulting with regulatory agencies and preparing the permit applications and other technical economic and environmental analyses necessary to obtain regulatory approvals from these agencies. He has developed and tailored emissions inventories using CalEEMOD, BGM, OFFROAD, etc., performed screening and refined dispersion modeling (e.g., SCREEN, AERMOD) and developed mitigation measures to control and reduce stationary, area, fugitive and mobile source emissions.

Selected Project Experience

- » Cudahy General Plan
Development Code and EIR,
Cudahy, CA
- » Smoky Hollow Specific Plan and
EIR, El Segundo, CA
- » Arrow Highway Specific Plan and
EIR, Glendora, CA
- » Walnut General Plan, Walnut, CA
- » Oceano Dunes SVRA Dust
Control Program EIR, Oceano, CA
- » Oceano Dunes SVRA 2014 Sand
Transport and Dust Reduction
Project, Oceano, CA
- » Merced Irrigation District South
Transmission Line, Substation
and Interconnection Project EIR,
Merced, CA
- » Landfill Gas To Energy Facility
Relocation Project EIR,
San Jose, CA
- » Montezuma II and Shiloh
IV Wind Energy Project EIR,
Solano County, CA
- » Shiloh III and IV Wind Energy
Project Mitigation Monitoring,
Solano County, CA
- » Carlmont High School Usher
Field Lights Project IS/MND,
Belmont, CA
- » Menlo-Atherton High School
Campus Master Plan EIR,
Atherton, CA
- » Bear Gulch Pump Station 13
Improvement Project IS/MND,
Portola Valley, CA
- » Page Mill Water Tank
Alternatives Analysis,
Palo Alto, CA
- » Vista Tank Reconstruction
Project IS/MND Peer Review,
Hillsborough, CA

Areas of Expertise

- » Cultural Resources Analysis
- » Tribal Consultation
- » CEQA Compliance

Education

- » MA, Anthropology,
California State University
Fullerton, Fullerton, CA
- » BA, Anthropology/
Archaeology, Minor in
Geography, California State
University Dominguez Hills,
Carson, CA

Registrations

- » Register of Professional
Archaeologist
(ID No. 990027)

Professional Affiliations

- » Society for American
Archaeology (SAA)
- » Society for California
Archaeology (SCA)

Office Location

- » Riverside

Christopher W. Purtell, RPA

Cultural Resources Specialist

Christopher Purtell is an archaeologist and archaeological project manager with over ten years of professional experience. He is well-versed in project management, environmental compliance, subcontracting, archaeological survey, excavation, monitoring, data recovery, laboratory analysis, and in the development of mitigation and treatment plans. He has managed cultural resources and aerospace projects and has undertaken and contributed to work efforts for prehistoric and historic archaeology in the Great Basin, Mojave Desert, Southern, and Northern California pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). He has prepared cultural and archaeological mitigation recommendations, Workers Environmental Awareness Programs, treatment plans, and has obtained Cultural Use Permits and Field Authorizations with the Bureau of Land Management.

His project management duties have included profit and loss responsibilities, budget management, scope preparation, project task administration, Native scoping/consultation, subcontractor evaluation and procurement, coordination with lead agencies, clients, and project result meetings with the public and stakeholders both in public and in private forms.

Selected Project Experience

- | | |
|---|--|
| <ul style="list-style-type: none"> » Section 106 Evaluation Assessment for the Lytle Creek Ranch South Residential Commercial Development, Rialto, CA » Phase I Cultural Resources Assessment of the Proposed Autodromo California Project-Agua Caliente Band Cahuilla Indians, Riverside County, CA » Cultural Resources Assessment for the Proposed North San Diego County Recycled Water Project-San Diego County, CA | <ul style="list-style-type: none"> » Cultural Resources and Biological Resources Services for the Landside Transportation Program at Los Angeles International Airport (LAX), Los Angeles, CA » Cultural and Paleontological Resources Assessment New Model Colony (NMC) Storm Drains-Ontario, San Bernardino County, CA » Archaeological Survey Report California Street Off-Ramp Project, Ventura, CA |
|---|--|

Areas of Expertise

- » Environmental Analysis
- » CEQA Compliance
- » GIS
- » Climate Change Analysis

Education

- » MA, Political Science, Colorado State University, Fort Collins, CO
- » MS, Urban and Regional Planning, California State Polytechnic University, Pomona, CA
- » BA, Political Science, San Diego State University, San Diego, CA

Professional Affiliations

- » American Planning Association
- » Association of Environmental Professionals
- » Cal Poly Pomona Graduate Planning Student Association

Office Location

- » Riverside

Cameron Hile

CEQA Associate

Cameron Hile is an environmental specialist with extensive experience preparing a variety of environmental documents including Initial Studies, Negative Declarations, Mitigated Negative Declarations, Air Quality/Climate Change Assessments, Health Risk Assessments, Noise Studies, Environmental Impact Reports (including Supplemental and Addenda), and NEPA Environmental Assessments/Findings of No Significant Impact. Additionally, Cameron has extensive experience preparing NEPA sound wall surveys and noise remediation plans for HUD-assisted projects, permit preparation for projects impacting United States Army Corps of Engineers/California Department of Fish and Wildlife jurisdictional waters, Geographic Information Systems, CEQA noticing, coordinating and facilitating community outreach, and performing third-party review of CEQA documents.

Selected Project Experience

- » Cudahy General Plan and Zoning Code Update, Cudahy, CA
- » Whittier General Plan EIR, Whittier, CA
- » Costa Mesa General Plan Update Initial Study and EIR, Costa Mesa, CA
- » 420 North Atlantic Blvd Mixed Use Development Initial Study and Technical Reports, Monterey Park, CA
- » Citizens Medical Plaza IS/MND, Monterey Park, CA
- » South Alhambra Avenue Senior Housing IS/MND, Monterey Park, CA
- » Marriott Hotel Peer Review. Monterey Park, CA
- » Dhammakaya International Meditation Center EIR Addendum, Azusa, CA
- » Garden Grove Digital Billboard Municipal Code Amendment IS/ MND, Garden Grove, CA
- » Harvest Upland Specific Plan EIR Addendum, Upland, CA
- » SR-91 Corridor Improvement Project, Riverside County, CA
- » I-10 Corridor Improvement Project and I-15/ Cajon Pass Improvement Project, San Bernardino Co., CA
- » Whittier College, Stauffer Science Center Renovation IS/ MND, Whittier, CA
- » San Gabriel Valley Water Company Plant M4 IS/MND, Montebello, CA
- » La Palma Digital Display IS/ND, La Palma, CA

Areas of Expertise

- » Land Use Planning
- » Zoning Code
- » Community Engagement

Education

- » MURP; Land Use and GIS Concentration, University of Michigan, Ann Arbor
- » BA, Urban Planning, Minor in Geography, University of Illinois, Urbana-Champaign

Professional Affiliations

- » American Planning Association (APA)
- » Michigan Association of Planning (MAP)

Office Location

- » Pasadena

Roman Yanke

Project Associate

Roman Yanke has more than three years of planning experience in the public sector and consulting. He has worked in a variety of planning projects including collaboration with planning teams, community members, stakeholders, and other interested parties. He is adept in using ArcMap and GIS to provide documents and information for meetings and presentations.

Roman has prepared ordinance updates and interpreted City zoning code and State regulations. He has experience drafting memos, staff reports, and letters in response to appeals of code enforcement citations issued to residential and commercial property owners.

Roman has excellent communication skills, verbally, in writing, and through graphic representations. He is proficient in reviewing and interpreting City Zoning and Land Use information and has processed site plan and sign applications. He has presented projects to the Zoning Board of Appeals, participated in Planning Commission meetings, steering committee meetings, and other public forums.

Selected Project Experience

- » Commerce General Plan Update and Atlantic Boulevard Mixed-Use, Housing Opportunity Overlay, and Density Bonus Zoning Text Amendments, Commerce, CA
- » Parks and Recreation Master Plan Update, Santa Monica, CA
- » San Luis Obispo Zoning Code, San Luis Obispo, CA
- » Los Alamitos Zoning Code, Los Alamitos, CA
- » Arrow Highway Corridor Specific Plan, Glendora, CA
- » Planning Staff Services, Redlands, CA

Areas of Expertise

- » Entitlement and Permitting
- » Land Use Planning

Education

- » Master of Public Policy, University of California, Los Angeles
- » BA, Political Science, University of California, Los Angeles

Professional Affiliations

- » American Planning Association (APA) California
- » American Institute of Certified Planners (AICP)

Office Location

- » Pasadena

Bryan Fernandez

Project Associate

Bryan Fernandez has provided professional planning services in Southern California for more than 12 years. He has written and assisted in the production of general plans, specific plans comprehensive and targeted zoning code updates, specific plans, and general plans. His experience provides projects and cities professional experience in drafting, analyzing, and implementing a variety of land use regulations.

Additionally, he continues to manage entitlements and permitting for complex commercial, industrial, and residential projects, including mixed-use, infill, transit-oriented developments; office park campus redevelopments; high-cube warehouse developments; multi-family residential developments; and developments along coastal and rural areas. Through this work, he has prepared staff reports, resolutions with findings of fact, CEQA documents, mitigation measures, and conditions of approval.

Selected Project Experience

- » Walnut General Plan, Walnut, CA
- » Costa Mesa General Plan, Costa Mesa, CA
- » Long Beach Land Use Element, Long Beach, CA
- » Burlingame General Plan, Burlingame, CA
- » Commerce General Plan, Commerce, CA
- » Burlingame Zoning Ordinance Update, Burlingame, CA
- » Arcadia Development Code Update, Arcadia, CA
- » Avalon Monrovia Specific Plan, Monrovia, CA
- » Station Square South Specific Plan, Monrovia, CA
- » Agua Mansa Commerce Center Specific Plan, Jurupa Valley, CA
- » Downtown Barstow Route 66 Specific Plan, Barstow, CA
- » West Valley Specific Plan, Walnut, CA
- » Coto de Caza General Store and Mercantile entitlements and EIR, Coto de Caza, CA
- » Contract and Consulting Planner (County of Orange; Cities of Lake Forest, Rialto, Covina, and Arcadia)
- » Assistant Planner, El Segundo and Palm Springs, CA

Areas of Expertise

- » Community Planning
- » Outreach
- » Public Involvement

Education

- » BA, Urban Studies and Planning, California State University, Northridge

Professional Affiliations

- » American Planning Association
- » American Institute of Certified Planners, 1990

Ariel Jones

Project Associate

Ariel Jones has experience with community engagement and participatory planning in communities across Southern California. From door-to-door canvassing to workshop preparation and project communications, Ariel has participated at every stage of community outreach and community development. At MIG, Ariel has coordinated community workshops of all sizes, organized and recruited participants for focus groups, developed public outreach materials, managed stakeholder databases, administered project websites, and delivered social media campaigns. Ariel has analyzed public input, written final summary reports, and assisted in client and project management.

Selected Project Experience

- » Pasadena Specific Plan Update Community Outreach, Pasadena, CA
- » Commerce General Plan Update, Commerce, CA
- » City of Los Angeles General Plan Communications Plan, Los Angeles, CA
- » Upper Los Angeles River and Tributaries Revitalization Plan Community Engagement, Los Angeles, CA
- » Manchester/Broadway Streetscape Improvement Project, Los Angeles, CA

Areas of Expertise

- » Translation and Interpreting Services for Multicultural Engagement

Education

- » BA, Marketing and Communications, FIDM, Los Angeles

Sara Johnson

Community Outreach Specialist | Lazar

Sara Johnson is a skilled diverse community outreach professional who is passionate about connecting clients with skilled linguists. She has coordinated translators to complete written documents, meeting agendas as well as provided on-site interpreters for community outreach meetings for Metro, OCTA, VTA, Caltrans District 7 and more.

Selected Project Experience

- » I-5 On-Call Public Awareness, Los Angeles, CA
- » 1-405 Improvement Project, Orange County, CA
- » SR-38 State Route Project, Big Bear, CA
- » West Santa Ana Corridor Project, Santa Ana, CA
- » Tasman Corridor Complete Streets Study, San Jose, CA

Areas of Expertise

- » Transportation Planning
- » Traffic Impact Analysis
- » Parking Studies
- » Active Transportation
- » Transit Access and TOD

Education

- » MS, Transportation Engineering, University of California, Berkeley, CA
- » BS, Transportation and Regional Planning, State University of New York at Buffalo, NY

Professional Affiliations

- » Women's Transportation Seminar (WTS), Member
- » American Planning Association (APA), Member

Joel Falter

Principal Transportation Planner | KOA

Joel Falter is a Principal with KOA. He has 38 years of experience in the field of transportation planning and engineering. Mr. Falter has worked on a wide variety of transit corridor studies for bus and rail projects and has worked on many of the rail transit projects in operation today in Southern California or in the planning phase. He has prepared many area-wide transportation plans, traffic engineering studies as well as parking, complete streets, active transportation, neighborhood circulation, goods movement and pedestrian studies for agencies, cities, counties, and private development projects. He has also participated in the preparation of numerous CEQA/NEPA documents

Selected Project Experience

- » Culver City Transit Oriented Development (TOD) Vision Study, Culver City, CA / Principal-in-Charge. The Visioning Study focused on the future of mobility in Culver City around the TOD District with the Expo Station at its core.
- » El Segundo Smoky Hollow Specific Plan Traffic/Parking Study, El Segundo, CA / Principal-in-Charge. KOA provided traffic/circulation and parking analysis and recommendations to the project team to assist in promoting new development within the Plan area.
- » East Los Angeles Specific Plan, Los Angeles, CA / Project Manager. KOA conducted the traffic and parking analysis for the proposed East Los Angeles Specific Plan, encompassing all properties located within one-half mile radii of the four Metro Gold Line stations, and other targeted parcels.
- » Alhambra General Plan Update EIR, Alhambra, CA / Principal-in-Charge. The City's General Plan was updated, and the Circulation Element was one of the updated elements with an emphasis on traffic congestion management.
- » Montebello Circulation Element / EIR, Montebello, CA / Project Manager. Mr. Falter prepared the draft Circulation Plan for inclusion in the General Plan and EIR
- » Rosemead Circulation/EIR, Rosemead, CA / Project Manager. Mr. Falter prepared the Circulation Element for the City of Rosemead's General Plan Update.

Areas of Expertise

- » Transportation Planning
- » Bicycle/Pedestrian Planning
- » Transit Access and TOD

Education

- » BA, Geography/Environmental Studies and History, University of California, Los Angeles, CA
- » MA, City and Regional Planning, University of California, Berkeley, CA

Registrations

- » American Institute of Certified Planners (AICP) #026845

Professional Affiliations

- » American Planning Association
- » League Cycling Instructor, League of American Bicyclists

Carlos Velásquez, AICP

Senior Planner | KOA

Mr. Velásquez brings over ten years of project experience, specializing in active transportation projects, corridor studies, and roadway operational analyses. He has managed numerous project for KOA, involving: transportation planning, bicycle/pedestrian planning, transit access and operations, and traffic circulation analyses. He has worked on projects addressing bikeway planning and safety education, pedestrian circulation, First Last Mile, Tactical Urbanism, complete streets, and traffic studies. He has been involved in the development of numerous active transportation and corridor plans, including the Commerce Bicycle and Pedestrian Plan, Bell Gardens Citywide Complete Streets Plan, and the Huntington Drive Safe Streets Corridor project. Over the last two years, Mr. Velásquez has led over forty walk audits throughout Southern California and has managed the implementation of a tactical urbanism pilot project to address pedestrian safety on César Chávez Avenue in Los Angeles. He has facilitated outreach meetings and presented to city councils and traffic commissions.

Selected Project Experience

- » City of Commerce Bicycle and Pedestrian Plan, Commerce, CA / Project Manager. Mr. Velásquez has been involved in the development of the Project's community outreach plan, presentations with stakeholders, bikeway corridor and pedestrian improvement development.
- » Culver City Transit Oriented Development Visioning Study, Culver City, CA / Project Planner. Mr. Velásquez assisted the Project team in conducting a transportation analysis to assess the operational feasibility of proposed improvements near the existing Culver City Expo Line Station and along Washington Boulevard.
- » Bell Gardens Citywide Complete Streets Plan, Bell Gardens, CA / Project Manager. Mr. Velasquez is working with City staff to organize and attend outreach meetings, manage data collection and fieldwork, and develop initial concept design plans and feasibility studies.
- » Montebello Hills Specific Plan, Montebello, CA / Project Planner. Mr. Velásquez worked with the Project team to conduct the traffic impact analysis, identify mitigation measures, propose improvement design and cost estimates and provide those to the City for implementation.

Areas of Expertise

- » Transportation Planning
- » Traffic Impact Analysis
- » Parking Studies
- » Transit Access

Education

- » BS, Urban & Regional Planning, California State Polytechnic University, Pomona, CA
- » Minor, Geographic Information Systems, California State Polytechnic University, Pomona, CA

Registrations

- » Certificate in Geographic Information Systems in Environmental Technology (2013)

Professional Affiliations

- » American Planning Association

Ivy Hang

Associate Planner | KOA

Ms. Hang is an Associate Planner at KOA with 12 years of experience in transportation/transit planning. Ms. Hang has prepared numerous traffic impact studies, parking studies, and sections of environmental documents. She has performed traffic operation analyses, construction impact analyses, parking demand and shared parking analyses, signal warrant analyses, and vehicle queuing calculations. She is proficient in data collection and managing large datasets. Ms. Hang is an expert in Geographic Information Systems (GIS).

Selected Project Experience

- » Alhambra General Plan Update EIR, Alhambra, CA / Associate Transportation Planner. The General Plan was being updated by the City, and the Circulation Element was one of the updated elements with an emphasis on traffic congestion management. Ms. Hang helped prepare the traffic impact analysis working with SCAG's Traffic Analysis Zone (TAZ) data, and created existing and future land use maps in ArcMap.
- » El Segundo Smoky Hollow Specific Plan, El Segundo, CA / Project Planner. Ms. Hang prepared traffic/circulation and parking impact analyses and recommendations as part of the Specific Plan. As part of this analysis, Ms. Hang performed a traffic impact analysis of key intersections, suggested traffic mitigation measures, ran Traffic/ Synchro models and examined proposed trip generators.
- » Montebello Circulation Element EIR, Montebello, CA / Project Planner. KOA prepared the draft Circulation Plan for inclusion in the General Plan and EIR. Ms. Hang performed a traffic impact analysis of key intersections, suggested traffic mitigation measures, ran Traffix models and examined trip generations.
- » East LA Specific Plan EIR, Los Angeles, CA / Associate Planner/GIS Specialist. KOA conducted the traffic and parking analysis for the proposed East Los Angeles Specific Plan. Ms. Hang helped prepare the traffic impact analysis working with SCAG's Traffic Analysis Zone (TAZ) data, and created existing and future land use maps in ArcMap.



Areas of Expertise

- » Economic Development
- » Market and Fiscal Impact Analysis

Education

- » BA, Economics, Claremont McKenna College, Claremont, CA
- » MA, Resource & Environmental Economics, University of California, Riverside, CA

Professional Affiliations

- » California Association for Local Economic Development (CALED)
- » International Economic Development Council (IEDC)
- » American Planning Association (APA)
- » Roberts Environmental Center (Board Member)

Roger A. Dale

Principal | The Natelson Dale Group

Roger Dale has been affiliated with The Natelson Dale Group, Inc. (TNDG) since 1988 and currently serves as the firm's managing principal. His background encompasses the fields of real estate development, economic development, regional economic analysis, and environmental and land use policy. His project experience includes real estate market forecasting, pro forma financial analysis, demographic research and modeling, fiscal impact analysis, downtown revitalization, business retention/attraction, and infrastructure financing programs. He has completed economic studies for communities throughout the San Gabriel Valley, including Alhambra, Arcadia, Azusa, Covina, El Monte, Glendora, Irwindale, La Puente, Monrovia, Monterey Park, Pasadena, Pomona, Rosemead, San Dimas, and South Pasadena.

Selected Project Experience

- | | |
|--|---|
| <ul style="list-style-type: none"> » General Plan Fiscal Impact Model, Costa Mesa, CA » General Plan Market Study, Alhambra, CA » Garvey Avenue Specific Plan, Rosemead, CA » Market and Financial Feasibility Study for Station Area Master Plans, Azusa, CA » Economic Development Strategic Plan, Camarillo, CA » Development Standards Review and Recommendations, Monterey Park, CA | <ul style="list-style-type: none"> » Downtown Core and Corridors Specific Plan, Fullerton, CA » Market Study and Development Strategy for Route 66 Corridor, Glendora, CA » Market Study and Implementation Strategy for East Colorado Boulevard Specific Plan, Pasadena, CA » Economic Feasibility Studies for Downtown/Mixed-Use Projects, Santa Monica, CA |
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Areas of Expertise

- » Economic Development
- » Market and Fiscal Impact Analysis

Education

- » BA, Economics, University of California, Riverside, CA
- » MBA, concentration in Real Estate Finance, University of California, Los Angeles, CA

Professional Affiliations

- » California Association for Local Economic Development (CALED)
- » International Economic Development Council (IEDC)

Alan G. Levenson

Senior Associate | The Natelson Dale Group

Alan Levenson is a Senior Associate of TNDG. He has an academic background in economic theory with particular emphasis on real estate and economic development. His project experience with TNDG includes economic development strategic planning, regional economic analysis, fiscal impact analysis, retail market evaluation, and real estate development feasibility assessment. He has completed economic studies for communities throughout the San Gabriel Valley, including Alhambra, Azusa, Covina, El Monte, Glendora, Irwindale, Pasadena, Pomona, Rosemead, and San Dimas.

Selected Project Experience

- » General Plan Fiscal Impact Model, Costa Mesa, CA
- » General Plan Market Study, Alhambra, CA
- » Garvey Avenue Specific Plan, Rosemead, CA
- » Market and Financial Feasibility Study for Station Area Master Plans, Azusa, CA
- » Economic Development Strategic Plan, Camarillo, CA
- » Economic Development Strategic Plan, Palm Desert, CA
- » Market Study and Development Strategy for Route 66 Corridor, Glendora, CA
- » Development Strategy for Florence/La Brea TOD, Inglewood, CA
- » East Colorado Boulevard Specific Plan, Pasadena, CA
- » Economic Feasibility Studies for Downtown Projects, Santa Monica, CA



Areas of Expertise

- » Economic Development
- » Market and Fiscal Impact Analysis

Education

- » BS, Architecture, University of Cincinnati, Cincinnati, OH
- » MS, Urban Planning, University of Arizona, Tucson, AZ
- » Post-graduate studies, Economic Geography, University of Arizona, Tucson, AZ

Professional Affiliations

- » Urban Land Institute
- » Western Regional Science Association (WRSA)

Joseph E. McClure

Principal | The Natelson Dale Group

Joe McClure has served as principal or manager of land economics research and advisory-services organizations for the last 38 years. The range of services he provides includes market analysis, fiscal/economic impact analysis, and economic development strategic planning. His multidisciplinary background incorporates many phases of the community and real estate development process: economic analysis and strategy development, market and financial feasibility assessment, and planning and design. He has completed a number of planning-related assignments for TNDG and served as the project economist for a ULI Advisory Panel tasked with preparing a Transit Station and Downtown Connectors strategy for the City of Monrovia.

Selected Project Experience

- » General Plan Market Study, Alhambra, CA
- » Garvey Avenue Specific Plan, Rosemead, CA
- » Market and Financial Feasibility Study for Station Area Master Plans, Azusa, CA
- » Economic Development Strategic Plan, Camarillo, CA
- » Economic Development Strategic Plan, Palm Desert, CA
- » ULI Technical Advisory Panel, Monrovia, CA
- » Market Study for Town Center Specific Plan, Covina, CA
- » Market and Fiscal Impact Studies for Station Area (TOD) Plans, Azusa, CA
- » Downtown Core and Corridors Specific Plan, Fullerton, CA
- » Economic Feasibility Studies for Downtown/TOD Projects, Santa Monica, CA

Relevant Experience

The MIG Team's key relevant experience preparing general plans, zoning codes and ordinances, and similar planning documents with varied levels of community engagement is provided on the following pages. This experience is accompanied by additional relevant planning, zoning, and community engagement experience and a description of our subconsultants relevant experience. Through all of our projects, our team exhibits dedication to quality and creativity, a flexible approach, and our commitment to completing projects on time and within budget.

Relevant Components & Planning Issues

MIG Select General Plans and Relevant Planning Projects	Policy/Planning Best Practices	Innovative & Creative Approach	Zoning with/or following General Plan Update	Community Engagement	Multicultural Outreach	CEQA Documentation	Economic Development	Emerging Commercial and Residential Development	TOD	Reuse/Intensification	Neighborhood Compatibility	Housing	Community Design	Climate Change & Sustainability	Mobility/Traffic Impacts	Multimodal & Active Transportation	Infrastructure
Arcadia General Plan and Development Code	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Baldwin Park General Plan, Health and Sustainability Element, and Zoning Code	•	•		•	•	•	•	•		•	•	•		•	•	•	•
Burlingame General Plan and Zoning Ordinance	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
Claremont General Plan	•	•		•			•	•		•	•	•	•	•	•	•	•
Commerce General Plan, Zoning Code, and EIR	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Colton General Plan - Land Use, Circulation, and Housing	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
Costa Mesa General Plan	•	•		•	•		•	•		•	•	•	•	•	•	•	•
Cudahy General Plan, Zoning Ordinance, and EIR	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Hayward General Plan ePlan	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
La Palma General Plan	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
La Puente General Plan and Zoning Code	•	•	•	•	•	•	•	•		•	•	•	•		•	•	•
Long Beach 2030 Focused General Plan - Land Use	•	•		•	•	•	•	•		•	•	•		•	•	•	
Monrovia TOD Development Specific Plans	•	•		•		•	•	•	•	•	•	•	•	•	•	•	•
Monterey Park General Plan (MIG staff w/prior firm)	•	•		•	•	•	•	•		•	•	•	•		•		•
Redwood City General Plan, Mixed-Use Zoning Ordinance, and Inner Harbor Specific Plan	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
Rancho Cucamonga General Plan	•	•		•		•	•	•	•	•	•	•	•	•	•	•	•
Rialto General Plan	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
Richmond General Plan	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
Riverside General Plan & Zoning/Subdivision Codes	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•
Rosemead General Plan & Garvey Ave Specific Plan	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
Santa Ana General Plan Technical Studies	•	•				•	•	•	•	•	•	•	•	•	•	•	•
Torrance General Plan	•	•		•	•	•	•	•	•	•	•	•	•		•	•	•
Vernon General Plan and Zoning Ordinance	•	•	•	•	•	•	•	•	•	•	•	•			•	•	•
Walnut General Plan	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
Whittier General Plan	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•

Zoning Experience

MIG's experience preparing zoning and development codes is unparalleled. Because we focus our zoning work in California, we have in-depth knowledge of the particularities of California law. For each assignment we undertake, we build from our prior work and experiences to tailor development regulations for each community. While we consider California to be at the forefront of innovative planning approaches and solutions, we frequently draw from our experience in other states to inform how we craft codes. The table below highlights MIG's experience preparing land use policy and implementation tools including zoning and development codes and other relevant planning documents.

For many of our clients, we have prepared GIS-based zoning maps, either as a stand-alone effort or in concert with a comprehensive code update program. Projects include zoning maps for the cities of Arcadia, Baldwin Park, Commerce, Duarte, La Palma, Monterey Park, and Rialto.

MIG Select Zoning and Related Projects	Zoning Issues							
	Code Update/Reorganization	Zoning Code Audit	Development of Additional Zoning Districts	Community Design Standards	Non-conforming Uses	User-Friendly Format	Community Engagement	Implementing General Plan Update
Arcadia Development Code	•	•	•	•	•	•	•	•
Baldwin Park Zoning Code	•	•	•	•	•	•	•	•
Burlingame Zoning Code Comprehensive Update	•	•	•		•	•	•	•
Commerce Zoning Ordinance	•	•	•	•	•	•	•	•
Cudahy Development Code Focused Update	•	•	•		•	•	•	•
Danville Zoning Code Focused Updates	•	•	•	•	•	•	•	
Duarte Comprehensive Development Code	•	•	•	•	•	•	•	•
Garden Grove Mixed-Use Zoning Ordinance			•	•		•		•
La Puente Zoning Code	•	•	•		•	•	•	•
Los Alamitos Zoning Code	•	•	•	•	•	•	•	
Redwood City Mixed-Use Zoning Ordinance			•	•		•		•
Riverside Zoning and Subdivision Codes	•	•	•	•	•	•	•	•
San Luis Obispo Zoning Regulations	•	•			•	•	•	•
San Pablo Avenue Specific Plan Form-Based Development Standards			•	•		•	•	•
Vernon Zoning Ordinance	•	•	•		•	•	•	•



Monterey Park General Plan and Various Projects

MONTEREY PARK, CA

MIG staff (while with a prior firm) led the consultant team that prepared the 2020 Monterey Park General Plan. The update focused on revitalizing Garvey Avenue and Atlantic Avenue, economic revitalization, new housing development, urban services to residents and businesses, and guarding against hazards from local earthquake faults and unstable hillsides.

MIG has completed numerous environmental documents for development and public services projects in the City, including the 420 North Atlantic Blvd Mixed Use Development Initial Study and Technical Reports, Citizens Medical Plaza IS/MND, South Alhambra Avenue Senior Housing IS/MND, and Marriott Hotel Peer Review. MIG prepared the 2014-2021 Housing Element. Additionally, MDM Analytics hired MIG to provide community engagement services in 2016 for the renewal of the City's trash services franchise content.

MIG staff, while with prior firms and now with MIG, has been involved in many planning and analysis projects in Monterey Park. Our experience extends back before the 2001 General Plan update (led by Laura Stetson), with involvement in a major hillside development project in the late 1980's. In more recent years, we have prepared CEQA documents, a Housing Element update, entitlements, and led community engagement for special projects.



Walnut General Plan, West Valley Boulevard Specific Plan and EIR

WALNUT, CA

MIG led the Walnut General Plan Update, which focused on retaining Walnut's rural charm, maintaining its quality neighborhoods, and continuing to provide trail connectivity for pedestrian and equestrians. We developed an engagement strategy consisting of stakeholder interviews, intercept meetings at local businesses, grassroots visioning process, and several joint Planning Commission and City Council meetings to affirm vision and land use alternatives.

MIG prepared a comprehensive background report that analyzed crime data using heat maps, evaluated park and recreation accessibility, identified vehicle collisions with pedestrian and bicyclists hot spot areas, showed recreational trail gaps, and used digital elevation models in GIS to calculate steep slope areas that constrain future development.

MIG also prepared the West Valley Specific Plan that focused on strategies to revitalize a tired light industrial corridor into a vibrant mixed-use neighborhood that provides diverse housing options and opportunities for local businesses. Since adaptation of the specific plan in 2018, the City has received several development applications.

Client Contact

Tom Weiner
Assistant City Manager,
Development Services
City of Walnut
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E tweiner@ci.walnut.ca.us

Relevant Features

- » Innovative grassroots engagement strategy for multicultural Asian community
- » Developed citywide vision statement and guiding principles
- » Extensive existing conditions analysis
- » Preparation of a Program Environmental Impact Report for the General Plan and Specific Plan

Arcadia General Plan and Development Code

ARCADIA, CA

Arcadia is internationally recognized as home to the historic Santa Anita Park racetrack and is renowned for its nationally ranked public schools and beautiful, tree-lined neighborhoods. In setting its goals for the future through the General Plan process, the City strived to maintain the qualities that distinguish the community while responding to the planned extension of light rail service to Arcadia's downtown, demographic shifts, and emerging changes in the horseracing industry.

MIG staff designed the City's General Plan program to include a robust public outreach process focused on creating a vision for a transit-oriented downtown district, looking at creative long-term alternative uses of racetrack properties, and reinventing the aging Live Oak Avenue commercial corridor to better serve surrounding neighborhoods.

The General Plan was successful in defining more urban-scale uses and development patterns for the City, including the surrounding new Gold Line station.

As a result of our work on the General Plan, MIG was asked to prepare the Zoning and Subdivision Codes, which represented a tremendous upgrade to and a long-overdue modernization of City policies and regulations.

Both projects involved extensive community engagement, including focused work with a zoning advisory committee to address concerns regarding mansionization.

Client Contact

Lisa Flores, Planning & Community
Development Administrator, City of Arcadia

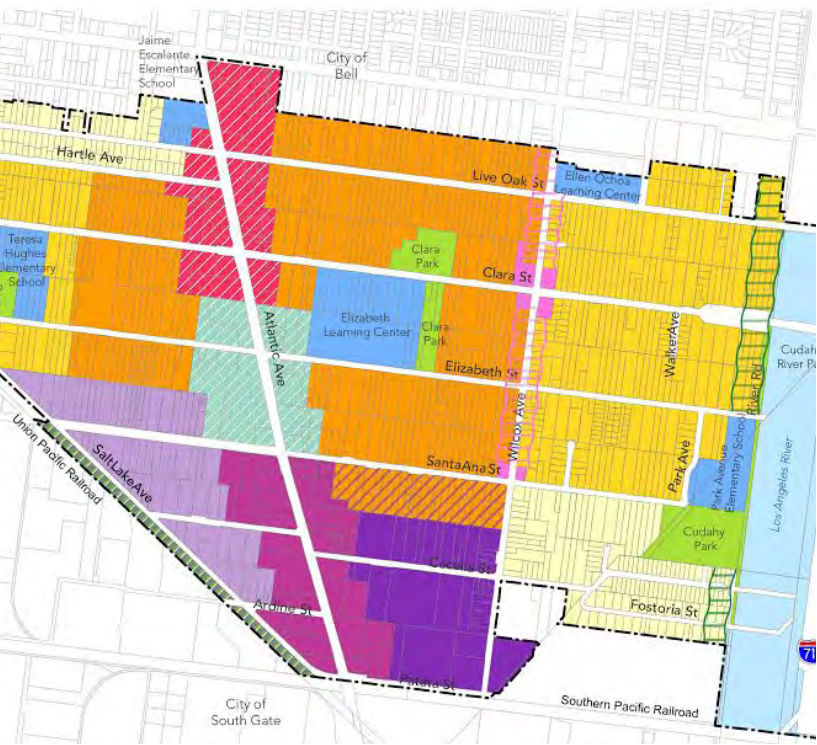
P (626) 574-5445

E lflores@ci.arcadia.ca.us



Relevant Features

- » General Plan update for multicultural suburban community
- » Robust multilingual community outreach program focused on Asian residents
- » Provides strategies to rehabilitate underperforming corridors
- » Allows for more urban-scale uses and development patterns surrounding Metro Gold Line transit station
- » Successful General Plan update led to Development Code Update



Client Contact

Sal Lopez, Contract Community Development
Director, City of Cudahy

P (323) 773-5413

E slopez@cityofcudahyca.gov

Relevant Features

- » Prepared Land Use Existing Conditions Report with analysis on use distribution and detailed discussion of each use type
- » Proposed land use concept plan that identifies key innovative mixed-use districts for Civic Center and industrial areas
- » Build-out model distinguishes between realistic build out and maximum build out
- » Prepared Program EIR that addressed SB 743
- » Prepared Focused Update to the Zoning Code and Water Conservation and Parks Plan to implement General Plan goals and policies

Cudahy General Plan and Focused Zoning Code Update, and EIR

CUDAHY, CA

Cudahy is a 1.2-square-mile city in southeastern Los Angeles County. Cudahy consists of dense residential development with limited retail, commercial, and industrial uses. Cudahy is a very family-oriented community; its residents are predominately Latino, with limited education and low incomes.

The General Plan, Cudahy 2040, is built around the land use and urban design concepts of neighborhoods and districts. This allows the City to define clear implementation plans for Atlantic Boulevard, the innovative industrial district, and re-invigorating neighborhoods. Cudahy 2040 looks to establish a distinctive "town center," providing governmental and civic uses, public space, office, and residential uses all in a mixed-use concept. The General Plan also focuses on environmental justice issues and improving the community's health and sustainability. Cudahy 2040 is designed to be user-friendly with streamlined elements, an emphasis on action programs, and extensive use of graphics, maps, and photos.

MIG also prepared the associated Program EIR, which was certified in March of 2018. Since the requirements of SB 743 would be enacted within the plan's Year 2040 time horizon, the EIR employed early implementation of a vehicle miles travelled (VMT) methodology to assess project related traffic impacts.

MIG also prepared a focused update to the Zoning Code and created a new Water Conservation and Parks Plan as implementation of General Plan goals and policies.

Rosemead General Plan and Garvey Avenue Corridor Specific Plan

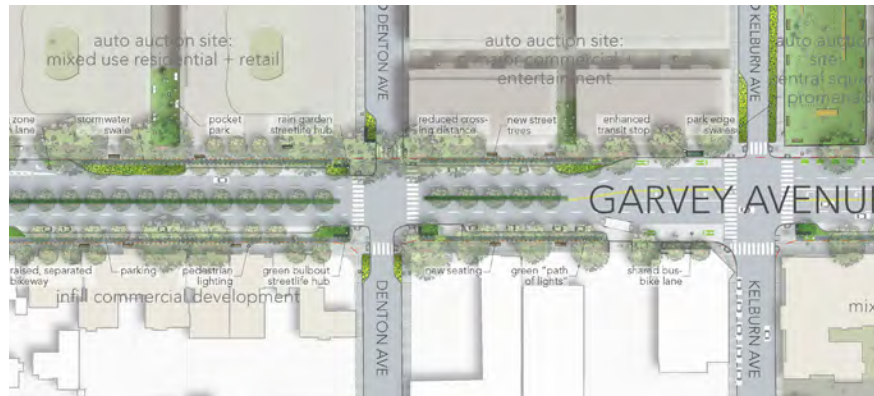
ROSEMEAD, CA

MIG staff (while with a prior firm) led the consultant team that prepared the Rosemead General Plan Update. The update focused on the City's economic revitalization and its transition from an auto-oriented suburban community to one that embraces pedestrian-oriented, mixed-use corridors.

Due in part to MIG staff's strong work on the General Plan, MIG was selected to prepare a specific plan for Garvey Avenue, a four-lane commercial corridor traversing Rosemead. Garvey Avenue is characterized by high-speed, cut-through traffic; underutilized buildings and vacant parcels; high concentration of auto-related uses; poorly marked and badly designed pedestrian crossings; and lack of open space.

One key aspect of this project was identifying land use and urban design solutions to economically revitalize the corridor. The MIG Team examined innovative solutions to transform the corridor into a lively and energetic subregional destination for entertainment, retail, office, mixed use, and open space. The corridor will be a landmark Complete Street that includes fully separated pedestrian, bicycle, parking and travel lanes.

This concise, focused specific plan clearly defines step-by-step implementation programs for both the public and private sectors. Implementation includes streetscape enhancements, economic development initiatives and design guidelines that spur positive change.



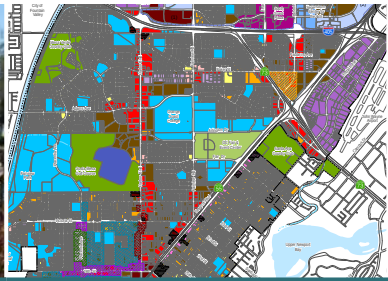
Client Contact

Sheri Bermejo,
Former City Planner, City of Rosemead
Current Planning Services Manager, City of Monrovia
P (626) 932-5539
E sbermejo@ci.monrovia.ca.us

Relevant Features

- » Specific Plan awarded to MIG based on successful and strong work by MIG staff on the General Plan Update
- » Design sensitivity and inclusive planning processes for diverse ethnic and lower-income community
- » Multilingual community engagement in English, Chinese and Spanish
- » Concise, focused specific plan with step-by-step implementation programs for both public and private sectors
- » Planning and design for landmark Complete Street

Additional Relevant Experience

		
Whittier General Plan and EIR Whittier, CA (current) » Comprehensive update to General Plan and preparation of EIR » Updated General Plan will establish new policies to address sustainability, climate change, environmental justice, and community health » Extensive community engagement program that includes traditional outreach techniques, such as stakeholder interviews, and community workshops, as well as innovative techniques, such as a multimedia campaign	Costa Mesa General Plan Costa Mesa, CA » Expansive land use alternatives analysis with sustainability implications » Worked with The Natelson Dale Group to develop mixed-use designations to transform portions of the City's aging industrial district along commercial corridors with new housing opportunities » Analyzed park accessibility to identify residential areas within 1/4- and 1/2-mile walking distance	Rancho Cucamonga General Plan Rancho Cucamonga, CA » Comprehensive and collaborative visioning process and robust public engagement that included a general plan advisory group, visioneering, workshops, policy discussion forums, website and telephone survey » New Healthy Mind, Healthy Earth and Healthy Body policies that address healthy communities » Evaluated land use implications along several key corridors, including housing units, non-residential building square footage and number of employees
		
Covina Town Center Specific Plan, Covina, CA (current) » Creates mixed-use TOD overlay district that provides flexible development standards » Evaluates opportunities/incentives for consolidating small vacant and underutilized parcels » Provide policies and guidelines for shared parking opportunities » Economic development incentives include reduced parking requirements, density bonus, reduced height restrictions, and streamlined processing	Santa Ana General Plan Technical Studies, CA » Providing technical studies for Santa Ana's in-house General Plan Update » Studies include land use analysis using UrbanFootprint software, urban design, public realm, streets and corridors, and green infrastructure » Providing GIS mapping, graphic design, and web development support	Monrovia TOD Projects Specific Plans & CEQA Documentation, Monrovia, CA » Numerous specific plans and the associated CEQA documentation for mixed-use developments in Monrovia, including projects surrounding the Metro Gold Line station » CEQA issues have included health risk assessment, historic resources impacts, traffic impacts, neighborhood compatibility, shade/shadow, construction noise, aesthetics, and impacts on recreation resources

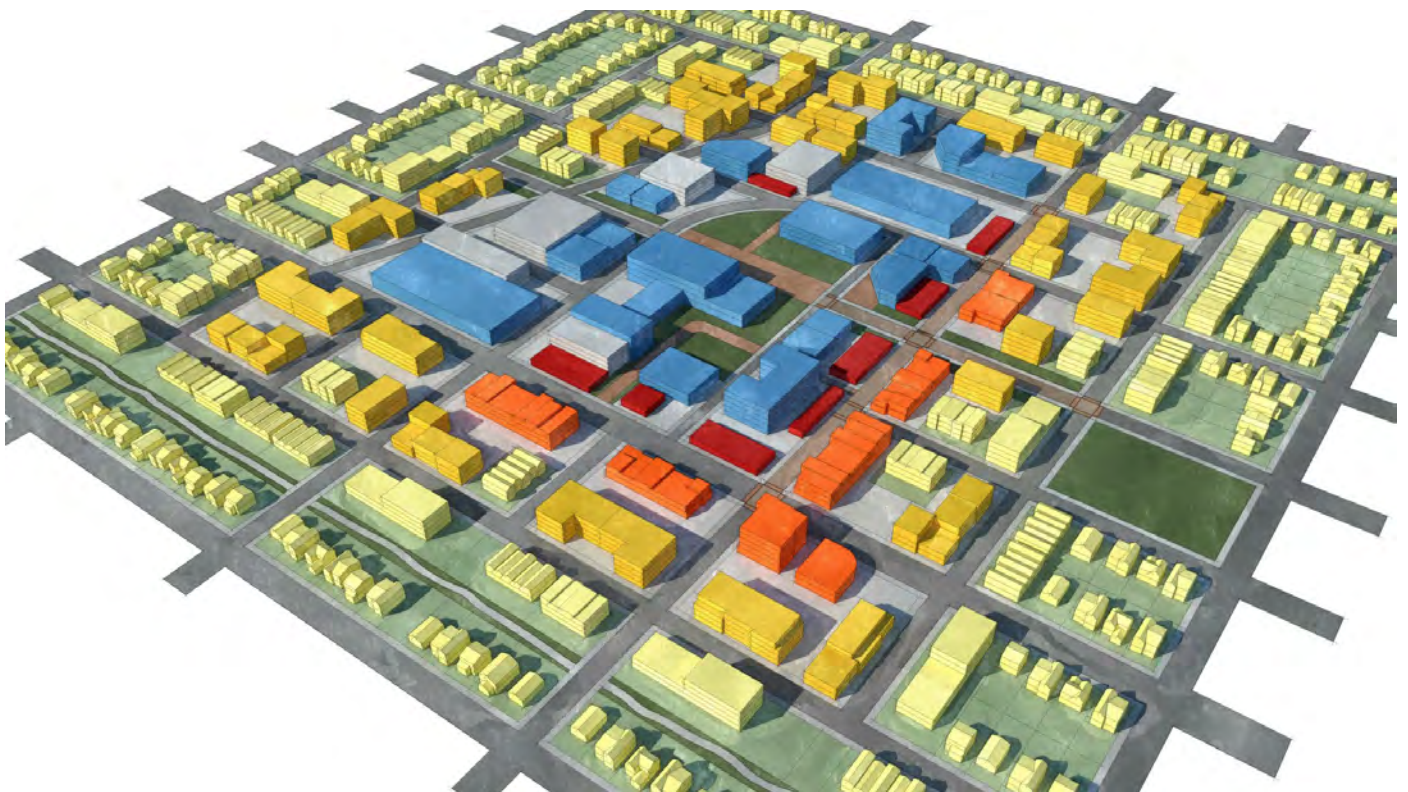
Additional Relevant Experience

		
Costa Mesa General Plan Fiscal Impact Model & Real Estate Market Forecasts, Costa Mesa, CA (The Natelson Dale Group, sub to MIG)	El Segundo Smoky Hollow Specific Plan Traffic/Circulation Analysis and Parking Study, El Segundo, CA (KOA, sub to MIG)	Caltrans District 7 I-5 On-Call Public Awareness, Los Angeles County, CA (Lazar)
» Comprehensive fiscal impact analysis as part of Costa Mesa's General Plan update led by MIG » User-friendly Fiscal Impact Model designed to be updated annually based on inputs from the City's budget » Tool to evaluate fiscal impacts of proposed development projects and General Plan amendments » Prepared real estate demand forecasts to ensure that the land use assumptions were realistic from a market perspective	» Traffic/circulation and parking analysis for the MIG-led Specific Plan to support new development focused on high-tech, entertainment, and business incubator industries for area is transitioning away from traditional light industrial uses » Identified the general availability of on-street parking and its configurations and regulations » Examined and recommended improvements for walking routes, transit access, and linkages to the existing and future bicycle facility network	» Chinese, Korean, Spanish, and Vietnamese translating services of the executive summary document for transportation improvements in the area between SR 2, SR 2/I-5, and I-10, I-210, and I-605 in western San Gabriel Valley and east/northeast Los Angeles

Work Samples

The work samples included on the enclosed flash drive demonstrate the MIG Team's capabilities to provide policy planning, environmental documentation, and engagement services for General Plan and Zoning documents, as well as technical studies for market and fiscal impact and mobility. Samples include:

- » Walnut General Plan, West Valley Blvd Specific Plan, and EIR (MIG); <http://www.cityofwalnut.org/for-residents/departments/community-development/planning-division/walnut-general-plan>
- » Arcadia General Plan and Development Code (MIG); <https://www.arcadiaca.gov/government/city-departments/development-services/general-plan>
- » Cudahy General Plan and Focused Zoning Ordinance Updates and EIR (MIG); <http://www.cityofcudahy.com/general-plan-update.html>
- » San Luis Obispo Zoning Regulations Update (MIG); <https://www.slocity.org/government/department-directory/community-development/planning-zoning/zoning/zoning-regulations-update>
- » Costa Mesa General Plan Update – Summary of Fiscal Impact Model and Documentation of Market Research Completed for Fiscal Impact Model (The Natelson Dale Group)
- » City of Bell Gardens Complete Streets Plan (KOA)



On the following pages, we present separate budgets for Options A and B. The budgets identify hourly rates for MIG staff and fixed-fee amounts for our subconsultants. The entire contract will be conducted on a fixed-fee basis. MIG will continuously monitor and manage the project scope, schedule, and budget to ensure optimization for all project tasks. If any changes to the scope are contemplated once the project is underway (for example, additional or fewer GPAC meetings or additional outreach events), MIG will notify the City in advance of any possible impacts to the budget.

Direct Costs

Direct costs or project expenses such as photocopying (large-quantity), plotting, and printing (band, color) are charged at cost, plus 10%. The mileage charge for personal autos will be the currently applicable mileage rate established by the Internal Revenue Service. All other travel expenses such as accommodations, parking, tolls, etc. are charged at cost, plus 10%.

Proposed Budget

3

fee proposal - option a

		MIG, Inc.																						Subconsultants						Direct Costs	Professional Fees Totals		
		L. Stetson <i>Principal-in-Charge</i>		L. Brownfield <i>Project Manager</i>		R. Pendro <i>CEQA Lead</i>		J. Rodriguez <i>Planning Lead</i>		S. Kokotas <i>Website Lead</i>		Website <i>Developer/ Manager</i>		C. Dugan <i>Air/Noise Specialist</i>		E. Garcia <i>Engagement Specialist</i>		G. Sharrow <i>Zoning Lead</i>		CEQA <i>Planners</i>		Planners/GIS/ Design		A. Arredondo <i>Admin. Assistant</i>		MIG Totals		KOA	TNDG			Lazar	Sub Totals
		Hrs@	\$220	Hrs@	\$195	Hrs@	\$195	Hrs@	\$145	Hrs@	\$190	Hrs@	\$140	Hrs@	\$190	Hrs@	\$195	Hrs@	\$145	Hrs@	\$120	Hrs@	\$105	Hrs@	\$90								
Task 1: Kick-Off/Project Management																																	
1.1	Project Kick-Off, Tour, and Project Management	6	\$1,320	6	\$1,170		\$0	6	\$870		\$0		\$0		\$0		\$0		\$0		\$0	12	\$1,260	1	\$90	31	\$4,710	\$1,381			\$1,381	\$50	\$6,141
1.2	Client Coordination Calls and Meetings (9 months)	9	\$1,980	36	\$7,020	8	\$1,560	20	\$2,900	6	\$1,140		\$0		\$0	8	\$1,560		\$0		\$0	9	\$945	2	\$180	98	\$17,285			\$0		\$17,285	
1.3	City Staff/Consultant Technical Meetings (4)	8	\$1,760	12	\$2,340	4	\$780	12	\$1,740		\$0		\$0		\$0		\$0		\$0		\$0	4	\$420		\$0	40	\$7,040			\$0	\$50	\$7,090	
1.4	City Attorney Meetings (allowance)	12	\$2,640	12	\$2,340		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	24	\$4,980			\$0		\$4,980	
1.5	Ongoing Project Management (9 months)		\$0	10	\$1,950	9	\$1,755	9	\$1,305		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	28	\$5,010			\$0		\$5,010	
1.6	General Plan Advisory Meeting #1	4	\$880	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	20	\$2,100	1	\$90	33	\$4,630			\$0	\$100	\$4,730	
1.7	SB 18 Consultation		\$0		\$0		\$0	2	\$290		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	2	\$290			\$0		\$290	
Subtotal		39	\$8,580	84	\$16,380	21	\$4,095	49	\$7,105	6	\$1,140	0	\$0	0	\$0	8	\$1,560	0	\$0	0	\$0	45	\$4,725	4	\$360	256	\$43,945	\$1,381	\$0	\$0	\$1,381	\$200	\$45,526
Task 2: Public Engagement																																	
2.1	General Plan Advisory Committee (Option A: Meetings 4)		\$0	16	\$3,120		\$0	32	\$4,640		\$0		\$0		\$0		\$0		\$0		\$0	60	\$6,300		\$0	108	\$14,060			\$0	\$80	\$14,140	
2.2	Stakeholder Interviews (2 days)		\$0	2	\$390		\$0	20	\$2,900		\$0		\$0		\$0		\$0		\$0		\$0	20	\$2,100		\$0	42	\$5,390			\$0	\$40	\$5,430	
2.3	Website	1	\$220	4	\$780		\$0	20	\$2,900	20	\$3,800	100	\$14,000		\$0		\$0		\$0		\$0	20	\$2,100		\$0	165	\$23,800			\$1,000	\$1,000	\$200	\$25,000
2.4	Intercepts and Kiosks (Option A: 5 Intercepts)	4	\$880	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0	8	\$1,560		\$0		\$0	45	\$4,725	4	\$360	97	\$13,545			\$2,000	\$2,000	\$1,500	\$17,045
2.5	Cherry Blossom Festival Workshop	4	\$880	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0	6	\$1,170		\$0		\$0	40	\$4,200		\$0	86	\$12,270			\$2,000	\$2,000	\$1,000	\$15,270
2.6	Community Survey for Land Use Choices	2	\$440	10	\$1,950		\$0	8	\$1,160		\$0		\$0		\$0	2	\$390		\$0		\$0	60	\$6,300	2	\$180	84	\$10,420			\$1,000	\$1,000	\$250	\$11,670
2.7	Community Workshops (Option B only)																																
2.8	Multimedia Campaign	2	\$440	4	\$780		\$0		\$0		\$0		\$0		\$0	16	\$3,120		\$0		\$0	40	\$4,200		\$0	62	\$8,540			\$4,000	\$4,000	\$250	\$12,790
2.9	Committee and Commissions (Option B only)																																
2.10	Promotional Videos - Optional (see below)																																
Subtotal		13	\$2,860	68	\$13,260	0	\$0	120	\$17,400	20	\$3,800	100	\$14,000	0	\$0	32	\$6,240	0	\$0	0	\$0	285	\$29,925	6	\$540	644	\$88,025	\$0	\$0	\$10,000	\$10,000	\$3,320	\$101,345
Task 3: Context for Planning																																	
3.1	Review Existing Materials		\$0	8	\$1,560		\$0	12	\$1,740		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	20	\$3,300			\$0		\$3,300	
3.2	Independent Technical Studies																																
	Traffic Conditions		\$0	1	\$195		\$0		\$0		\$0	8	\$1,120		\$0		\$0		\$0		\$0		\$0		\$0	9	\$1,315	\$15,727			\$15,727		\$17,042
	Market Demand Study		\$0	2	\$390		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	8	\$840		\$0	10	\$1,230		\$38,500		\$38,500		\$39,730
	Citywide Fiscal Impact Model - Optional (see below)																																
	Pro Forma Financial Analysis - Optional (see below)																																
	Existing Conditions and Policy Implications Atlas	8	\$1,760	32	\$6,240		\$0	40	\$5,800		\$0		\$0		\$0		\$0		\$0		\$0	40	\$4,200		\$0	120	\$18,000			\$0	\$500	\$18,500	
Subtotal		8	\$1,760	43	\$8,385	0	\$0	52	\$7,540	0	\$0	8	\$1,120	0	\$0	0	\$0	0	\$0	0	\$0	48	\$5,040	0	\$0	159	\$23,845	\$15,727	\$38,500	\$0	\$54,227	\$500	\$78,572
Task 4: Community Vision, Guiding Principles, Focus Areas																																	
4.1	Team Planning Charrette	4	\$880	8	\$1,560		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520		\$0	52	\$7,280			\$0	\$100	\$7,380	
4.2	Vision and Guiding Principles and Focus Areas	6	\$1,320	8	\$1,560		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520		\$0	54	\$7,720			\$0		\$7,720	
Subtotal		10	\$2,200	16	\$3,120	0	\$0	32	\$4,640	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	48	\$5,040	0	\$0	106	\$15,000	\$0	\$0	\$0	\$0	\$100	\$15,100
Task 5: Land Use Alternatives for Focus Areas																																	
5.1	Urban Footprint Scenario Planning	2	\$440	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0		\$0		\$0		\$0	100	\$10,500		\$0	138	\$16,960			\$0		\$16,960	
5.2	Joint Planning Commission/City Council Study Session	4	\$880	10	\$1,950		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	12	\$1,260		\$0	26	\$4,090			\$0		\$4,090	
5.3	3D Visualization - Optional (see below)																																
Subtotal		6	\$1,320	26	\$5,070	0	\$0	20	\$2,900	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	112	\$11,760	0	\$0	164	\$21,050	\$0	\$0	\$0	\$0	\$0	\$21,050
Task 6: Administrative Draft Element (s)																																	
6.1	Format and Structure		\$0	2	\$390		\$0	8	\$1,160		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	10	\$1,550			\$0		\$1,550	
6.2	Administrative Draft Land Use Element	8	\$1,760	24	\$4,680		\$0	36	\$5,220		\$0		\$0		\$0		\$0		\$0		\$0	60	\$6,300	4	\$360	132	\$18,320			\$0		\$18,320	
6.3	Administrative Draft Circulation Element (Option B only)																																
6.4	Administrative Draft Economic Development Element (Option B only)																																
6.5	Updated Implementation Plan	2	\$440	8	\$1,560		\$0	8	\$1,160		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520	2	\$180	44	\$5,860			\$0		\$5,860	
Subtotal		10	\$2,200	34	\$6,630	0	\$0	52	\$7,540	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	84	\$8,820	6	\$540	186	\$25,730	\$0	\$0	\$0	\$0	\$0	\$25,730
Task 7: Draft Element(s) for Public Review																																	
7.1	Draft Element(s) for Public Review	2	\$440	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	16	\$1,680	2	\$180	28	\$3,860			\$0		\$3,860	
Subtotal		2	\$440	8	\$1,560	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	16	\$1,680	2	\$180	28	\$3,860	\$0	\$0	\$0	\$0	\$0	\$3,860

fee proposal-option b

		MIG, Inc.																						Subconsultants						Direct Costs	Professional Fees Totals							
		L. Stetson Principal-in-Charge		L. Brownfield Project Manager		R. Pendro CEQA Lead		J. Rodriguez Planning Lead		S. Kokotas Website Lead		Website Developer/ Manager		C. Dugan Air/Noise Specialist		E. Garcia Engagement Specialist		G. Sharrow Zoning Lead		CEQA Planners		Planners/GIS/ Design/Graphics		A. Arredondo Admin. Assistant		MIG Totals	KOA	TNDG	Lazar			Sub Totals						
		Hrs@	\$220	Hrs@	\$195	Hrs@	\$195	Hrs@	\$145	Hrs@	\$190	Hrs@	\$140	Hrs@	\$190	Hrs@	\$195	Hrs@	\$145	Hrs@	\$120	Hrs@	\$105	Hrs@	\$90													
Task 1: Kick-Off/Project Management																																						
1.1	Project Kick-Off, Tour, and Project Management	6	\$1,320	6	\$1,170		\$0	6	\$870		\$0		\$0		\$0		\$0		\$0		\$0	12	\$1,260	1	\$90	31	\$4,710	\$1,381			\$1,381	\$50	\$6,141					
1.2	Client Coordination Calls and Meetings (14 months)	15	\$3,300	40	\$7,800	8	\$1,560	20	\$2,900	8	\$1,520		\$0		\$0	8	\$1,560		\$0		\$0	10	\$1,050	2	\$180	111	\$19,870			\$0		\$19,870						
1.3	City Staff/Consultant Technical Meetings (4)	8	\$1,760	12	\$2,340	4	\$780	12	\$1,740		\$0		\$0		\$0		\$0		\$0		\$0	4	\$420		\$0	40	\$7,040			\$0	\$50	\$7,090						
1.4	City Attorney Meetings (allowance)	12	\$2,640	12	\$2,340		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	24	\$4,980			\$0		\$4,980						
1.5	Ongoing Project Management (14 months)		\$0	10	\$1,950	8	\$1,560	10	\$1,450		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	28	\$4,960			\$0		\$4,960						
1.6	General Plan Advisory Meeting #1	4	\$880	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520	1	\$90	37	\$5,050			\$0	\$100	\$5,150						
1.7	SB 18 Consultation		\$0		\$0		\$0	2	\$290		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	2	\$290			\$0		\$290						
Subtotal		45	\$9,900	88	\$17,160	20	\$3,900	50	\$7,250	8	\$1,520	0	\$0	0	\$0	8	\$1,560	0	\$0	0	\$0	50	\$5,250	4	\$360	273	\$46,900	\$1,381	\$0	\$0	\$1,381	\$200	\$48,481					
Task 2: Public Engagement																																						
2.1	General Plan Advisory Committee (Option A: Meetings 4)		\$0	16	\$3,120		\$0	32	\$4,640		\$0		\$0		\$0		\$0		\$0		\$0	60	\$6,300		\$0	108	\$14,060			\$0	\$80	\$14,140						
2.2	Stakeholder Interviews (2 days)		\$0	2	\$390		\$0	20	\$2,900		\$0		\$0		\$0		\$0		\$0		\$0	20	\$2,100		\$0	42	\$5,390			\$0	\$40	\$5,430						
2.3	Website	1	\$220	4	\$780		\$0	20	\$2,900	20	\$3,800	100	\$14,000		\$0		\$0		\$0		\$0	20	\$2,100		\$0	165	\$23,800			\$1,000	\$1,000	\$200	\$25,000					
2.4	Intercepts and Kiosks (Option A: 5 Intercepts)	4	\$880	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0	8	\$1,560		\$0		\$0	45	\$4,725	4	\$360	97	\$13,545		\$2,000	\$2,000	\$1,500	\$17,045						
2.5	Cherry Blossom Festival Workshop	4	\$880	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0	6	\$1,170		\$0		\$0	40	\$4,200		\$0	86	\$12,270		\$2,000	\$2,000	\$1,000	\$15,270						
2.6	Community Survey for Land Use Choices	2	\$440	10	\$1,950		\$0	8	\$1,160		\$0		\$0		\$0	2	\$390		\$0		\$0	60	\$6,300	2	\$180	84	\$10,420		\$1,000	\$1,000	\$250	\$11,670						
2.7	Community Workshops (Option B only)	2	\$440	16	\$3,120			16							8						80	\$8,400	2	\$180	124	\$12,140		\$1,000	\$1,000	\$1,000	\$14,140							
2.8	Multimedia Campaign	2	\$440	4	\$780		\$0		\$0		\$0		\$0		\$0	16	\$3,120		\$0		\$0	40	\$4,200		\$0	62	\$8,540		\$4,000	\$4,000	\$250	\$12,790						
2.9	Committee and Commissions (Option B only)	2	\$440	16	\$3,120		\$0	30	\$4,350		\$0		\$0		\$0		\$0		\$0		\$0	60	\$6,300		\$0	108	\$14,210			\$0	\$250	\$14,460						
2.10	Promotional Videos - Optional (see below)																																					
Subtotal		17	\$3,740	100	\$19,500	0	\$0	166	\$21,750	20	\$3,800	100	\$14,000	0	\$0	40	\$6,240	0	\$0	0	\$0	425	\$44,625	8	\$720	876	\$114,375	\$0	\$0	\$11,000	\$11,000	\$4,570	\$129,945					
Task 3: Context for Planning																																						
3.1	Review Existing Materials		\$0	8	\$1,560		\$0	12	\$1,740		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	20	\$3,300			\$0		\$3,300						
3.2	Independent Technical Studies																																					
	Traffic Conditions		\$0	1	\$195		\$0		\$0		\$0	8	\$1,120		\$0		\$0		\$0		\$0		\$0		\$0	9	\$1,315	\$15,727			\$15,727		\$17,042					
	Market Demand Study		\$0	2	\$390		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	8	\$840		\$0	10	\$1,230		\$38,500	\$38,500		\$39,730						
	Citywide Fiscal Impact Model - Optional (see below)																																					
	Pro Forma Financial Analysis - Optional (see below)																																					
	Existing Conditions and Policy Implications Atlas	8	\$1,760	32	\$6,240		\$0	40	\$5,800		\$0		\$0		\$0		\$0		\$0		\$0	40	\$4,200		\$0	120	\$18,000			\$0	\$500	\$18,500						
Subtotal		8	\$1,760	43	\$8,385	0	\$0	52	\$7,540	0	\$0	8	\$1,120	0	\$0	0	\$0	0	\$0	0	\$0	48	\$5,040	0	\$0	159	\$23,845	\$15,727	\$38,500	\$0	\$54,227	\$500	\$78,572					
Task 4: Community Vision, Guiding Principles, Focus Areas																																						
4.1	Team Planning Charrette	4	\$880	8	\$1,560		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520		\$0	52	\$7,280			\$0	\$100	\$7,380						
4.2	Vision and Guiding Principles and Focus Areas	6	\$1,320	8	\$1,560		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0		\$0	24	\$2,520		\$0	54	\$7,720			\$0		\$7,720						
Subtotal		10	\$2,200	16	\$3,120	0	\$0	32	\$4,640	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	48	\$5,040	0	\$0	106	\$15,000	\$0	\$0	\$0	\$100	\$15,100						
Task 5: Land Use Alternatives for Focus Areas																																						
5.1	Urban Footprint Scenario Planning	2	\$440	16	\$3,120		\$0	20	\$2,900		\$0		\$0		\$0		\$0		\$0		\$0	100	\$10,500		\$0	138	\$16,960			\$0		\$16,960						
5.2	Joint Planning Commission/City Council Study Session	4	\$880	12	\$2,340		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	12	\$1,260		\$0	28	\$4,480			\$0		\$4,480						
5.3	3D Visualization - Optional (see below)																																					
Subtotal		6	\$1,320	28	\$5,460	0	\$0	20	\$2,900	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	112	\$11,760	0	\$0	166	\$21,440	\$0	\$0	\$0	\$0	\$0	\$21,440					
Task 6: Administrative Draft Element (s)																																						
6.1	Format and Structure		\$0	2	\$390		\$0	8	\$1,160		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	10	\$1,550			\$0		\$1,550						
6.2	Administrative Draft Land Use Element	8	\$1,760	24	\$4,680		\$0	36	\$5,220		\$0		\$0		\$0		\$0		\$0		\$0	60	\$6,300	4	\$360	132	\$18,320			\$0		\$18,320						
6.3	Administrative Draft Circulation Element (Option B only)	2	\$440	8	\$1,560	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0	32	\$3,360		\$0	50	\$6,920	\$32,143		\$32,143		\$39,063						
6.4	Administrative Draft Economic Development Element (Option B only)	2	\$440	8	\$1,560	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0	32	\$3,360		\$0	50	\$6,920		\$6,900	\$6,900		\$13,820						
6.5	Updated Implementation Plan	1	\$220	10	\$1,950		\$0	10	\$1,450		\$0		\$0		\$0		\$0		\$0		\$0	32	\$3,360	2	\$180	55	\$7,160			\$0		\$7,160						
Subtotal		13	\$2,860	52	\$10,140	16	\$3,120	54	\$7,830	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	156	\$16,380	6	\$540	297	\$40,870	\$32,143	\$6,900	\$0	\$39,043	\$0	\$79,913					
Task 7: Draft Element(s) for Public Review																																						
7.1	Draft Element(s) for Public Review	2	\$440	8	\$1,560		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	16	\$1,680	2	\$180	28	\$3,860			\$0		\$3,860						
Subtotal		2	\$440	8	\$1,560	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	16	\$1,680	2	\$180	28	\$3,860	\$0	\$0</									

free proposal-option b

		MIG, Inc.																				Subconsultants					Direct Costs	Professional Fees Totals					
		L. Stetson Principal-in-Charge		L. Brownfield Project Manager		R. Pendro CEQA Lead		J. Rodriguez Planning Lead		S. Kokotas Website Lead		Website Developer/ Manager		C. Dugan Air/Noise Specialist		E. Garcia Engagement Specialist		G. Sharrow Zoning Lead		CEQA Planners		Planners/GIS/ Design/Graphics		A. Arredondo Admin. Assistant		MIG Totals			KOA	TNDG	Lazar	Sub Totals	
		Hrs@	\$220	Hrs@	\$195	Hrs@	\$195	Hrs@	\$145	Hrs@	\$190	Hrs@	\$140	Hrs@	\$190	Hrs@	\$195	Hrs@	\$145	Hrs@	\$120	Hrs@	\$105	Hrs@	\$90								
Task 8: Title 21 Amendments																																	
8.1	Amendments to Address Land Use Changes	12	\$2,640		\$0		\$0		\$0		\$0		\$0		\$0	40	\$5,800		\$0	70	\$7,350		\$0	122	\$15,790				\$0	\$300	\$16,090		
8.2	Amendments to Address Prior Voter Initiatives	4	\$880		\$0		\$0		\$0		\$0		\$0		\$0	12	\$1,740		\$0		\$0		\$0	16	\$2,620				\$0	\$100	\$2,720		
Subtotal		16	\$3,520	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	52	\$7,540	0	\$0	70	\$7,350	0	\$0	138	\$18,410	\$0	\$0	\$0	\$0	\$400	\$18,810		
Task 9: Program EIR and Associated Documentation																																	
9.1	Initial Study and NOP		\$0	4	\$780	24	\$4,680		\$0		\$0		\$0		\$0		\$0	60	\$7,200		\$0		\$0	88	\$12,660				\$0		\$12,660		
9.2	Draft Program EIR																																
	Air Quality and Greenhouse Gas Analyses - Technical Study		\$0		\$0		\$0		\$0		\$0	16	\$3,040		\$0		\$0	80	\$9,600		\$0		\$0	96	\$12,640				\$0		\$12,640		
	Noise and Vibration Analyses - Technical Study		\$0		\$0		\$0		\$0		\$0	12	\$2,280		\$0		\$0	80	\$9,600		\$0		\$0	92	\$11,880				\$0		\$11,880		
	Biological Resources - Technical Study		\$0		\$0	2	\$390		\$0		\$0		\$0		\$0		\$0	32	\$3,840		\$0		\$0	34	\$4,230				\$0		\$4,230		
	Cultural and Tribal Resources - Technical Study		\$0		\$0	2	\$390		\$0		\$0		\$0		\$0		\$0	32	\$3,840		\$0		\$0	34	\$4,230				\$0		\$4,230		
	Transportation and Traffic - Technical Study		\$0	2	\$390	4	\$780		\$0		\$0		\$0		\$0		\$0		\$0		\$0		\$0	6	\$1,170	\$21,782			\$21,782			\$22,952	
	Administrative Draft EIR		\$0	4	\$780	40	\$7,800		\$0		\$0		\$0		\$0		\$0	300	\$36,000		\$0		\$0	344	\$44,580				\$0		\$44,580		
	Draft Program EIR for Public Review		\$0	1	\$195	20	\$3,900		\$0		\$0	4	\$760		\$0		\$0	36	\$4,320		\$0		\$0	61	\$9,175				\$0		\$9,175		
	Draft EIR Circulation/Notice of Availability		\$0		\$0	2	\$390		\$0		\$0		\$0		\$0		\$0	4	\$480		\$0	8	\$720	14	\$1,590				\$0	\$1,000	\$2,590		
9.3	Final EIR and Supporting Documents (allowance)		\$0	2	\$390	20	\$3,900		\$0		\$0		\$0		\$0		\$0	80	\$9,600		\$0		\$0	102	\$13,890				\$0		\$13,890		
	Findings and SOC (allowance)		\$0	2	\$390	16	\$3,120		\$0		\$0		\$0		\$0		\$0	40	\$4,800		\$0		\$0	58	\$8,310				\$0		\$8,310		
	NOD		\$0		\$0	1	\$195		\$0		\$0		\$0		\$0		\$0	2	\$240		\$0		\$0	3	\$435				\$0		\$435		
Subtotal		0	\$0	15	\$2,925	131	\$25,545	0	\$0	0	\$0	32	\$6,080	0	\$0	0	\$0	746	\$89,520	0	\$0	8	\$720	932	\$124,790	\$21,782	\$0	\$0	\$21,782	\$1,000	\$147,572		
Task 10: Public Hearings and Final Documents																																	
10.1	Planning Commission Public Hearings (Option B: 2)	8	\$1,760	12	\$2,340		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0	24	\$2,520		\$0	60	\$8,940				\$0	\$40	\$8,980		
10.2	City Council Public Hearings (Option B: 2)	8	\$1,760	12	\$2,340		\$0	16	\$2,320		\$0		\$0		\$0		\$0		\$0	16	\$1,680		\$0	52	\$8,100				\$0	\$40	\$8,140		
10.3	Final Elements (allowance)	4	\$880	16	\$3,120		\$0	12	\$1,740		\$0		\$0		\$0		\$0		\$0	32	\$3,360		\$0	64	\$9,100				\$0		\$9,100		
Subtotal		20	\$4,400	40	\$7,800	0	\$0	44	\$6,380	0	\$0	0	\$0	0	\$0	0	\$0	0	\$0	72	\$7,560	0	\$0	176	\$26,140	\$0	\$0	\$0	\$0	\$80	\$26,220		
SUBTOTAL		137	\$30,140	390	\$76,050	167	\$32,565	418	\$58,290	28	\$5,320	108	\$15,120	32	\$6,080	48	\$7,800	52	\$7,540	746	\$89,520	997	\$104,685	28	\$2,520	3,151	\$435,630	\$71,033	\$45,400	\$11,000	\$127,433	\$6,850	\$569,913
Subconsultant Expenses																										\$15,140	\$1,000	\$0	\$16,140				
Project Administration Costs																										\$4,309	\$2,320	\$550	\$7,179				
FINAL TOTAL		137	\$30,140	390	\$76,050	167	\$32,565	418	\$58,290	28	\$5,320	108	\$15,120	32	\$6,080	48	\$7,800	52	\$7,540	746	\$89,520	997	\$104,685	28	\$2,520	3,151	\$435,630	\$90,481	\$48,720	\$11,550	\$150,751		\$593,231
Optional Tasks																																	
Promotional Videos																																	\$20,000
Citywide Fiscal Impact Model																																	\$17,700
Pro Forma Financial Analysis																																	\$9,700
3D Visualization																																	\$45,000
TangerineTM (ePlan)																																	\$25,000



We invite you to contact the clients identified below regarding MIG's ability to provide planning services and engage diverse staff and communities in these efforts.

Tom Weiner

Assistant City Manager – Development Services,
City of Walnut
(909) 348-0742 | tweiner@ci.walnut.ca.us

Walnut General Plan, West Valley Boulevard Specific Plan and EIR (MIG)

Lisa Flores

Planning and Community Development
Administrator,
City of Arcadia
(626) 574-5400 | lflores@ci.arcadia.ca.us

Arcadia General Plan and Development Code (MIG)

Sheri Bermejo

Sheri Bermejo, Planning Services Manager,
City of Monrovia
(626) 932-5539 | sbermejo@ci.monrovia.ca.us

Rosemead General Plan and Garvey Avenue Corridor Specific Plan; Monrovia TOD Projects Specific Plans and CEQA Documentation (MIG)

Martin Alvarez

Director of Economic Development,
City of Palm Desert
(760) 346-0611 | malvarez@cityofpalmdesert.org

Economic Development Strategic Plan for City of Palm Desert, CA (The Natelson Dale Group)

Gabriel Garcia

Transportation Engineering Manager,
City of Culver City
(310) 253-5600 | Gabriel.garcia@culvercity.org

Culver City TOD Visioning Study (KOA)

Jeanmarie Hance

Metro Community Relations Manager,
Los Angeles County Metro Transit Authority
(323) 828-7112 | HanceJ@metro.net

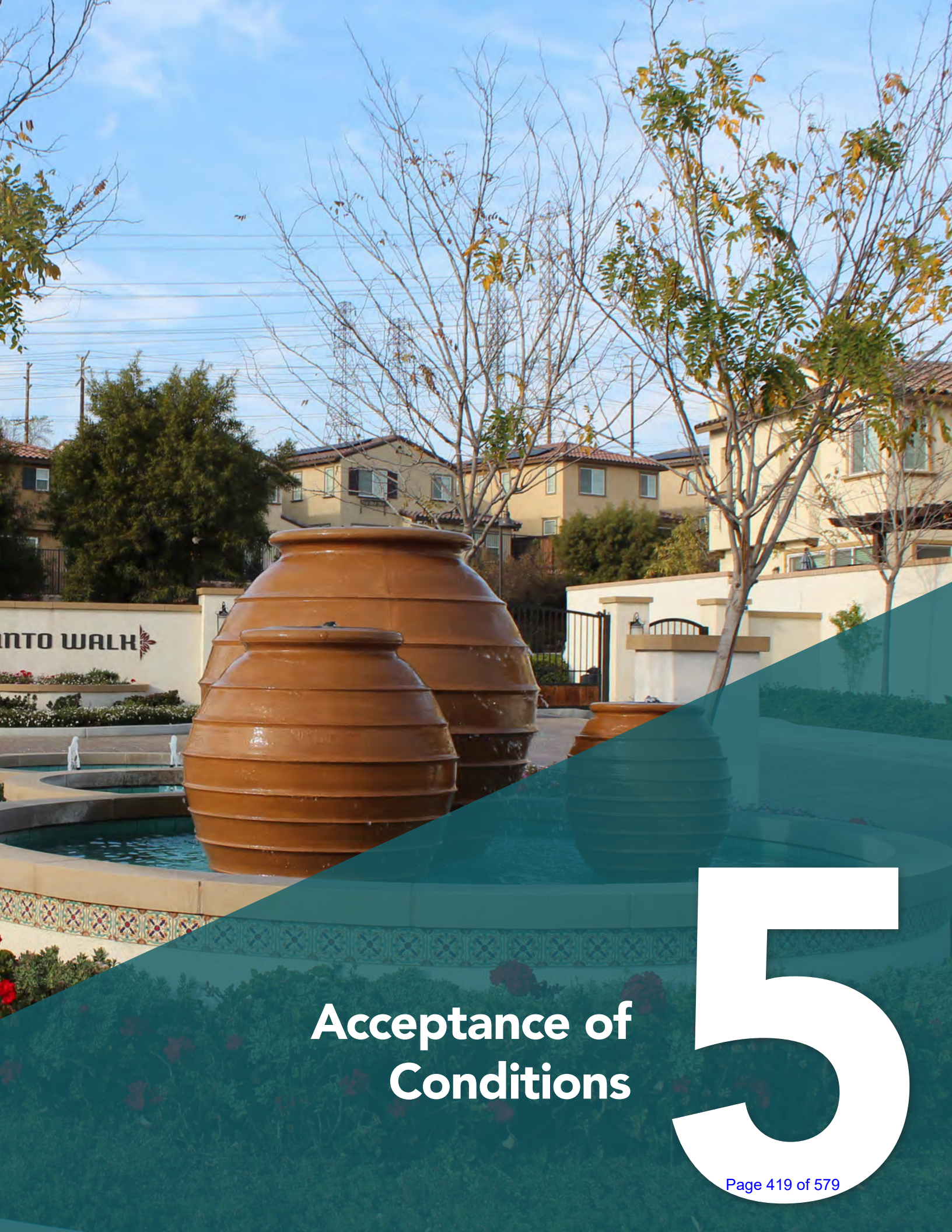
Various projects, 10+ years experience (Lazar)

References

4

MIG accepts the conditions listed in the RFP and has no exceptions or suggested changes to the RFP at this time.



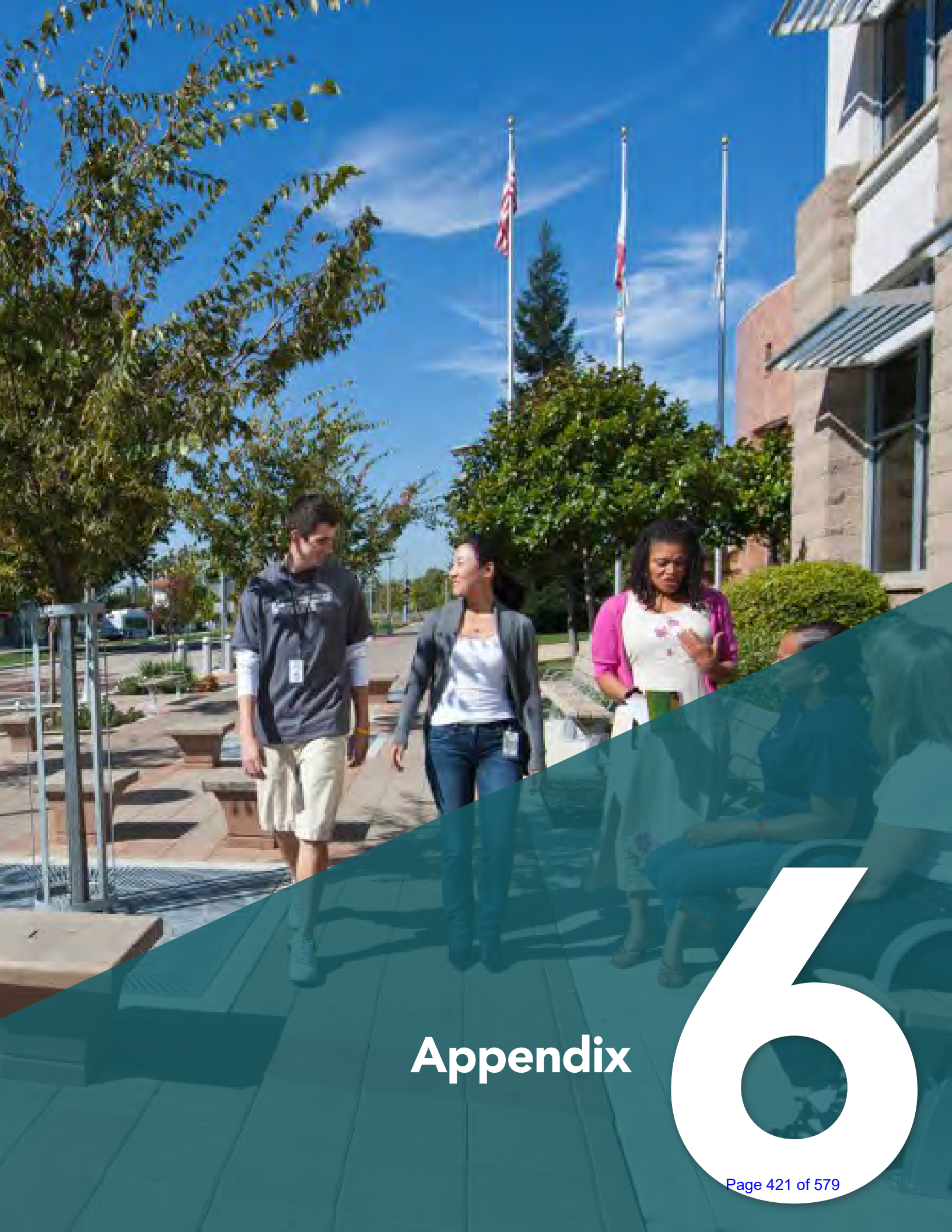


Acceptance of Conditions

5

MIG affirms that the firm maintains the minimum insurance requirements required by the City of Monterey Park and has provided on the following page the completed Exhibit B, Insurance Requirements.





Appendix

6

Exhibit B

INSURANCE REQUIREMENTS [MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful proposer must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Professional liability	\$1,000,000
Business automobile liability	\$500,000
Workers compensation	Statutory requirement.

Commercial general liability insurance must meet or exceed the requirements of the most recent ISO-CGL Form Number. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Professional liability coverage must be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," the Consultant must continue to maintain the insurance in effect for a period of three (3) years after this Agreement expires or is terminated ("extended insurance"). Such extended insurance must have the same coverage and limits as the policy that was in effect during the term of this Agreement, and cover the Consultant for all claims made by the City arising out of any errors or omissions of the Consultant, or its officers, employees or agents during the time this Agreement was in effect.

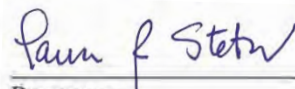
Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Consultant must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Consultant will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the proposer certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's consultant. Failure to provide this form may render the proposer's proposal "nonresponsive."

01/25/2019

Date


Proposer

ATTACHMENT 2

Proposal – Michael Baker International

Submittal to Request for Proposals for City of Monterey Park General Plan Update Project

JANUARY 28, 2019



SUBMITTED TO:
**City of
Monterey Park**

SUBMITTED BY:
**Michael Baker
INTERNATIONAL**

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CITY OF MONTEREY PARK

REQUEST FOR PROPOSAL

PROPOSALS ARE DUE: NOT LATER THAN 4:30 p.m. ON MONDAY, JANUARY 28, 2019.

The City of Monterey Park invites sealed proposals for: General Plan Update Project

The City of Monterey Park is seeking proposals from qualified firms to provide Planning and Environmental services.

1. Return original of Proposal to:

City of Monterey Park
City Clerk
320 W. Newmark Avenue
Monterey Park, CA 91754

2. Proposer must honor proposal prices for ninety (90) days.
3. Proposals must include this Proposal form and be signed by the vendor's authorized representative.
5. Award of a contract will be made by the City Council based upon the criteria set forth in this RFP and will be made based upon the best qualified consultant.

PROPOSER TO READ

I have, read, understood, and agree to the terms and conditions on all pages of this proposal. The undersigned agrees to furnish the commodity or service stipulated on this proposal as stated above.

Michael Baker International

Company

Richard Beck, CEP

Name (Print)

949-855-3687

Company Phone No.

5 Hutton Centre Drive
Suite 500, Santa Ana, CA 92707

Address


Signature

Practice Executive - Planning and GIS

Title of Person Signing Proposal



COVER LETTER

CITIES HAVE THE CAPABILITY OF PROVIDING
SOMETHING FOR EVERYBODY, ONLY
BECAUSE, AND ONLY WHEN, THEY
ARE CREATED BY EVERYBODY.

JANE JACOBS



COVER LETTER

January 28th, 2019

Michael Huntley
Director of Community and Economic Development
City of Monterey Park
320 W. Newmark Ave.
Monterey Park, CA 91754

SUBJECT: Proposal for City of Monterey Park General Plan Update Project

Mr. Michael Huntley, Ms. Samantha Tewasart and members of the Selection Committee:

The team of Michael Baker International, Cambridge Systematics, Stanley R Hoffman Associates and Rincon Consultants, known as the Michael Baker Team, is pleased to submit our proposal for the City of Monterey Park General Plan Update Project. In addition to our innovative team, we are joining forces with the vendors Bang the Table, Calthorpe Analytics' UrbanFootprint, and EnCodePlus to provide the latest in land use and scenario modeling, interactive online engagement, and interactive zoning ordinances to the planning process.

We believe in a planning process that engages the whole community, is visionary and innovative, addresses placemaking and enhances the urban fabric of Monterey Park, and challenges conventional wisdom through incorporating new ideas and creating unique places. The Michael Baker Team draws upon the depth and breadth of an inter-disciplinary bench of planners, scientists, historians, and urban designers, and engineers to bring multiple viewpoints to policy and program topics. We can respond to any issue that may arise during the planning process!

The Michael Baker Team brings the following strengths:

- **Urban Design Studio.** Our interdisciplinary studio is accomplished in developing place and improving upon a community's strength and existing fabric. We will use our placemaking capabilities to help plan for land uses that are demanded by modern workforces, restoring the context of community as championed by re-urban pioneers such as the venerable Jane Jacobs, Duany & Plater-Zyberk, and Peter Calthorpe. Michael Baker recently completed the South Garfield Village Specific Plan and design for South Garfield that incorporated the City's first pedestrian hybrid beacon at a mid-block crossing and low-impact design stormwater treatment and retention. We are currently involved in multiple active transportation projects including Complete Streets, traffic-calming, Safe Routes to School and larger pedestrian and bicycle planning and design including Long Beach's Bicycle Boulevard.
- **Unmatched Local Expertise and Familiarity with the General Plan.** We have enjoyed a strong relationship with the City of Monterey Park. Members of our team helped the City create the Healthy Communities and Sustainability elements, and environmental documents, of the General Plan in 2014, have provided on-call planning assistance and urban design services. In addition, Stanley R Hoffman Associates completed the City's last Economic Development Strategy.

- **Innovative Public Participation.** We believe in a spectrum of participation from information dissemination through collaboration. We design each of our programs to match local needs and consult with residents and stakeholders through a variety of methods including, traditional meetings, workshops, community champions (ambassadors), the faith-based community, multi-lingual information, and extensive and interactive online engagement to ensure that all facets of the community are involved in the plan. This reduces the adoption process time, can avoid costly litigation and develops more support and implementation champions. In addition to regular translation services, we bring trained facilitators, from the Michael Baker Team, fluent in Mandarin, Cantonese and Spanish. We don't just believe in translation, we believe in direct engagement no matter the language.
- **The Best CEQA Experts in the Business.** Whether it is Green House Gas, noise, threatened habitat, or understanding the new CEQA guidelines, our team will make sure your project can be cleared. We have already thought through creative solutions to ensure the City has the time it needs to work with the public and stakeholders to develop buy-in in Land Use Element updates prior to a November election.

We want to be your team! We are committed to engaging the City residents, stakeholders, and businesses in developing a partnership to form a bright future for Monterey Park. Our team looks forward to the opportunity to work with the City.

Michael Baker International is unaware of any conflict of interest in performing work for the City of Monterey Park.

Please feel free to contact Shane Burkhardt or Glenn Lajoie at with any questions.

Respectfully submitted,
MICHAEL BAKER INTERNATIONAL



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The Team

Michael Baker

INTERNATIONAL

Michael Baker International, Inc. (Michael Baker) is one of the largest planning, engineering, design, and construction management firms in the nation. Our team of 28 handpicked staff for the Monterey Park General Plan Update and Environmental Impact Report (EIR) is supported by more than 3,000 professionals nationwide, who have experience in all facets of planning and engineering. Michael Baker has worked with the City of Monterey Park on Sustainability and Health and Wellness elements of the General Plan in 2014, various EIR and EIR responses, miscellaneous planning services support, the South Garfield Village Specific Plan and related development standards and guidelines.

Our project manager, **Shane Burkhardt, AICP**, and majority of the staff are located in the Santa Ana office at: 5 Hutton Centre Drive, Suite 500, Santa Ana, CA 92707. Shane can be reached at:

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Shane.Burkhardt@mbakerintl.com

Michael Baker

INTERNATIONAL



The Urban Design Studio (UDS), a unique niche in Michael Baker, focuses on the design of sustainable, healthy, and vibrant communities. UDS convenes our in-house expertise in urban design, sustainability, mobility, and community based planning to deliver innovative and integrated solutions that build more livable communities. UDS comprises a multi-disciplinary group of specialists located across the nation who collaborate to provide innovative solutions to urban design challenges.

OUR TEAM OF EXPERTS

Our inter-disciplinary staff of planners, facilitators, designers, architects, landscape architects, economists, engineers and scientists are highly skilled in their craft and are “on the bench” to help with any aspect of the General Plan Update as needed. The Michael Baker team wants to tap our best resources to bring our best thinkers to your table.

SUB-CONSULTANTS AND VENDORS



Cambridge Systematics will lead the Circulation Element of the plan. Cambridge is a leader in the development and use of travel demand models and simulation models for analysis of transportation investments. Cambridge regularly applies its expertise to assist clients in modeling multimodal transportation; integrating macroscopic, mesoscopic, and microscopic models; and developing new techniques and guidance for simulation. Cambridge conducts ongoing research into innovative modeling compliant with SB743 requirements and applies real-world approaches to evaluate and improve strategic operations.



Stanley R Hoffman Associates (SRHA) provides urban economic analysis consulting services in the formulation of economic development policies and strategies. Specific areas of emphasis include: 1) Urban Economic Analysis - General Plan economic policies and programs; economic development trends; retail impact analysis; urban decay analysis; downtown revitalization studies; 2) Fiscal & Financial Studies—information is provided on cost and benefit consequences of land use and infrastructure changes to cities and counties; 3) Real Estate Market Research—relevant information on development opportunities is provided for overall market evaluations and site specific assessments. Means are determined for funding public infrastructure improvements required for development; 4) Annexation Studies—fiscal impact and plan of services studies are prepared for proposed jurisdictional boundary changes. SRHA has collaborated with Michael Baker on projects for nearly 20 years, in particular the general plans for Buena park, Cypress, Fullerton, Glendora, and Murrieta.



Rincon Consultants will provide cultural resource services for the General Plan. Rincon is a California "S" Corporation which employs professionals with decades of experience in cultural resource recordation, testing, and evaluation; paleontological assessments; regulatory compliance; biological resource evaluation and habitat enhancement.

VENDORS

The Michael Baker team will also be served by three vendors:



UrbanFootprint is a product of Calthorpe Analytics and is the first end-to-end Software as a Service (SaaS) offering in the industry. It provides easy access to comprehensive and clean data that can be fully be integrated with GIS platform for future use or independent analysis. Its library of building and place types allows for alternative design concepts and planning scenarios with ease. The tool further allows one to analyze alternative growth plans, policies, or investments at multiple scales and weigh the costs and benefits of unlimited scenarios to find the best possible solution and mitigate the risk of unintended consequences. The analytics also measure a range of social, environmental, and financial metrics and develop communications and graphics to inform the public and clients about trade-offs regarding climate change, travel behavior and mobility, public health, social impacts, community resilience, and more.



Encode Plus is of Internet-based document editing and presentation to author, display, codify, and manage in-house all aspects of your City/County Codes, and specifically, the zoning and land development regulations, form based code, or design guidelines. It is the most advanced web-enabled technology used for drafting, editing, updating, amending, archiving, and publishing zoning and land development regulations, municipal codes, or any other document that is rich in tables and graphics.



Bang the Table is an innovative online engagement program that offers a plethora of engagement exercises

including surveys, polls, pin maps, stories, guest-book, forum, questions, comments, ideas, and other programs to help develop a full online engagement platform. It offers data collection and reports in an easy-to-digest and presentable format. This flexible tool doubles as a project web-page to share information and updates, can fully incorporate project branding, and can be integrated with social media platforms.



L.A. Translation and Interpretation, Inc. is devoted to a mission of breaking down language barriers to meet our clients' language translation needs. L.A. Translation and Interpretation now has a pool of over 4,000 translators and interpreters all over the world. Translators are also experts in their profession or field of specialization such as PhD's, college professors, attorneys, patent attorneys, engineers, and certified translators.



MICHAEL BAKER'S PAST WORK FOR THE CITY OF MONTEREY PARK

Reference Name and Title	Start Year	End Year	Fee
South Garfield Avenue Design Services	2016	2018	128,187
Monterey Park Hotel 220 MPK Precise Plan Project IS/ MND (DoubleTree Hotel)	2014	2015	40,135
South Garfield Avenue Specific Plan/South Garfield Avenue Specific Plan and Streetscape Improvements	2013	2015	250,000
Eastside Transit EIS/EIR Review	2014	2014	8,483
General Plan Healthy Community and Sustainable Community Elements and EIR Addendum	2013	2014	14,100
East Los Angeles College Reuse Feasibility Study	2012	2014	75,030
Monterey Park General Plan Healthy Community and Sustainable Community Elements and General Plan EIR and Addendum	2012	2014	149,932
Monterey Park/Addendum No. 1 (c)	2006	2006	18,000
Monterey Park/Addendum No. 2 (c)	2006	2006	1,800
Monterey Park/Addendum No. 3 (c)	2006	2006	7,900
Garvey Villas Initial Study / Mitigated Negative Declaration	2004	2006	56,890





PROJECT APPROACH AND WORK PLAN

PLANNING OF THE AUTOMOBILE CITY
FOCUSES ON SAVING TIME. PLANNING FOR
THE ACCESSIBLE CITY, ON THE OTHER
HAND, FOCUSES ON TIME WELL SPENT.

ROBERT CERVERO





Project Understanding

Michael Baker International has been active within the Monterey Park Community for years having produced the Sustainability and Health and Wellness elements of the General Plan in 2014, various EIRS and EIR responses, miscellaneous planning services support, the South Garfield Village Specific Plan and related development standards and guidelines, and design for the first pedestrian hybrid midblock crossing, aesthetic improvements and innovative low-impact development water quality treatment basins on South Garfield. Through our involvement in updates to the General Plan and our participation in Earth Day events, we have been an active player within the community and have come to understand and love the Monterey Park community.

The General Plan, that was mainly written in 2001, with some elements updated as late as 2014, still has many ideas that work well and should not be thrown out with the proverbial bathwater. The 2001 Land Use element, since the economic recovery, has resulted in successful projects and in-progress projects including the Costco development, North

Atlantic Boulevard's mixed-use areas and hotels (including the current construction of a Marriott), and the Town Center. It will be important that the plan is evaluated based upon those principals and policies that are still innovative, applicable and needed and ensure they are preserved in the update.

Our team understands that this is a challenging project; but needed to continue the evolution of Monterey Park as a community and its status as one of Money Magazine's Best Places to Live in America. The community is picturesque, dear to the residents and businesses that call it home, and a place to cherish as the true gateway to the San Gabriel Valley. More specifically we understand that the project will include several rapidly moving components and options to ensure a successful update to the General Plan. In addition, the community's wants, needs, dreams and an overall vision must be validated, consensus must be reached, and portions of the plan must be placed in front of the voters. More specifically, we understand:

- This is an update to the existing General Plan with re-evaluation of existing elements based upon changes in technology, the latest development trends, as well as those that we are still imagining, **ensuring that innovative design, policy and planning are incorporated to keep Monterey Park as the model community** of the San Gabriel Valley;
- That portions of the plan were based upon dynamics that unexpectedly changed, including the largest recession since the Great Depression, and the associated loss of redevelopment, which delivered a one-two punch to many municipalities throughout California. This leads to **re-evaluation of development trends, confirmation of what still works** well and how to simplify land use through such items as re-examining the use of specific plans;
- Other dynamism within the economy includes the rapidly changing face of local retail. Although online sales have had their impact on brick and mortar sales, it is a permanent shift in consumer preferences towards how they shop that has led to the downfall of retail that is resistant to changing consumer demand. The traditional shopping malls and strip centers are being converted to retail entertainment centers mixing the shopping, dining and entertainment experience as one. **Providing consumers with more social opportunities. This has led to more interest in mixed-use and shifting these same experiences closer to where people live.** Jane Jacob's definition of neighborhood has come full circle to her original observations of the fabric of neighborhood that she observed in the 1940s and 1950s and those neighborhoods demise that she so lamented;
- The plan, and implementation tools like zoning ordinances, must be comprehensive, yet flexible. The General Plan should be just that. A general roadmap to move Monterey Park towards the vision of the community

1982

MEASURE L

2001

REGULATION
CHANGES

2013

SB 743

it wants to become. **Implementation tools should allow for innovation, market forces, and predictability that will spark private investment, ensure that the integrity of the community is maintained and enhanced, and reduces the bureaucratic burden on citizens, city officials and businesses alike.** Combinations of conventional and form-based code, more administrative decision-making and hearings, and design guidelines can help encourage creativity, imagination and ensure that Monterey Park doesn't become the architecture of anyplace, but remains the special place that it is now;

- In 1982, voters of Monterey Park passed Measure L which required any densification to be placed on the ballot for voter approval. This was strengthened by subsequent measures O and T. While as noble as direct democracy is, it divorced these decisions from the holistic nature of the General Plan and growth of the community. **The City wishes to meet the requirements of Measures L, O and T for the November ballot,** which means crafting a land use element that can be recommended by the Planning Commission and the City Council in time for filing at least 80 days prior to the election. This will mean an accelerated process for public engagement, consensus building and policy decision-making for a successful outcome.

- Since 2001, **state laws, federal laws, case law and regulations have resulted in the need to update elements of the plan for consistency.** The General Plan must be consistent with these regulations
- Public engagement is desired by the city in the format of public workshops. While we plan to meet this requirement, there has been a change in the number of people able to participate in traditional civil engagement, and that trend has continued downward as the demands on the typical family and individual increase. **Combining traditional engagement with a robust and collaborative online system** will allow for 24/7 participation that is convenient for most residents. In addition, engagement should be inclusive. With the diversity of Monterey Park, our team can offer both **translation services, live and online facilitation in English, Chinese (Mandarin and Cantonese), Spanish and Tagalog.**
- CEQA compliance is required for a General Plan Update. Depending upon the necessary CEQA compliance documentation, the timeframes associated with the CEQA statutory requirements and timing for placement of the Land Use Element on the ballot make it extremely challenging to develop consensus and create a quality element. Based on our understanding of the **City's intent in updating the Land Use Element, we have identified two potential options for the environmental clearance: An Addendum to the 2001 General Plan EIR or preparation of a Program EIR.** We will work in close coordination with the City to determine the appropriate environmental clearance documentation based upon the proposed changes to the Land Use Element as defined by the community.
- The fiscal impact of development is important in ensuring a financially resilient city. We would build on the Economic Development Strategic Plan that was prepared for Monterey Park in

2010 by Stanley R. Hoffman Associates, Inc. In this plan, focus groups of business leaders were conducted to understand the economic issues and opportunities for target areas within the city. Consumer survey research was also conducted to better understand the current household expenditure patterns and ways to capture a higher share of retail demand in the market area. For a General Plan update, the **fiscal analysis would present the economic and fiscal benefits to the community for alternative options for quality job generation and retail opportunities for growth within the target areas.** Additionally, an innovative monitoring tool that was proposed in the earlier Economic Development Strategic Plan is recommended for the GPU. This is a set of **economic performance indicators – sometimes referred to as a “dashboard” – that would allow the city to track and respond to changing economic conditions in the future.** This range of performance measures would include: 1) employment trends and wages; 2) labor force characteristics and training needs; 3) retail market taxable sales capture; 4) capture of emerging industries in the digital and service economy; 5) fiscal revenue trends and financial opportunities to fund new and refurbished capital facilities and enhanced public amenities. The indicators would be developed as part of the update process and would be provided to the city in an electronic format for long term analysis by city staff.



DEVELOPING A VISION

The General Plan is an important primary policy document that can shape the future of Monterey Park. Often, these types of plans lack a clear and illustrative vision that captures the imagination of the community, keeps the plan focused on the long-term implementation and develops the buy-in and ownership of City Government and the community to support the plan's policies and programs. The vision should be a challenge to obtain, but not so much that it is deemed unattainable and unrealistic from the start. The General Plan and the City's vision must be challenging and forward-thinking; also pragmatic and attainable.

Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die.

The vision should paint the picture of a future Monterey Park, to which the community aspires. A vision that lacks specificity often provides no guidance and lacks true meaning. The vision also

serves as a tool during the planning process and policy implementation to ensure that policies and programs in the plan, as well as decisions made, are based upon the question "Does this help us toward what we aspire to be?"

The Michael Baker Team will help distill vision elements and statements from other plans and policies, determine what is still relevant, and ensure that the visioning process does not repeat previous efforts and invoke planning fatigue amongst officials and the public. The Michael Baker Team's facilitation and public participation process will

"Make no little plans. They have no magic to stir [our] blood and probably will not themselves be realized."

-Daniel Burnham

online and in-person planning exercises. Some thoughts on trends and best-practices include:

Thoughts on Land Use and Placemaking



The current General Plan's Land Use Element is heavily focused on placemaking. This includes identification of a number of focus areas throughout the community for development and creation of special places. The General Plan must be focused on maintaining the integrity of a community, but allowing the freedom to create unique places that make a community more livable, sustainable and attractive for economic development. Places within communities that flourish are almost always multi-use destinations, places where people can live, work and play. This includes the integration of housing and dwelling spaces, entertainment spaces, retail and recreation spaces. **Although Monterey Park may be limited in its ability to grow outwards, it has much opportunity to rediscover underutilized spaces in a rapidly changing marketplace,** but to do so in a way that is within the vision and aspirations of the community, and helps define the uniqueness, diversity and values that separate Monterey Park from Anyplace USA.



In addition, other trends are impacting land use. With mixed-use comes the issue of parking. Research has prompted initiatives in some cities to reduce or eliminate parking requirements to encourage more modal-shift and less reliance on the automobile. With Millennials, who have reached child-bearing age, and Generation Z who are currently matriculating through college and university, there is a marked decreased interest in owning an automobile when compared to previous generations. **Changes in transportation and how land uses can take advantage**

of these trends should be examined. Other trends that should be considered include universal design to aid in aging-in-place, non-conforming uses and the impact of traditional regulations on blight, and urban agriculture.



Thoughts on Mobility and Circulation



Cities are embracing the concept of Complete Streets and planning for multi-modal facilities such as bikeways and pedestrian facilities. Integrated land use and transportation planning is increasingly becoming a norm. However **the emergence of new technologies in mobility cannot be ignored.**

Emerging shared mobility technologies, like ride hailing apps and car share, are rapidly changing the way that we use streets without local governments fully understanding how these might impact their jurisdiction—let alone how they might regulate these new technologies to maximize the benefits to their citizens while controlling negative impacts.

Additional technologies like autonomous vehicles are in the pipeline. There is little question that the eventual widespread consumer and commercial adoption of these technologies will have far reaching ramifications for urban mobility and how our streets and public spaces are used for years to come.

However, There are several unanswered questions related to the AVs. **Will autonomous vehicles create more or less congestion? Will autonomous vehicles be a shared fleet or will people still largely own their**

own vehicles? Will public transit remain viable or needed?

While information is far from complete and the technology and policy landscapes in which these innovations are developing remain in flux the General Plan should provide a framework for development of policies in future.

Thoughts on Economic Development

An Economic Development component of the General Plan is an essential element to ensure that the mix of jobs and housing types meets the needs of the community, captures a reasonable share of emerging jobs in the digital technologies and increases the skills and wages of the local labor force. At the same time, **the element will help to guide development policies that encourage retail and services that capture a greater share of local household expenditures and draw from shoppers outside the area.** The overall economic benefits from well thought out economic development policies can both enhance the public sector's ability to continue to deliver a high level of public services as well as increase the wealth and prosperity of the local community, including both its households and businesses.

Thoughts on Resiliency

Resiliency, according to Merriam-Webster Dictionary, the definition of resiliency is "an ability to recover from or adjust easily to misfortune or change." With continuing changes to the climate (regardless of fault), a changing global economy, and the natural forces/hazards that are always in play within Southern California, communities should consider a running theme of resiliency throughout the General Plan. While the Safety and Community Services element addresses some of these issues, **it is a comprehensive approach of physical, human and economic resiliency that will be important to ensure that Monterey Park will prosper well into the future.** According to the UN, resilient cities can recover from shocks, natural and man-made much more quickly, that protects lives, secures development gains, and drives positive change. As the Boy Scouts say, "Be Prepared!"



"To survive, to avert what we have termed future shock, the individual must become infinitely more adaptable and capable than ever before. We must search out totally new ways to anchor ourselves, for all the old roots - religion, nation, community, family, or profession - are now shaking under the hurricane impact of the accelerative thrust. It is no longer resources that limit decisions, it is the decision that makes the resources."

-Alvin Toffler, Future Shock

While future proofing is not possible, there are a number of principles that can be infused within the General Plan's elements to reduce emissions, improve community health and the general welfare, and protect the citizenry.

Community wealth generation (economic development) becomes essential to the planning process. Some of this is already embodied in the plan and the Sustainability and Community Health elements adopted in 2014. Principles of resiliency include:

- A mix of uses, housing choices and public spaces. The current land use plan does address the mixed-use standpoint.
- Prioritizing all modes of transportation so there is true choice to walk, bicycle, transit or use of alternative transportation not yet available, in addition to the automobile.



- Vibrancy of neighborhoods, parks and focus areas will be important to attract and retain talent to maintain the regional job base, but also to improve the mental and physical health of Monterey Park’s residents.
- Although undisturbed natural areas are limited within the City, conserving open space, parks, wildlife and vegetation is important to maintaining biodiversity. For example, a strong tree canopy throughout the City reduces water loss, slows dangerous traffic to safer speeds, improves the mental health of residents, results in increased retail spending, reduces greenhouse gas emissions (GHGs) and reduces the heat island effect.
- Local barriers for businesses are one reason that jobs and companies leave an area. When an industry is performing well nationally but not locally, the community must look inward to address and solve problems. Some barriers include the lack of redundant and reliable infrastructure in a disaster, creating inviting locations that includes a mix of uses and encourages walkability for employees, and ensuring maintaining a skilled workforce.
- Resiliency should include planning for vulnerable populations. This does not just include low-income or disadvantaged individuals, but also includes children and the elderly. It is expected that the impacts from

climate change may place additional stresses on the human body in which these populations are less prone to withstand.

- Incorporating a Climate Change and Hazard Mitigation plans to address reducing risk and also response to disasters to ensure quick recovery and reduced losses and costs to the community.
- Ensuring quality food and water are available. Southern California is expected to see more drought conditions than normal in the coming years. Planning for reduction in water usage, recycling of water and reducing the costs and transportation of food to local sources can improve the ability to bounce-back quickly from disaster, avoid shortages, and develop a new local economy.

We can work with the City to look at resilient policies and ensure interconnectedness and a policy framework to safeguard the high quality of life that Monterey Park enjoys.

PUBLIC ENGAGEMENT IN A DIVERSE COMMUNITY



The Michael Baker Team believes that a strong participation and true engagement process early and often throughout the plan helps build stronger consensus and buy-in, confronts and solves difficult issues early, and is a wise investment that can reduce the time of a very costly adoption and or re-draft process. **The Michael Baker Team believes that the traditional methods of engagement, such as community meetings, just are not as effective as they once were in engaging all segments of the community, including youth, commuters, minority, non-English speaking, and disadvantaged populations. Furthermore, The Michael Baker Team believes that engagement should be accessible and fun.** A well branded process and public relations campaign helps to improve the profile of the project and advertise engagement opportunities to various audiences.

With a population that is very diverse, and like most communities, working individuals and families have the strains of modern life to bear. The Michael Baker Team recommends utilization of multiple engagement methods including a robust and interactive online engagement process. Based upon the approach selected, our methods of engagement will be different based upon the amount of time available. Various engagement techniques the team recommends include:

- Fun and captivating public workshops that utilize small and large group interaction that takes participants through the planning process;



- Pop-up workshops where The Michael Baker Team can take the workshop to where groups meet, including community events, schools, community clubs, neighborhoods and other organizations;



- A planning ambassador program where The Michael Baker Team trains members of the General Plan Advisory Committee to conduct focus groups and workshops throughout the community;

- Engagement with the faith-based community who can provide insight, communications and build trust with various populations;
- A robust online engagement website and social media program that supplements, as well as provides, an alternative to public meetings that may not be accessible or convenient to all;
- Providing translation and direct facilitation for non-English-speaking populations during presentations online and workshops to ensure full participation and understanding. In addition to employing a translation service, we have trained staff members that are fluent in Mandarin, Cantonese and Spanish to provide direct facilitation and engagement.
- A planner's day in school program to engage youth in the planning process. A 20 year plan means many of those participants may be voting community residents by the implementation of the plan.
- The level of engagement can also be modified by geographic area. Neighborhood engagement events or sub-city areas can also make workshops and focus groups more intimate and catered to the needs of a business or resident subset.

Community Charrette

If it is determined a full EIR may be needed for the ballot measure, a community charrette may provide an option to these other methods of participation. This would be an intensive 2-3 day exercise where

"Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody."

-Jane Jacobs

residents interact with the project team, City officials and the GPAC in exercises to determine vision, policies and land use alternatives in a fast-paced environment. Evening public exercises and focus groups can be utilized so all members of the public would not need to commit to the full time period. In addition, the charrette would also be conducted through an online portal so members of the public can participate in some of the same exercises and their input and ideas can be woven into the plan. The charrette and online engagement would take the place of multiple public workshops.



LAND USE ELEMENT UPDATE



The existing Land Use Element starts with a quote from Steve Fader, the author of *Density by Design: New Directions in Residential Development*. He discusses the restoration of neighborhoods and community through more interconnectedness in restoring a sense of community. The element has taken this approach by establishing focus areas for growth. As we discuss later in the approach, these nodes provide an opportunity for this interconnectedness and regrowth to happen naturally through the market over time.

Until more recently Monterey Park did not experience tremendous growth since 2001, especially within these Focus Areas. A combination of the Great Recession and the loss of redevelopment gave a one-two punch to quick growth and change. But the market is now allowing for more natural growth and transformation with a recovered economy and land use policies and regulations that encourage mixed-use development and higher densities. There has now been the completion of mixed-development along Atlantic Boulevard, the current construction of the Courtyard by Marriott on Atlantic Boulevard, and the entitlement of Town Center.

The 2001 Land Use Element still has “good bones.” It is something to be built off of and not thrown out with the bathwater. **We do not intend to provide a wholesale re-write of the element, but to strengthen the concepts of interconnectedness, mixed use, and integration with different modes of transportation. The retail, entertainment and demands for the types of housing continue to change.** We will interject current market trends and ensure that land use policies will align with the City’s values and aspirations for growth as well as be prepared for a changing marketplace and fast-paced changing market demand.

More specifically we recommend a focus on:

- **Integrated Planning:** Preparing for the Land Use Element to better connect with the Circulation Element considering the project timeline – including more multi-modal (and active transportation focused) connectedness which has the potential to reduce VMT within the community;
- **Parking:** Approaches to parking, especially considering the research of Professor Donald Shoup and others that are resulting in radical transformations of parking policy in cities throughout the country;
- **Zoning:** Ensuring policies support form-based or conventional zoning and design guidelines that allow for innovation but also create building envelopes that will avoid throw-away architecture, allow for market demand

(including FAR, vertical v. horizontal mixed use) and create forms that are unique and will withstand the tests of time;

- **Public private partnerships:** Stronger incentives for good public investment (including investment in the public realm) by the private sector;
- **Consolidation of Existing Plans:** An evaluation of existing specific plans and how the city can reduce confusion, reliance on redevelopment as a financing tool which no longer exists, administrative burden, but maintain flexibility through consolidation with the General Plan Land Use Element;
- **Fiscal Impact Analysis:** Ensuring that any development will carry its fair share of municipal service costs through strong fiscal impact analysis;
- **Sense of Place:** A stronger approach towards defining the public realm look and feel to provide differentiation and a sense of arrival and cohesion for each Focus Area;
- **Neighborhood Planning:** Exploring the return of neighborhood services and allowing limited retail and service uses to reduce VMT and increase neighborhood cohesion;
- **Regulation vs Guidance:** A stronger separation between policies that should be regulations and policies that guide regulation;
- **Balance of Growth:** Ensuring a balance between residential and retail growth with local high-skill living wage job opportunities

"Change is not merely necessary to life - it is life"

-Alvin Toffler

through better coordination between economic development policy, strategies and land use; including understanding the shift from office/ industrial parks to more flex space operations and the changing retail environment.



CIRCULATION AND MOBILITY



As in most cities, the opportunities for traditional circulation improvements such as roadway widening, are very limited in Monterey Park. While spot improvements to the roadway system will continue to be implemented, the circulation vision for the City must be multi-modal and comprehensive. Also, based on current state law, Complete Streets planning must now be integrated into the City's Circulation Plan. Team member Cambridge Systematics (CS) will assist the City to prepare an update to the Circulation Element that describes the existing and planned transportation and infrastructure network, for all modes. The emphasis will be on crafting a Complete Streets approach for Monterey Park that also incorporates performance metrics and requirements of the regional Sustainable Communities Strategy (SCS) and Sustainability Planning Grant requirements. The community's desire to provide multi-modal opportunities and health needs will mean that the plan must indicate priority routes for pedestrians and bicyclists and consider transit in addition to passenger autos. We will update General Plan

goals, policies and implementation actions to be consistent with the community's values and desired future transportation conditions. These may include policies related to Complete Streets and multimodal transportation, neighborhood traffic management and access for the mobility impaired, among others. Forward thinking ideas such as accommodating future autonomous and connected vehicles and how to plan for re-use of parking and use of other modes will be included in the circulation plan update.



ECONOMIC DEVELOPMENT



Economic and fiscal analysis and policies to ensure that a balance of good jobs and housing opportunities are provided that strengthen the overall prosperity of the community and provide the financial resources for a high quality of life.

ZONING AND DESIGN GUIDELINES



The Michael Baker team views this project as a collaborative endeavor with City staff and community volunteers. It is not “us” preparing the ordinance for “you” to review. We want to work with you as a team to ensure that the ordinance serves as an implementation tool for the General Plan that works. The meetings with City staff, GPAC, Planning Commission, City Council, stakeholders and the

public will help foster a strong partnership and ensure multiple points of view that will strengthen the ordinance and help ensure it works for those that it impacts, the citizens and businesses of Monterey Park.

We understand all sides of zoning ordinances and development codes. Our planners, engineers and architects serve in various public agencies and private establishment as follows:

- Serve as extensions of city/county staff where they work the counter or project manage complex projects directly for cities and know the ins, outs, and limitations of ordinances;
- Serve the private sector in assisting with the entitlement process and walk in the shoes of the applicant;
- And serve as consultants who must craft ordinances that serve the community good, balance economic realities, and are workable, understandable and easy to administer.

Our role as the consultant is to listen, to facilitate the overall process, to provide innovative ideas and thoughts, to educate, and to offer a “fresh set of eyes”, not being biased. We believe that a truly collaborative and team-based approach will not only yield better results but will also potentially save money and time as stakeholders, residents, and City officials will feel confidence and engagement in the process.

In addition to the City's objectives as outlined in the previous section, Michael Baker proposes the ordinance update should also include the following focus areas:

- Thoughtful and planned engagement with stakeholder who utilize the ordinance on a regular basis;
- A highly collaborative process with City staff who are intimately involved with the ordinance;
- A limited large meeting with the public that would serve as an open house to educate the public on how the proposed ordinance related directly to their engagement in the General Plan update;

- Improving the graphics, navigability and illustrations to create a much friendlier document for lay-users;
- Use of online engagement, either available to the public, or limited to stakeholder groups to supplement in-person engagement due to the increased activities and pressures on the public's time to engage in civic discourse;
- Online hosting to create a more interactive ordinance that can combine educational explanations, graphics and complex search tools to make identifying applicable sections of the ordinance easier.

OPTIONAL ELEMENTS

- **Safety and Community Services-** natural and human-induced hazards and associated risks will be characterized, and policies will provide for the protection of the community from such risks and to improve overall resiliency in the event of a disaster. Consistent with SB 379, climate change adaptation and resiliency strategies will be identified. Community services, their ability to serve the future needs of the community, and policies to support the provision of services to the community will be provided.
- **Resources-** policies will address the provision of adequate open space, preservation of historic resources, adequate and clean water supplies and healthy air quality for current and future residents.
- **Noise-** current and projected noise levels will be identified for roadways and stationary noise sources in the planning area, and existing and future noise contours along selected roadway segments will be provided. Goals and policies will be revised and/or developed as necessary to address the City's noise environment.

HARMONIZING THE GENERAL PLAN WITH STATE, REGIONAL AND OTHER LOCAL PLANS

The Michael Baker Team recognizes that **General Plans can no longer just be myopic plans that cannot see beyond the jurisdictional boundaries of the community.** Analyzing other local and regional plans and policies will help build consensus and cooperation on issues that must be addressed regionally including GHG and air quality, regional transportation/commuting, economic development, workforce availability and training, and public safety.

CONSISTENCY WITH NEW LEGISLATION

The Michael Baker Team has extensive experience incorporating recently adopted state legislative mandates and guidance into the general plans including, Office of Planning and Research 2017 General Plan Guidelines, AB 1358 (Complete Streets), SB 379 (Climate Adaptation and Resiliency Strategies), SB 1241 (Fire Hazard Impacts), and SB 743 (Incorporating an analysis of transportation impacts in relation to VMT over LOS). In addition, the Michael Baker Team will ensure the General Plan's Housing Element is in harmony with the overall update process and will recommend changes to the Housing Element as needed. **The Michael Baker Team has been in conversation with California Housing and Community Development to ensure that this process will count as a minor update and will not trigger additional legislative mandate compliance that will be required under the next regular housing update cycle.**

ENVIRONMENTAL REVIEW AND CEQA COMPLIANCE



The Michael Baker Team, and Starla Barker, as our CEQA Lead, has extensive experience with providing CEQA clearance services to Monterey Park. The Michael Baker Team values that relationship and Starla will leverage her strong CEQA experience with her heavy involvement in general plan updates and her specialization in CEQA review for those documents.

Regardless of the environmental clearance document determined necessary for the project, we will work hand in hand with the City to provide a legally defensible document that will serve the City now and into the future.

OPTIONAL ELEMENTS FOR A COMPREHENSIVE UPDATE

As a comprehensive update to the 2001 General Plan, a number of elements including Safety & Community Services, Noise and Resources should also be updated to ensure harmonization and congruence in all elements. We recommend including the optional task of updating these elements. Changes in state law have also triggered changes to the Safety element, which will at least minor updates.

At this time we do not recommend an early start to the Housing Element. We will review the Housing Element for any possible incongruence and, at the City’s request, submit minor changes to Housing and Community Development for review and approval. This would not trigger the new legislation that will be required in the next round of housing updates. Due to potential changes to how housing shares may be distributed, we recommend waiting until it is clear how that system will operate.

PROJECT MANAGEMENT AND COMMUNICATIONS

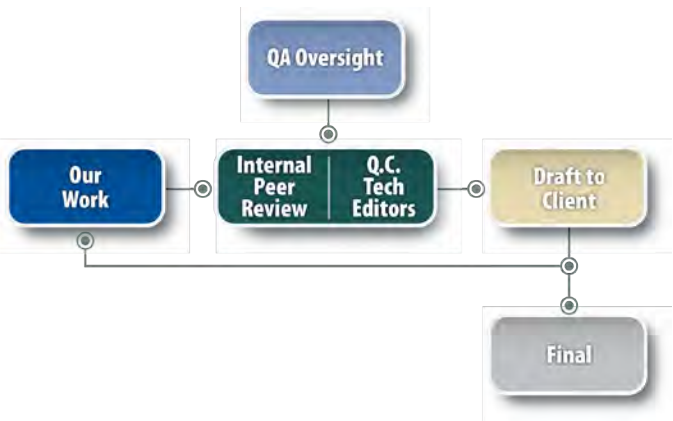


Shane Burkhardt, AICP will serve as the Project Director/Manager for the term of the project. He will be assisted by Glenn Lajoie, AICP, Vice President and West Region Practice Lead for Michael Baker, who will provide Quality Control/Quality Assurance (QC/QA) and an additional conduit for communications with the City. Shane will be assisted by key plan focus area leads including Starla Barker, AICP, Gary Hamrick, and Stanley Hoffman, FAICP. Although our team includes sub-consultants, we will work as a close knit team with the project management team meeting regularly to coordinate activities. We will act as one team.

Shane will maintain clear and open lines of communications with the City’s project manager. We propose developing a communications plan, in conjunction with the City, to ensure a smooth flow of communications and assign responsibilities for key communication roles and develop communication protocols. Shane will also be the primary contact with the GPAC to ensure consistency in project leadership.

As this is a fast moving project, Shane will supply bi-weekly written reports to the City. These simple reports will outline tasks completed, tasks in progress, information or resources required from the City, deliverables due to the client, and reporting of any project risks that are foreseen ahead of time that may impact the timeline, scope or fee so the Michael Baker team can work closely with City staff to stay on schedule and meet the City’s objectives and staying within the agreed upon project budget.

A QC/QA plan will be prepared at the onset of the project to inform team members regarding procedures related to quality control and the assurance that quality control is being performed. We will use internal peer review, technical writers/editors, and screen check drafts with the client as part of that process. In addition we will carefully keep track of each draft and changes that are made.





Scope of Work



TASK 1.0: ON-GOING PROJECT MANAGEMENT AND COORDINATION



The Michael Baker Team wants to work closely with the City of Monterey Park's Community Development staff in an integrated manner to ensure the objective of public consensus building, successful approval of the Land Use Element and subsequent elements occurs, and that the Land Use Element meets the deadline for a successful ballot initiative this November. This task provides the main mechanisms for project coordination and execution.

Task 1.1: Coordination with City Staff

As a part of the project schedule, The Michael Baker Team and the City will agree on a flexible schedule for coordination meetings to be held and can be a mixture of in-person and video conferencing. The Michael Baker Team will prepare an agenda and take notes and provide action items following each meeting. The Project Manager will participate in additional periodic calls as needed to discuss

project progress. A file sharing site will be set up for uploading/downloading documents for review by this group. Bi-weekly reports will also be provided and will contain following subjects.

- Progress towards active tasks
- Work plan for next month
- Upcoming milestones and deliverables
- City resources needed
- Potential issues and challenges to note

In addition, the Project Manager will coordinate with the City's Project Manager any City responsibilities in providing information or providing feedback or direct work on project tasks.

Task 1.2: GPAC Training/Charge/Discharge

Upon the formation of the GPAC, The Michael Baker Team will meet for a training session to introduce the General Plan process and to lay out the roles, expectations, and responsibilities of the GPAC participants. The Michael Baker Team will meet

regularly with the group and work with them to both review and revise goals and objectives, and to prepare conceptual land use alternatives. In addition, we will equip each GPAC member to serve as Plan Ambassador (See Task 2), as well as serve as small group facilitators at public workshops. It will be important that the role of the GPAC is well defined in terms of being an advisory body or a decision-making body. The roles and responsibilities should be clear to each member.

Our team will facilitate up to twelve (12) GPAC meetings. Suggested topics for the meetings could include, but not be limited to:

- Training and City Tour
- Roles and Responsibilities of the GPAC and GPAC Member
- Existing Conditions, State of the Plan and Public Engagement
- The Vision and Land Use Alternatives
- New Trends and Best Practices Shaping Communities and Regions
- Land Use Goals and Policies
- Development of the Circulation Element and Policies
- Development of the Economic Development Element and Policies
- Review of Administrative Drafts of the Plan and CEQA Documents
- Zoning Congruence and Zoning Ordinance Update
- Review of the Draft Zoning Ordinance

At the end of the General Plan and Zoning Update process the Michael Baker Team, in conjunction with the City, will organize an event to thank the GPAC for its commitment and the City would formally discharge the GPAC from its responsibilities.

Task 1.3: Planning Commission and City Council Working Sessions

The Michael Baker Team will attend two Planning Commission and two City Council meeting to provide an overview of the General Plan update process, including community outreach; obtain input on their vision, framework, and priorities

for the future; review potential proposed major changes in the plan or ordinances, and identify any issues of concern. These meetings are anticipated to occur during the work program as ideas and recommendations are formed and more concrete for reaction and critique and these meetings will provide an opportunity to obtain input from decision makers as well as educate them on the changing plan and ordinances and reasoning for recommendations being made. The Michael Baker Team will work closely with City staff in developing the agenda for each working session.

Each working session, while a public meeting, should be held in a more informal atmosphere where members of the Commission and/or Council can meet with the project team around a table or tables. This provides for more open dialogue and brainstorming versus the formality of the dais. The Michael Baker Team will work closely with City staff and the City Attorney to make sure that all Brown Act rules are followed.

Task 1.4: Project Management and Quality Control

The Project Manager will maintain a clear and open line of communication with the City's Project Manager and will involve other team members as needed (See Task 1.5 for Communications Plan). The Project Manager will ensure that all appropriate communication, correspondence, and reports are completed on an ongoing basis and in a timely manner to the satisfaction of the City (See Task 1.1 for Coordination with City Staff). The Project Manager will also coordinate GPAC review and plan check of all appropriate project documents and communicate resulting updates to the team for incorporation into the General Plan Document and/or ordinances.

A Quality Control and Quality Assurance (QC/QA) plan will be prepared at the onset of the project to inform team members regarding procedures related to the QC/QA of any document that is sent to the City or other entities. Our QC/QA process is outlined in the Project Approach section of this document.

Task 1.5: Public Engagement and Communications Plan/Project Branding

A project Public Engagement and Communication Plan will be prepared after the kick off meeting to streamline communications between City staff and the Michael Baker Team members. The plan will clearly describe the communications flow, list authorized representatives, project contacts and their responsibilities, and methods for internal and external communications with other agencies and jurisdictions.

The public engagement portion of the plan will outline the program and methods that are agreed upon between the City and our team. The Public Engagement and Communications Plan will include planned engagement activities, a preliminary calendar, logistical arrangements and responsibilities and a strategy for public notification, translation and facilitation for non-English-speaking populations, public relations, press relations and branding.

Branding the plan helps make what could be a mundane government process connect more with the average business owner and resident of Monterey Park. The Michael Baker Team will work with the City to develop theming, potential alternative names for the plan, and logos. These would be used throughout the process to ensure consistency and recognition, and The Michael Baker Team will work with the City to ensure they are consistent with the City's overall branding and communications strategies.

Task 1.6: Translation and Direct Facilitation and Public Workshops and Open Houses

The Michael Baker Team will work with City staff to identify which languages should be best served, and tailor the program, including notices and meeting notes to cater to these participants. This will include production of select multi-lingual materials, messaging, translation and facilitation. In addition to either using our suggested Translation vendor, or a vendor of the City's choice, this service will

help provide document translation and also large format meeting translation utilizing headphones so all participants can understand presentations being made. A group of Michael Baker staff, trained in small group facilitation, are highly fluent both spoken and written in Cantonese, Mandarin and Spanish. We may be able to identify additional staff for other languages based upon the City's needs. These individuals will participate in meeting facilitation, pop-up workshops and online engagement.

TASK 2: PROJECT INITIATION AND PUBLIC ENGAGEMENT



Public participation and true engagement early and often are critical to the successful adoption and cost control of the General Plan Update. The more opportunities for all facets of the community to be engaged, reach consensus on critical issues, and see their ideas captured within the plan, more support for adoption, and more importantly, implementation will be achieved. The Michael Baker Team's public engagement strategy ensures multiple methods of outreach to engage all facets of the community including hard to reach populations such as ethnic and minority groups, low and moderate-income individuals, renters, commuters and today's busy families.

Task 2.1: Kickoff Meeting and City Tour

The Michael Baker Team will attend a kickoff meeting with key City staff to review the scope of work, determine the final composition of the General Plan, review the public participation program, identify data sources and other resources, and to brainstorm ideas. Following the kickoff meeting, the team will tour the City with staff to gain a street level knowledge of Monterey Park relative to the General Plan Update and Zoning Ordinance Update. In addition to the kickoff with City staff, this day could include members of the GPAC for the tour. This would not necessarily add to scope but would require working through transportation logistics and agenda.

Task 2.2: Information Gathering

City staff will provide the Michael Baker Team with all existing data, reports, and studies relevant to the General Plan Update including the current General Plan, specific plans, active regional plans, and any other applicable documentation. The Michael Baker Team will become familiar with the City's existing conditions and community character and any other relevant planning efforts underway. As well, the Michael Baker Team will collect any pertinent federal, state, and regional data and documentation, and information from adjacent jurisdictions.

It is our understanding that City staff did an analysis of the General Plan in 2018. Depending upon format and information in this document, this information could be used to reduce Michael Baker Team time and cost that either can reduce overall base costs or augment other areas of the scope.

Task 2.3: Develop GIS Database and UrbanFootprint Model

The Michael Baker Team will collect existing GIS data from the City and Los Angeles County, including existing land use, general plan land use, zoning, street centerlines, and County Assessor data, and supplement with additional information from other agencies to prepare base maps (with ESRI ArcGIS 10.5) for use by the team throughout the project. This local data will be integrated into the web-based scenario planning model UrbanFootprint, built by Calthorpe Analytics, that will be used to analyze multiple scenarios for potential land use and infrastructure change. The model integrates with transportation, environmental, resilience and land use to predict change and impacts of various scenarios. The model also includes a public health and social equity component that includes community health and equity considerations. The final model used as a part of the General Plan Update will be given to the City of Monterey Park for use under a contractual relationship between UrbanFootprint and the State of California.

It will be important that the City contact UrbanFootprint prior to commencement of the project to opt-in to this program. Failure to opt-in

would result in a cost of approximately \$15,000 for use of the model. This model is available to over 500 communities throughout California without cost. Michael Baker has provided the Community Development staff with contact information for the California program through UrbanFootprint.

Task 2.4: Existing Conditions Assessment and Background Report

The Michael Baker Team will prepare a preliminary assessment of the community's baseline conditions to prompt discussion regarding opportunities and constraints that will inform General Plan policies and the EIR. The findings from the preliminary assessment will be summarized in a brief, focused, and easy to read Preliminary Existing Conditions Report such that the general public can understand the existing conditions in the City.

The report will include information necessary for building a baseline for good decision-making as well as informing the environmental documentation process. As stated in Task 2.2, Michael Baker will integrate any information the City has already collected and can work with City staff on work-sharing to reduce costs and or augment scope elsewhere. The assessment would include, but not necessarily limited to:

- **Demographics.** This section will present basic information about the City including the size of the City, the population characteristics (e.g., age, gender, race/ethnicity, etc.), educational attainment levels, and income. The report will also focus on where any socioeconomic disparities exist in Palmdale and how the City compares to other nearby/comparable communities and Los Angeles County as a whole. Trends in household and business social and economic characteristics will be identified along with tapestry segments (profiling lifestyles, purchasing behaviors, and media readings of area residents).
- **Growth Projections.** Michael Baker will prepare forecasts of land use, population, and

employment changes that are expected to occur in the City during the planning horizon of the General Plan. These estimates may be based solely on growth projections from SCAG or may be based on another methodology recommended by Michael Baker.

- **Infrastructure and Public Facilities.** This section will examine the amount, location, and service standards for parks, recreation facilities, civic buildings, community centers, and public infrastructure (such as water, wastewater and stormwater). The section will also examine the performance and services standards of police, fire, EMS, and other public safety services.
- **Economic/ Market Conditions** (Integrated with Task 3.4). Michael Baker will assess market demand for various land uses such as mixed-use, retail, industrial, and housing, including retail gap analysis and growth forecasting, and existing conditions, inventory vacancy, and lease rates for real estate. Opportunity sites for economic development will also be identified.
- **Community Character.** Urban and rural form characteristics of the City's neighborhoods, districts, and corridors will be described. These will consider parcel size, street connectivity, intersections, building density and massing, architectural character and diversity, and streetscape and open space amenity. Differentiating categories of urban and rural form will be depicted on a base map.
- **Land Use and Development Patterns.** This section will present an analysis of the built environment of Palmdale and will be comprised of:
 - *Land use analysis including existing land uses, assessment of focus area growth and development, general plan designations, zoning, past and future growth trends, recent and proposed development projects, and an analysis of existing planning documents.*
 - *Urban design analysis including views, vistas, scenic resources, gateways, major geographic*

features, major community features, natural land form features, and open space. Michael Baker will address how these features enhance the area and how they might be improved to provide a stronger identity for the community.

- *A mapping of the neighborhoods, districts, and corridors in the City to identify and map a typology of places based on the land use, urban form, and character of each area. As part of the analysis, Michael Baker will identify undeveloped or underutilized land in the City and the growth potential using existing zoning regulations.*
- **Public Health and Social Equity.** Michael Baker will update baseline data from the Sustainability and Healthy Community Elements.
- **Transportation and Mobility.** A cursory analysis and circulation modeling will be done in conjunction with task 3.5. More extensive analysis will be added at the commencement of the circulation element with a focus on multi-modal and complete streets including transit, active transportation, and trends in parking, safety and the changing nature of car ownership and use. Future trends such as smart cities, air taxis, autonomous vehicles and other trends will be analyzed.

Task 2.5: Public Kick-off Meeting

We will work with the City to host a public kick-off meeting. This meeting will provide information on General Plan process and avenues of involvement. We will make a short presentation on General Plan Update, Work Plan, and Schedule. We will also collect e-mail addresses and other contact information as necessary for future contact and e-mail blast.

This as well as other meetings and workshops will fit the branding decided for the plan. For example, one of Shane's projects was the redevelopment around the Indianapolis Motor Speedway. The public kickoff meeting was called "Carburation Night!" after the name of the famous day before the running of the Indy 500

Task 2.6: GPAC Facilitation

As indicated in Task 1.2, the Michael Baker Team, in conjunction with the City, will facilitate fun and fast-paced GPAC meetings. We will combine education with areas for seeking feedback, advice, and/or decision-making, based upon the role the GPAC is to play in the process. GPAC meetings will be strategically scheduled to advise prior to major public engagement, as well as to review recommendations and early deliverables prior to release to the public. Our team would also like to engage the GPAC in serving as community ambassadors and trained to conduct presentations and mini-workshops with small groups, participate in moderation of the online engagement website, and serve to bring their innovative ideas as citizen planners to the table. We will include a trained IAP2 certified facilitator who will assure we stay on agenda, and the Project Manager as a technical facilitator to provide education and important technical and procedural aspects of the plan and zoning to the conversation.

Task 2.7: Public Engagement Marketing Outreach Campaign

As discussed in task 1.5, the Michael Baker Team will work closely with the City to:

- **Branding:** Develop a brand for the planning process to make it more connectable to the public and also integrate with the City's overall branding and outreach strategy. This would include graphics standards, logos and icons, and messaging.
- **Media Outreach:** Michael Baker will work with the City to identify media outlets, local community group newsletters, utility bill space, posters, mailers, and other options to raise awareness of the process and how to get involved.
- **Harder to Reach Populations:** Michael Baker will work with minority business leaders, clergy and other community leadership to help engage harder to reach populations and build trust within those groups. An advisory

group may be recommended to help ensure engagement of harder to reach populations.

Task 2.8: On-going Social Media/Website Engagement Program

Using the powerful and collaborative "Bang the Table" online engagement platform, Michael Baker Team will provide up to date information on the planning process, access to publicly available materials, and the ability to actively participate through online engagement activities including surveys, photo contests, feedback loops and online discussion.

The Michael Baker Team will utilize Social Media to provide updates on the planning process as well as part of the overall notification process for meetings and engagement activities. The Michael Baker Team recommend either utilizing the City's existing social media and website platform or developing a themed website and social media crafted directly for the project's branding strategy.

As part of the interactive website, the Michael Baker Team will utilize "Bang the Table" an innovative online engagement program that offers a plethora of engagement exercises including surveys, pin maps, blogs and other programs to help develop a full online engagement platform. This will be integrated with the website and social media program. This will allow those that cannot participate in traditional engagement programs to be able to fully participate in the planning process. Furthermore, this augments the traditional process and allows for additional discussion and feedback throughout the process.

Task 2.9: Engagement of Non-English-Speaking Populations/Minorities and Hard to Reach Populations

Today, public meetings, and even neighborhood meetings tend to garner a specific demographic that is not always representative of the community at large. Minority, low income, and non-English-speaking populations have often been excluded from the planning process due to inflexible engagement programs. In addition, the stress of the

modern family, and longer commutes has resulted in less time being spent on social activities and community building. Therefore, the Michael Baker Team recommend the following activities to engage the harder to reach population to ensure a broader engagement and consensus building process:

- **Translation Services:** Translation and Spanish facilitation services for non-English speaking members of the public. The Michael Baker Team will work with City staff to identify which languages should be best served, and tailor the program, including notices and meeting notes to cater to these participants.
- **Bang The Table:** The Michael Baker Team propose the use of “Bang The Table”. The vendor offers an integrated suite of public engagement activities that run the spectrum from informative to true collaboration. The integrated suite would include a project website, interactive exercises that can be changed throughout the process, online discussion forums including English and Spanish moderation, multi-lingual website, integration with popular social media, and analysis of users to compare online engagement against the total community demographic.
- **Pop-up Workshops:** Pop-up workshops at neighborhood and community events, as well as community group meetings, to bring the workshop to the participant on their schedule.
- **Faith-Based Community:** Engagement with the faith-based community leaders, as well as other identified minority/ethnic community leaders to serve as ambassadors for the plan. They can be trained to help provide education, promotions and even workshop facilitation to bring the workshop to these groups through members of their community that they have an existing trust relationship.

Task 2.10: Focus Groups and Interviews

Throughout the plan kickoff and periodically throughout the plan focus groups and interviews

can be useful to collect more intimate information from various homogenous groups. These can include realtors, developers, business owners, neighborhood groups, social organizations, city staff, and any other important groups or individual stakeholders identified as a part of Task 3.3. The Michael Baker Team plans on conducting a total of 20 focus groups and/or interviews over two one day periods at key points in the process. Stanley K Hoffman Associates will participate in part of this outreach with targeted interviews to key developers, real estate agents and organizations through up to 8 focus groups or interviews as part of the market analyses and Economic Development Element update.

Task 2.11: Public Visioning and Land Use Workshops

The Michael Baker Team proposes up to two public visioning and information workshops to kick-off the public portion of the planning process. This will begin after drafting the preliminary existing conditions report and summary to provide an objective base of information for participants to build off. The workshop could include:

- **Education Program:** An education program on Monterey Park’s outlook, how to effect and plan for change, and the role and function of the General Plan.
- **Visioning Charrette:** A visioning charrette consisting of small group discussion and brainstorming and larger group consensus building using various clustering exercises to visually see consensus coalesce around vision elements.

Michael Baker will conduct up to two public land use workshops. These workshops can consist of:

- **Education Program:** An education program on changing land use and communities, how Monterey Park fits with the regional dynamics, and the interplay between employers and their workforce. This will include how communities are creating nodes, enhancing downtowns,

creating more walkable areas and more diverse housing stocks. This will refresh the knowledge and understanding of the 2001 Land Use Element as well as introduce new trends and changes.

- **Block Exercise:** A block exercise utilizing large 10x10 gridded floor maps of Monterey Park and assorted items such as foam blocks and other materials to represent public and private development and infrastructure to allow each small group to develop a physical vision for Monterey Park's land use future. Large group discussion on each group's idea will be used to determine overall sentiment and content of each idea. Parameters will be provided to allocate growth and types of development.

Task 2.12: Public Circulation and Economic Development Workshops

The Michael Baker Team will conduct two workshops that will utilize large and small group exercises to discuss issues, challenges and brainstorm ideas for circulation and economic development issues. Different tables can be created for subject areas and participants can switch between tables, as one option of dealing with two diverse topics. The Michael Baker Team will work with City staff to set the format and location of each workshop. Ideas generated will help guide continued development of the two elements.

Task 2.13: Neighborhood and Pop-up Workshops

The Michael Baker Team will conduct up to three pop-up workshops at various neighborhood or community events, such as Earth Day, to solicit input and conduct engagement sessions. An interactive booth, visual displays and space for quick and fun exercises will be developed by our team for this program. This format can also be staffed by City staff, GPAC members, and/or planning ambassadors. The exercise will be designed both for general visioning and goal setting but will also take into account the scheduling within the planning process to solicit input that will be useful for element development.

Task 2.14: Youth Engagement

Planners often forget that youth are the recipients of this plan and will benefit from its success. Youth engagement in cooperation with the local school district can be developed at the K-12 level to allow for various engagement exercises including Lego programs, postcard visioning contests, and more intensive brainstorming workshops. This gives an opportunity to teach local students about civics and planning and can elicit unique and innovative ideas from Monterey Park's young residents. Michael Baker will conduct one workshop designed for any selected grade level, or combination of levels.

Task 2.15: Public Open Houses

As the dual update process proceeds (Land Use Element – Option A) and (Zoning, Economic Development and Circulation Elements – Option B) reach draft stage, the Michael Baker Team proposes two community open-houses at each stage, conducted both online and through a rotating workshop format. The online program will include the same materials and deliverables, including a summary of each element and opportunities for comments and additional ideas. The rotating workshop will be over a 3-hour period and include stations for the vision and each plan element staffed by consultants, city staff, and GPAC members. Each station will include visuals and printed boards summarizing each element as well as proposed changes to the Zoning Ordinance. Participants can arrive and depart as needed and visit the stations of interest. They can ask questions and interact directly with the project team members. Comment boards will be provided at each station for written comments and additional ideas.

TASK 3.0: GENERAL PLAN VISIONING AND LAND USE ELEMENT DEVELOPMENT



It is understood that a Land Use Element update must be complete prior to July to allow for adoption and placement on the November ballot. We will conduct a fast visioning process and immediately move

into land use scenario development. The visioning stage of the General Plan Update will involve exploring and crystallizing the community's goals into a unified strategic vision and set of guiding principles for the City. Michael Baker will lead the community through a program to confirm the long-term vision and goals for the City, and to develop land use alternatives and the physical vision of Monterey Park's future. The visioning process will inform all elements of the General Plan. The land use scenario development will work off of the 2001 Land Use Element as we understand that there is much to leave intact, but areas to re-verify and update. We do not intend to re-invent the wheel during these exercises but assure there is still buy-in from the community and enhance the element for tomorrow's market with the many economic and political changes that have happened since 2001.

Task 3.1: Analysis of Existing Element and Identify Goals, Policies and Implementation Items to Preserve

The Michael Baker Team will complete an itemized review of the City's existing General Plan elements to be updated (Land Use, Circulation and Economic Development) against current state law requirements and current best practices, including all recently adopted legislative requirements pertaining to the General Plan. The Michael Baker Team will prepare a matrix identifying each provision, best practice, and relevant portions of the OPR General Plan Guidelines and will identify either how the General Plan meets state law, best practices, or guidelines, and/or how each could be enhanced to comply. The Michael Baker Team will prepare a summary memorandum of the review with preliminary recommendations for updates to discuss with City Staff and for further verification through the community engagement activities.

Task 3.2: Develop Vision and Alternatives

The first step in the process is to identify and understand community concerns and establish a coordinated and realistic direction for the future founded on a community-based strategic vision. Michael Baker will lead a public participation

program that reaches and engages a broad range of citizens, generates a constructive dialogue, and addresses the core attributes to what the community is to aspire to and solicit input and ideas for updating the Land Use Element. The public outreach efforts will be supplemented with a thorough review of the body of existing projects, plans, and programs prepared by the City over the past several years which will identify locations and topics where there is clear policy direction, areas where no direction exists, and areas where there is conflicting policy direction.

Based upon discussions with City staff, background report, analysis of the land use element, and public engagement, Michael Baker will develop three initial land use scenarios for discussion by the GPAC. Michael Baker will also develop a preliminary draft of goals and policies based upon analysis of the existing element and potential changes to be made based upon the land use scenarios and changing conditions and aspirations. The Michael Baker Team will meet with City staff to review and update the draft for preparation for a GPAC meeting.

Task 3.3: GPAC Meeting

The GPAC meeting will focus on a review of the background report, public engagement to date, land use draft policies and preliminary land use scenarios. The GPAC will be asked to provide direction on the initial scenarios and suggest changes or alternatives. In addition, new ideas or trends incorporated in the scenarios will be presented with the advantages and disadvantages of each idea. This will result in the Michael Baker Team, in conjunction with City staff, developing two alternatives for extensive analysis.

Task 3.4: Conduct Alternatives Analysis

The Michael Baker Team will develop two land use alternatives that will address the key issues distilled from the existing conditions assessment and early public outreach efforts. Alternatives will be selected through multiple conversations with staff, decision-makers, and the public. Once a range of alternatives have been refined by our project team and City staff, the Michael Baker Team will utilize UrbanFootprint, a cloud-based scenario planning tool, to evaluate each alternative against a wide range of criteria

such as population density, jobs, VMT, water and electricity usage, natural hazard risks, and GHG emissions.

By way of various outreach and presentation settings, Michael Baker will present the alternatives and criteria outcomes to decision-makers. Each alternative will include a description of land use categories, buildout assumptions, and conceptual diagrams, summarized in a report with full-color maps and illustrations of key concepts, as appropriate. The Michael Baker Team can also conduct interactive “What if?” sessions exploring potential land use combinations and determining the answers to these and other critical economic, housing, and aesthetic questions. The scenario results will be used by other modeling tasks such as transportation demand modeling and will be tweaked based on the results derived to reach the best working scenarios. The Michael Baker Team will present and compare conceptual alternatives using a combination of two-dimensional diagrams, three-dimensional illustrations, photographs, tables, matrices, and narratives.

Through this process, the City will ultimately define a preferred land use that will become the basis for drafting the General Plan.

Task 3.5: Prepare Market Analysis and Fiscal Analyses of Alternatives

Once the land use alternatives have been specified, a market and fiscal analysis would be prepared to evaluate the fiscal implications of up to two alternatives and a proposed land use plan. Selected business leaders will be contacted to better understand the economic issues and opportunities for target areas within the city. Market evaluation would be based on current lease and vacancy rates and survey research with knowledgeable brokers and developers in the area. We will also evaluate the current household expenditure patterns and prepare a retail leakage analysis to estimate capture rates by major retail categories; Monterey Park’s competitive position will be compared with neighboring jurisdictions.

The fiscal analysis would be based on current General Fund budget information and interviews with the City’s financial and service provider staff; a level-of-service analysis would be prepared to identify the current cost of public services and whether future changes are anticipated. The fiscal analysis would be prepared citywide and for key target areas, such as downtown, the Atlantic and Garfield corridors, the Monterey Pass Road corridor, the regional retail center currently under construction and the East Los Angeles Community College area. We would also evaluate current State legislation that may influence future fiscal conditions locally.

Task 3.6: Conduct Circulation Modeling

The Michael Baker Team will prepare traffic model forecasts for the City of Monterey Park General Plan update. At a minimum, our team will examine the circulation impacts of alternative land use policies on the City’s transportation network using the regional model of the Southern California Association of Governments (SCAG). CS has the SCAG regional model in-house and we regularly apply it for sub regional, city and corridor level planning studies. The CS modeling team will review and validate the SCAG 2016 Regional Transportation Plan Model to portray current Monterey Park area travel conditions. The forecasts will be conducted for Year 2040 conditions (consistent with the regional plan horizon year), or another year if needed to correspond to the General Plan horizon. The model may consider either expected growth to that horizon year, or analyses of general plan build out which could be years beyond 2040. The SCAG regional model traffic zones and network will be reviewed and updated as needed to reflect current conditions in the City. Future SCAG projections for growth in employment, population and housing will be reviewed at the zonal level and updated to reflect the latest General Plan assumptions. The model will be run with the new General Plan land use/socioeconomic data and model results will include daily traffic flow and growth in daily traffic, peak hour traffic flow and growth in peak hour traffic and vehicle miles travelled (VMT) information for current and all future scenarios. For areas outside of Monterey Park, the model will include land use

assumptions developed by SCAG for the 2016/2040 Regional Transportation Plan.

Task 3.7: GPAC Meeting

The GPAC meeting will focus on the more refined two scenarios that include analysis and modeling. A live version of the UrbanFootprint model will be used during the meeting to answer “what-ifs” and potential changes to each scenario or combinations of. The purpose of the meeting will to find direction on a preferred alternative for land use. The meeting will also discuss the upcoming open house and preparations for it.

Task 3.8: Meetings with additional agencies/commissions

Michael Baker will meet with up to three other local agencies or commissions to present the current state of the land use alternatives and seek feedback on the vision, draft policies and scenarios. The Michael Baker Team will also discuss other issues of importance that may be useful for all of the potential elements and/or zoning ordinance updates.

Task 3.9: Review Vision and Alternatives with Planning Commission and Council

Michael Baker will conduct study sessions with both the Planning Commission and City Council to review and provide input on the strategic vision and alternatives analysis. The meetings will be opportunities to provide feedback to the Michael Baker Team on the alternatives studied and how to prioritize the results.

Task 3.10: Prepare Cursory Analysis of Zoning Ordinance to Determine Areas of Congruence to Preferred Alternative

Michael Baker will conduct an audit of the current code to determine what parts of the ordinances are still effective and what issues and challenges exist that may need to be addressed. This preliminary audit will include preliminary recommendations regarding organization, general plan draft policies and the preferred land use scenario, and consistency with all relevant state and federal laws,

identification of antiquated regulations and/or gaps, and opportunities to incorporate best practices. The Michael Baker Team will work with City staff to develop criteria for the audit. The audit will be graphical in nature with coding for major areas to make focus easier.

The team will develop a preliminary audit memorandum that outlines areas of effectiveness and potential deficiencies. The memorandum will include a matrix of criteria and indicate graphically how well the current ordinances address identified criteria. This step will help organize proposed changes and inform the process as preparation of the Code moves forward.

Task 3.11: Public Open House on Proposed Land Use Element

A public Open House (as described in Task 2.15) will be conducted with maps and policy area stations for the public to talk with consultants, City staff and GPAC members, ask questions, and provide final feedback on the preferred alternative and draft goals and policies.

Task 3.12: Finalize Vision/Preferred Alternative

Based on the results of the public workshops, open house, the GPAC meeting, and the Planning Commission and City Council study sessions, the Michael Baker Team will finalize the land use direction and preferred planning alternative for the City. Michael Baker will provide the City with a memo summarizing our understanding of the preferred alternative.

Task 3.13: Develop Implementation Plan

Based upon the draft goals, policies and preferred land use alternative, the Michael Baker Team will work with City staff to draft update the implementation plan for the Land Use Element. This will include a review of existing plans, recommendations for new implementation strategies that will include incentives, financing and fiscal sustainability.

TASK 4.0: CIRCULATION, ECONOMIC DEVELOPMENT AND OPTIONAL ELEMENTS DEVELOPMENT



As Option B, the City wishes to update the major elements for Circulation and Economic Development. These have not been updated since 2001, although an economic development plan was completed by Stanley R Hoffman Associates approximately 8 years ago. In 2014, Michael Baker assisted the City in updating the Healthy Communities and Sustainability Elements. In addition to the elements requested, we do recommend updating the Resources and Safety and Community Services elements as these have not been updated since 2001. Changes to state laws will require updating of the Safety Element, and it is better to be proactive. We have included these as an optional task that is not included in the base pricing.

With the initial General Plan Update completed with the ballot initiative, this would be a second General Plan Update for the purposes of California Planning Law. In addition to public engagement, additional CEQA documentation will be required due to the discretionary action of adoption. We recommend, based upon our knowledge of the existing CEQA documentation, and the proposed documentation to be completed as a part of Option A, an Initial Study/Mitigated Negative Declaration will be required. This scope is covered in Task 8.

As Option B, the City wishes to update the major elements for Circulation and Economic Development. These have not been updated since 2001, although an economic development plan was completed by Stanley R Hoffman Associates approximately 8 years ago. In 2014, Michael Baker assisted the City in updating the Healthy Communities and Sustainability Elements. In addition to the elements requested, we do recommend updating the Resources and Safety and Community Services elements as these have not been updated since 2001. Changes to state laws will require updating of the Safety Element, and it is better to be proactive.

We have included these as an optional task that is not included in the base pricing.

With the initial General Plan Update completed with the ballot initiative, this would be a second General Plan Update for the purposes of California Planning Law. In addition to public engagement, additional CEQA documentation will be required due to the discretionary action of adoption. We recommend, based upon our knowledge of the existing CEQA documentation, and the proposed documentation to be completed as a part of Option A, an Initial Study/Mitigated Negative Declaration will be required. This scope is covered in Task 8.

Task 4.1: Analysis of Existing Elements and Identify Goals, Policies and Implementation Items to Preserve

This will be a similar exercise to Task 3.1. The Michael Baker Team will work with City staff on an initial draft for presentation to the GPAC.

Task 4.2: Circulation Element Development

In addition to a thorough analysis of the existing and future roadway system needs, elements of Complete Streets will be examined in detail, including transit services and future transit projects that will affect the City of Monterey Park. The potential to improve the arterial system to also enhance transit and bicycle travel will be reviewed, including traffic signal improvements, bus stop improvements and traveler information systems.

Key mobility issues in Monterey Park:

- Freeway by-pass cut through traffic on key arterials roadways including Atlantic Avenue, Garvey Avenue, Garfield Avenue and others;
- Complete Streets planning and implementation to conform with state laws and community values;
- Regional and subregional coordination with LA Metro, Caltrans and other agencies;
- Incorporation of the bicycle plan and Active Transportation Plans into General Plan Mobility Element;
- Update of all Goals and Policies to reflect

regional plans including SB 743, SB 1, California Transportation Commission (CTC) Congested Corridor Planning Guidelines and other current regional and statewide initiatives.

The City of Monterey Park currently has a traditional street classification system comprising of the following:

- **Principal Arterials**
- **Minor Arterials**
- **Collector Streets**
- **Local Streets**

More and more, cities are re-thinking their transportation networks and not simply describing them in terms of how they accommodate automobile traffic and how wide each street is. The team will help the City re-think and re-design the functional classification system. For example, a possible transit overlay classification system for the General Plan will be examined that would further reemphasize the transit routes of choice in the City and then help prioritize transit system enhancements on those routes. For active transportation opportunities, City and regional Active Transportation Plans (ATP) will be fully incorporated into the General Plan Mobility Element.

We will map recommendations and ideas we learn from the public participation program and background research and will integrate those ideas with the existing functional classification system to understand what changes may be warranted. The team will examine the current classification system and how it coordinates with adjacent cities Los Angeles County systems. We will also examine how a possible overlay system of "Complete Streets" could be developed, potentially to include bicycle priority streets (building on the current Active Transportation Plan work), transit priority streets and pedestrian priority zones. The current classifications will be redefined to discuss in greater detail the role of other modes, and each arterial (Principal and Minor) will be redefined with respect to its potential to serve as a multi-modal corridor in the future. The team will help develop overlay classifications for purposes of identifying the Complete Street network.

The Michael Baker Team will work with the City to explore possible policy areas in transportation, including but not limited to:

- **Transportation Management Policies:** Policies such as the consideration of reducing delay, separating pedestrians and bicyclists from vehicle traffic, and adding or upgrading traffic control devices to serve transit, bikes and pedestrians
- **Scheduling and Financing:** The scheduling and financing of circulation improvements and operations maintenance projects that improve the system for all modes
- **First and Last Mile Connections:** The improvement of access to and from transit routes for walking and bicycling and by people with disabilities

To support the policy development in the plan it is anticipated that the following tasks will be conducted for purposes of assessing the existing and future transportation system conditions and updating the circulation element policies:

- **Traffic Data:** To understand existing traffic flow in the City, including autos and trucks, Average Daily Traffic (ADT) counts will be obtained if available or conducted on key arterial roadways throughout the City. This will include vehicle classification counts (to differentiate autos from heavy trucks) and the counts will be for 24 hours on a typical weekday and will include peak hour counts to identify daily traffic patterns as well as when the peak flow occurs.
- **Traffic Flow Map:** A traffic flow map will be created which will visually show the level of auto and truck traffic on the City's arterial street system and also in the future
- **Vehicle Mile Traveled (VMT) Analysis:** Due on-going changes to CEQA transportation laws/procedures, other measures beyond the traditional level of service (LOS) will be required and in fact LOS analysis will not be allowed as a determinant of impacts to the roadway system

under CEQA. While the SB 743 requirements take effect in July 2020, we understand that the City is forward thinking and is inclined to proceed with VMT analysis as opposed to LOS analysis. Cambridge Systematics is prepared to assess other Measures of Effectiveness (MOEs) and Performance Measures such as Vehicle Miles Traveled, Average Trip Length and Vehicles Hours of Travel associated with the incremental trips. However, LOS analysis may be performed on as required basis to provide more insight into congestion and roadway capacity.

- **Network Documentation:** Current transportation conditions will be documented including for the arterial roadway system (number of lanes, traffic flow, traffic control, etc.), transit (transit routes, service levels, and ridership), and bicycle system (Class I, II III and IV bicycle routes and other key bicycle amenities).
- **Roadway Classification System:** The current roadway classification system will be reviewed and recommendations for any updates or changes will be made. This will include review of State of California requirements to include the “Complete Street” concepts in any update of the City’s master plan, as well as to incorporate updates as needed for other State initiatives such as SB 743 which will ultimately change how transportation analysis is conducted for the California Environmental Quality Act (CEQA) studies.
- **Goals, Objectives and Policies:** Review and update goals, objectives, and policies related to transportation and circulation. All policies will be updated to be “modernized” to reflect Complete Streets requirements as well as to accurately reflect current regional and statewide transportation initiatives including Measure M, the recent sales tax measure in Los Angeles County.
- **Future Recommendations:** General Plan level improvement recommendations will be developed working with City staff, including

the potential to mitigate current traffic bottlenecks, improve transit services on key routes, implements new bicycle facilities and other possible improvements. Similarly, a list of local and regional improvements was developed by LA Metro for the Mobility Matrix project and those projects will be reviewed and incorporated into the City’s updated circulation plan as appropriate. These will include roadway improvements, active transportation system improvements, Intelligent Transportation System (ITS) improvements, transit enhancements and freeway mainline and freeway interchange improvements. Each project will be reviewed and incorporated into the City’s plan as applicable.

Task 4.3: Congruence Test with Land Use Element

The Michael Baker Team will prepare a matrix for Tasks 4.3 to ensure that goals and policies of the Circulation Element is congruent and compatible with the updated Land Use Element. Areas of incongruence will need to be corrected to come into compliance and ensure harmonization between elements.

Task 4.4: GPAC Meeting

The GPAC meeting will review the timeline for the ballot initiative. The Michael Baker Team and City staff will provide short update to the GPAC on progress since the last plan as well as changing trends in Economic Development and Circulation. The Michael Baker Team will also present preliminary recommendations, goals and policies to the GPAC on the Circulation Element Update. The meeting will look at suggested changes, edits and ensure that current items in the existing plan are retained, if applicable.

Task 4.5: Study Session(s) with Planning Commission and City Council

The Michael Baker Team, in conjunction with City staff will work with the Planning Commission and City Council in a study session (as outlined in Task 1.3). The purpose will be to receive feedback and

suggestions on the draft goals and policies for the Circulation Element prior to draft.

Task 4.6 Economic Development Element Development

An updated Economic Development component of the General Plan is an essential element to ensure that the mix of jobs and housing types meets the needs of the community, captures a reasonable share of emerging jobs in the digital technologies and increases the skills and wages of the local labor force. At the same time, the element will help to guide development policies that encourage retail and services that capture a greater share of local household expenditures and draw from shoppers outside the area. The overall economic benefits from well thought out economic development policies can both enhance the public sector's ability to continue to deliver a high level of public services as well as increase the wealth and prosperity of the local community, including both its households and businesses.

The fiscal analysis would present the economic and fiscal benefits to the community of alternative options for quality job generation and retail opportunities for growth within the target areas. Additionally, an innovative implementation and monitoring tool is proposed based on our earlier Economic Development Strategic Plan work. This is a set of economic performance indicators – sometimes referred to as a “dashboard” - that would be developed to evaluate the current plan and to allow the city to track and respond to changing economic conditions in the future. This range of performance measures would include: 1) employment trends and wages; 2) labor force characteristics and training needs; 3) retail market taxable sales capture; 4) capture of emerging industries in the digital and service economy; 4) fiscal revenue trends and financial opportunities to fund new and refurbished capital facilities and enhanced public amenities.

Task 4.7: Optional Elements Development (Optional Task)

The Michael Baker Team is prepared to also update the Safety and Community Services Element, Resources Element and Noise Element which have not been updated since 2001. Our recommendation is to update these elements to ensure the entire General Plan is congruent and appropriate to today's conditions and laws. If the City decides this is advantageous, we can negotiate a fee for inclusion of these elements. Updating these elements in conjunction with the Circulation and Economic Development elements develops synergies and cost savings compared to updating separately.

Task 4.8: Congruence Test with Land Use Element

The Michael Baker Team will prepare a matrix for Tasks 4.7 to ensure that goals and policies of the Economic Development Element is congruent and compatible with the updated Land Use Element. Areas of incongruence will need to be corrected to come into compliance and ensure harmonization between elements.

Task 4.9: Meetings with additional agencies/commissions

The Michael Baker Team will conduct one day for meetings with other agencies and commissions on the circulation and economic development elements.

Task 4.10: GPAC Meeting

The Michael Baker Team will conduct a GPAC meeting to discuss the recommended direction for revising and updating the City's Economic Development Element, its fiscal benefits, and potential implementation measures.

Task 4.11: Public Open House on Proposed Elements

A public Open House (as described in Task 2.15) will be conducted with maps and policy area stations for the public to talk with consultants, City staff and GPAC members, ask questions, and provide final feedback on the draft Economic Development

and Circulation Elements and the draft Zoning Ordinance.

Task 4.12: Finalize Policies

The Michael Baker Team will work with City staff to finalize the draft goals and policies that will be included in the Circulation and Economic Development tasks.

Task 4.13: Develop Implementation Plans

Based upon the draft goals and policies, the Michael Baker Team will work with City staff to draft update the implementation plan for the Circulation and Economic Development elements. This will include a review of existing plans, recommendations for new implementation strategies that will include incentives, financing and fiscal sustainability.

5.0: GENERAL PLAN DOCUMENTS



This task includes production of the draft and final General Plan Update documents. We propose creating the General Plan Update both in a searchable, navigable, and printable PDF as well as through an easy and intuitive device independent HTML document. Optional we can also create an executive summary poster that can be displayed in various places throughout the community.

Task 5.1: General Plan Framework

Based upon all feedback from the GPAC, Agencies/ Commissions, Planning Commission, City Council and the public engagement process, The Michael Baker Team will organize an outline of the document, including all goals, policies and implementation plans (including maps) for each element updated. The Michael Baker Team will work with City staff to finalize the framework of each element which will serve as the basis for the draft documents.

Task 5.2: Screen-Check Draft General Plan Documents for Option A and Option B

The Michael Baker team will prepare a Screen-check for the Land Use Element and then for the Circulation and Economic Development elements for initial staff review. Each element will include

an introduction, issues identification, goals and policies, and a plan narrative describing the basis for and intended application of the policies.

Task 5.3: Administrative Draft General Plan Documents for Options A and B

Following City review of the Screen-check Draft General Plan and receipt of comments, the team will incorporate City staff comments on the Screen-checks of each element to create an Administrative Draft General Plan Update for Option A and a subsequent update for the elements of Option B.

Task 5.4: Hearing Draft General Plan Update Documents for Option A and Option B

Following City review of the Administrative Draft General Plan and receipt of a single set of consolidated comments, the Michael Baker team will meet with City staff to review comments. The Michael Baker team will then incorporate City staff comments on the Administrative Draft General Plan to create a Hearing Draft General Plan for public review. This draft will be used for Planning Commission and City Council review. Revisions to the General Plan at this stage are limited to changes identified in public comments or through the EIR process; no additional chapters or sections would be added. The Michael Baker Team will also assist the City staff in preparation of staff report and resolution for adoption.

Task 5.5: Final General Plan Document

Following public hearings before City commissions and the City Council, and confirmation with City staff of desired changes, the Michael Baker team will revise the draft General Plan to create a final General Plan. Revisions to the General Plan at this stage are limited to changes identified in the public hearing process.

The Michael Baker Team will provide 10 hard copies and one electronic copy of the final plan documents. All GIS based data for updated land use map as well as printable electronic map will be provided.

TASK 6.0: ZONING REGULATIONS UPDATE AND RECONCILIATION



The major objectives of the Zoning Ordinance and map update is for congruence and implementation of the update General Plan elements, Better addressing aesthetics, form and function, encouragement of private sector investment, incentives for public investments, creating a more streamlined approval process for applicants, compliance with the latest Federal and State laws, and incorporating best-practices and trends that encourage reduction in GHG and VMT, encourage mixed-use development and stronger neighborhoods.

Task 6.1: Zoning Update Kickoff Meeting with Staff

During the initial phase of the project, the Michael Baker team will attend a kickoff meeting with City staff to discuss the Development Code Work Plan and gain an understanding from the City's viewpoint as to which elements of the existing Development Code should stay, go, or need updating and why.

Michael Baker will initially meet with select City staff to discuss the Development Code work plan to refine the scope of work and to gain an understanding from the City's viewpoint as to which elements of the existing ordinances should stay, go, or need updating and why. In this meeting, we will:

- Discuss the pertinent areas of focus, including, but not limited to mixed-use standards, modernizing land use terms and definitions, relationship of the zoning ordinance to the design guidelines, relationship of the zoning ordinance to current and forecasted real estate market forces, and current and common issues encountered in administration of the current ordinance.
- Discuss potential online collaboration and hosting for the ordinance that allows for a more interactive and customer friendly experience
- Review previously identified issues and identify City objectives for the Development Code.

- Identify stakeholders that must be engaged in the process and identify methods for effective and positive engagement
- Refine and detail the project scope, budget, and schedule, if necessary.

Michael Baker proposes utilizing a robust Zoning Code hosting platform called EnCodePlus that assists with collaborative code development and dynamic hosting of the code in a user-friendly format complete with graphics, annotations and clarifying materials. It would allow for real time collaborative code building, annotations, graphics, connections to other relevant code sections, definitions and non-code educational materials. The initial subscription would be a part of the project fee, with hosting the responsibility of the client after completion of the project. EnCodePlus integrates with many current online hosting sites for municipal codes including Municode. The EnCodePlus team would create an initial site build that would include the current code to reduce re-write time and preserve the portions of the existing document that are still relevant.

Task 6.2: Audit/Congruency Analysis Including Analysis of Recent Legislation and Case Law

This task includes an audit of the current code to determine what parts of the ordinances are still effective and what issues and challenges exist that may need to be addressed. This preliminary audit will include preliminary recommendations regarding organization, general plan implementation, and consistency with all relevant state and federal laws, identification of antiquated regulations and/or gaps, and opportunities to incorporate best practices. Our team will work with City staff to develop criteria for the audit.

The team will develop an audit memorandum that outlines areas of effectiveness and potential deficiencies. The memorandum will include a matrix of criteria and indicate graphically how well the current ordinances address identified criteria. This step will help organize proposed changes and inform the process as preparation of the Code moves forward.

With the adoption of the new Land Use Element and potentially the Circulation Element, there will be several inconsistencies between the adopted land use map and the current zoning map. Utilizing base map data from the City, Michael Baker will run a map analysis to determine where inconsistencies exist now between the adopted General Plan and the current zone districts. The intent is to identify where rezones are necessary for consistency with the General Plan and where there are gaps in the existing zone district structure for implementation of the General Plan.

General Plan consistency reviews will also be performed under separate tasks and may result in specific changes to the zoning map to ensure that the zone districts implement the land use designations and other policies of the General Plan Update.

Task 6.3: Focus Groups and Interviews

The Michael Baker Team will conduct one day of focus groups (up to 5 meetings) to meet with stakeholders to discuss the impact of changing the zoning ordinance and solicit ideas for potential areas of focus.

Task 6.4: City Staff Working Session

No one knows the City and development code related issues better than staff. Michael Baker will facilitate an “all hands” interactive discussion with City-designated staff to gain an understanding of the staff’s interpretation and intent of the General Plan, what’s working and not working, current administrative processes and ideas and issue with further streamlining, as well as exceptions regularly granted or practices in place where the code is silent. We want to hear about how staff interacts with the ordinances understand how they could be improved from staff’s perspective. We will discuss what changes, modifications, or new standards or procedures would improve the issues identified, and ultimately determine a clear staff view of which information requires the greatest level of attention.

The intent is to obtain City staff’s perspective of the issues concerning the existing ordinances and

to identify how the code update can better assist them in their duties. Potential data resources, including documents, plans, studies, programs, etc., not previously provided, will be identified and provided by City staff following the working session. Examples include a list of variance requests, code interpretations, and pending corrections to the existing ordinances.

Task 6.5: Case Studies

Zoning is a complicated, dynamic and changing field. Many citizen planners, including appointed and elected officials often need educated on the basics of a zoning ordinance, its intent, and its limitations. In addition, Federal and state case law, legislative acts, and best-practices continue to change. Planners are now re-thinking areas of zoning that have been in place in decades, such as separation of uses, non-conformance, and the relationship of the zoning ordinance to urban form and creation of place. Part of the responsibility of the Michael Baker Team, with guidance from the client, will be to prepare short educational white papers and presentations on key issues. These will include short case studies and links to other research materials.

We will create well-designed educational materials, such as a one-page flyer, to clearly convey project goals, relevance of the Development Code to residents’ daily life, and community involvement opportunities in a way that supports a transparent information exchange and reduces misperceptions and misinformation. This information can be disseminated via email, social media, the project website, or as paper flyers and posters.

Task 6.6: Planning Commission and City Council Study Session(s)

The Michael Baker Team will present the audit and case studies to get initial reaction and suggestions from the Planning Commission and City Council.

Task 6.7: Preparation and Review of Annotated Outline

The Michael Baker Team will prepare a draft annotated outline that reflects all inputs and findings derived from the previous tasks, including

the technical review and input received from the GPAC, Planning Commission and the City Council, key project stakeholders, and the general public.

The annotated outline will preview the new development code structure by illustrating a chapter-by-chapter sequence and description of the entire code's contents prior to the preparation of each individual chapter to explicitly identify the intended changes and the rationale for those changes. The annotated outline will serve as the "road map" for the actual update process and will include:

- An overview of the structure and organization of the Development Code
- Descriptions of all zoning districts
- Description or the recommended approach and commentary explaining the rationale behind the recommendation
- Notations of obsolete areas removed and new content introduced
- Notations of where previous code content has been included
- Identified areas where illustrations, reference links and online popups may aid in interpretation and understanding of the ordinance. This system would include a tagging structure to help ensure that the document can self-navigate and be customized for users (i.e. being able to generate a document with all relevant sections for a specific property(s) and/or use(s)).

In addition, Michael Baker will work closely with the City to develop a graphically pleasing ordinance that will function both in print version and online. This will help provide a professional look and feel, and help ease navigation through the document through the use of symbols, icons, popups and hyperlinks.

Task 6.8: GPAC Meeting

The Michael Baker Team, on conjunction with City staff, will present the Annotated Outline and case studies to the GPAC for guidance on finalizing the outline for the ordinance.

Task 6.9: Preparation of Final Annotated Outline

The Michael Baker team will prepare the final annotated outline that incorporates comments and observations provided by City staff, GPAC, the community, and the Planning Commission and the City Council.

Task 6.10: Preparation of Screen Check Draft Public Draft Zoning Ordinance Update and Draft Zoning Map Update

Building upon all previous tasks, the Michael Baker team will develop the preliminary draft Development Code and Map. The process will be iterative, working from the annotated outline to detailed ordinance language and illustrations. Our team will prepare the draft Development Code through a series of "modules" in an incremental fashion and in succession based on the level of importance and logical sequencing derived from our extensive experience in updating similar regulations.

Task 6.11: Preparation of Administrative Draft Public Draft Zoning Ordinance Update and Public Draft Zoning Map Update

Based upon City staff feedback, the Michael Baker Team will make necessary changes and produce an administrative draft document for wider distribution.

Task 6.12: Public Open House

Information on the Zoning Ordinance will be presented as part of the Public Open House outlined in Task 4.13.

Task 6.13: Preparation of Public Hearing Draft

The Michael Baker team will prepare the final modules and zoning map incorporating comments and observations provided by City staff, GPAC, the community, and the Planning Commission and the City Council.

Task 6.14: Final Zoning Code and Map

Based upon final Planning Commission and City Council comments, the Michael Baker Team will finalize the Zoning Ordinance document for implementation.

TASK 7.0: CEQA ADDENDUM DOCUMENT FOR LAND USE ELEMENT



As articulated in our approach, we anticipate that the 2001 Land Use Element will be a focused update to strengthen specific concepts and reflect market trends and the City's values and aspirations for growth. It is noted that since adoption of the 2001 Land Use Element, Monterey Park has not experienced significant growth. Much of the growth anticipated by the 2001 Land Use Element was not seen due in part to the Great Recession and loss of redevelopment.

In 2001 the Monterey Park City Council certified the EIR (SCH No. 2001011074) for the Monterey Park General Plan (2001 General Plan) which guides all development within the City. The certified EIR analyzes the potential environmental impacts that could result from residential and non-residential development as allowed by the General Plan. The EIR evaluated the environmental impacts of the development of approximately 3,000 dwelling units and 5.0 million square feet of non-residential uses with an associated 2020 population of 71,989 persons in the City and 80,867 persons in the entire planning area. This anticipated growth has not been seen. The City's 2018 population is just over 61,000 persons and SCAG forecasts the City's population to reach 65,000 by 2040, which is less than the growth anticipated by the 2001 General Plan. Based on the There is a strong potential that the proposed Land Use Element would consider a development potential within the envelope of development capacity remaining in the planning area that has already been analyzed and mitigated through the Certified EIR. The amount of development that has occurred since the 2001 General Plan would need to be confirmed by the City at project kickoff to fully understand the remaining development capacity

available. An understanding of the proposed land use plan and associated development potential would be needed early in the community outreach phase to confirm the appropriate environmental clearance document.

Assuming that the proposed amendments to the General Plan Land Use Element will not meet the criteria set forth in CEQA Guidelines Section 15162 for Subsequent EIRs or Section 15163 for a Supplemental EIR, an Addendum to the 2001 Final EIR for the Monterey Park General Plan would be prepared in accordance with CEQA Guidelines Section 15164.

Pursuant to CEQA Guidelines Section 15164(c), "An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration." Thus, it is assumed that the Addendum will not be circulated for public review.

Task 7.1: Environmental Analysis

Michael Baker will evaluate the proposed updates to the Land Use Element and associated land use plan and anticipated buildout in comparison to the land use plan and buildout analyzed in the 2001 EIR. Each environmental topical area addressed in the 2001 EIR will be addressed and include a summary of the previous impact assessment and a comparison analysis and discussion of the amended project, as well as identify mitigation measures, if any, that are applicable to the amended project. This scope of work assumes the amended project and resulting analysis will not meet any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR. This section will provide findings to indicate the amended project is in compliance with CEQA Guidelines Section 15164.

Task 7.2: Screen Check Draft Addendum

Michael Baker will prepare an Addendum to the Monterey Park General Plan Environmental Impact Report (General Plan EIR) adopted in 2001 in accordance with the CEQA Guidelines. The Addendum report will be presented as follows:

- **X.1 Overview:** This section will provide an overview of the environmental review and approval required for the proposed General Plan Land Use Element Update.
- **X.2 Purpose of the Addendum:** This section will discuss CEQA compliance and background and history of the Monterey Park General Plan. This section will summarize impacts and mitigation measures that were previously identified within the 2001 General Plan EIR.
- **X.3 Project Description:** The Project Description section will detail the proposed changes to the General Plan Land Use Element, including anticipated development potential.
- **X.4 Environmental Analysis:** Michael Baker will evaluate the proposed updates to the Land Use Element and associated land use plan and anticipated buildout in comparison to the land use plan and buildout analyzed in the 2001 EIR. Each environmental topical area addressed in the 2001 EIR will be addressed and include a summary of the previous impact assessment and a comparison analysis and discussion of the amended project, as well as identify mitigation measures, if any, that are applicable to the amended project. This scope of work assumes the amended project and resulting analysis will not meet any of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR. This section will provide findings to indicate the amended project is in compliance with CEQA Guidelines Section 15164.
- **X.5 Environmental Evaluation Personnel:** This section will identify the persons involved in preparing the environmental evaluation.

Task 7.3: Administrative Draft Addendum

Michael Baker will submit one (1) electronic copy of the Administrative Draft Addendum for review and comment by the City. We will also submit one electronic (1) “check copy” of the administrative draft document, which will incorporate one complete set

of comments received from the City. Changes to the draft document will be highlighted to assist the review.

Task 7.4: Public Hearing Draft Addendum

Michael Baker will respond to a review of the Second Administrative Draft Addendum by the City and will prepare the Final Addendum.

As stated, pursuant to CEQA Guidelines Section 15164(c), “An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.” Thus, it is assumed that the Addendum will not be circulated for public review.

TASK 8.0: CEQA INITIAL STUDY / MITIGATED NEGATIVE DECLARATION FOR ALL OTHER ELEMENTS/ZONING



If it is determined an Addendum to the 2001 Certified EIR is the appropriate environmental clearance document for the updated General Plan Land Use Element, we anticipate preparation of an Initial Study/Mitigated Negative Declaration to address subsequent updates to the Circulation and Economic Development Elements, along with the zoning regulations.

Task 8.1: (IS/MND) Environmental Analysis

Michael Baker will prepare an Initial Study in accordance with the updated CEQA Guidelines. The Initial Study will include detailed explanations of all checklist determinations and discussions of potential environmental impacts. The Initial Study report will be presented as follows:

The Introduction will cite the provisions of CEQA, the CEQA Guidelines, and the City of Monterey Park CEQA Implementation procedures for which the proposed project is subject. This section will identify the purpose of the study and statutory authority as well document scoping procedures, summary of the Initial Study/Mitigated Negative Declaration format,

listing of responsible and trustee agencies and documentation incorporated by reference. The Project Description section will detail the proposed changes to the General Plan Economic Development and Circulation Elements and zoning regulations.

Michael Baker will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation and measures to mitigate such effects. Environmental issues raised by City Staff, agencies and the community, and any other relevant and valid informative sources will also be evaluated. The Environmental Analysis sections will provide vital supporting information for the conclusions rendered for the Environmental Checklist. The Initial Study Checklist will be presented in a four-column layout, identifying: (1) potentially significant impacts, (2) potentially significant impacts unless mitigated, (3) less than significant impacts, and (4) issues resulting in no impacts. This section will review the following issues:

- **Aesthetics**
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Noise**
- **Population and Housing**
- **Public Services**
- **Recreation**
- **Transportation**
- **Tribal Cultural Resources**
- **Utilities and Service Systems**

Task 8.2: Screen-Check Draft IS/MND

The Michael Baker team will respond to one consolidated set of City comments on the Screen-check Draft IS/MND.

Task 8.3: Administrative Draft IS/MND

An Administrative Draft IS/MND will be provided with all revisions made in track changes to assist the City in review of the document. The Michael Baker team will respond to a second set of consolidated comments on the Administrative Draft EIR. This task assumes that all substantive comments will be raised as part of the Screen-check Draft, above.

Task 8.4: Public Hearing Draft IS/MND

With a conclusion in the Initial Study that no significant environmental effects will occur as a result of implementation of the project, a Mitigated Negative Declaration will be prepared. Michael Baker will prepare the CEQA Notice of Intent (NOI) to Adopt, publish and distribute the environmental document to agencies and interested parties, and post the Notice of Availability at the County Clerk. This scope assumes the City would be responsible for any newspaper notices required for the project.

Task 8.5: Final IS/MND

The Michael Baker team will respond to comments received on the Draft IS/MND during the 30-day public review period. It is unknown at this time the extent of public and agency comments that will result from the review process. Should the level of comments and response exceed our budget estimate, Michael Baker may submit an additional funding request.

Michael Baker will prepare a Mitigation Monitoring and Reporting Program (MMRP) to identify appropriate monitoring steps/procedures and provide a basis for monitoring such measures during project implementation. The MMRP Checklist will indicate the mitigation measure, as outlined in the IS/MND, the monitoring milestone (agency/department responsible for verifying implementation of the measure), method of verification (documentation, field checks, etc.), and a verification section to document monitoring activities.

If required, Michael Baker will prepare an Errata to the Public Review Draft IS/MND for City review and approval. The Errata will be a stand-alone document

identifying any revised text in strikethrough and underline, as necessary to address comments received on the Draft document. The Final IS/MND will be comprised of the responses to comments (if applicable) and Errata, along with the Public Review Draft IS/MND, previously provided.

A Notice of Determination (NOD) will be prepared and filed with the Los Angeles County Clerk and SCH within five days of IS/MND adoption. This scope of work excludes payment of any California Department of Fish and Wildlife filing fees, if applicable.

TASK 9.0: HEARINGS AND ADOPTION



Task 9.1: Development of Land Use Element Hearing Materials, CEQA Document and Staff Reports

The Michael Baker Team will assist the City staff by preparing drafts of staff reports for submittal to the Planning Commission and City Council for the General Plan Update adoption and Addendum certification. The Michael Baker Team will work with City staff to modify the drafts as needed prior to finalization for submission to the Planning Commission or City Council. The Michael Baker Team will also prepare a draft PowerPoint presentation and related visuals for the draft Land Use Element. City staff will comment, and Michael Baker will finalize presentation materials.

Task 9.2: Hearings and Presentations

The Michael Baker Team will attend up to one hearing each of the Planning Commission and City Council. We will supply the necessary staff to attend based upon any anticipated questions.

Task 9.3: Development of Materials for Ballot Initiative

The Michael Baker Team will work closely with City staff and the City Attorney to ensure information is provided for the ballot initiative and proper filing.

Task 9.4: Development of Remaining Elements, Zoning Ordinance Update, CEQA Document Hearing Materials and Staff Reports

The Michael Baker Team will assist the City staff by preparing drafts of staff reports for submittal to the Planning Commission and City Council for the General Plan Update adoption and IS/MND certification. The Michael Baker Team will work with City staff to modify the drafts as needed prior to finalization for submission to the Planning Commission or City Council. The Michael Baker Team will also prepare a draft PowerPoint presentation and related visuals for the Circulation and Economic Development elements and the Zoning Ordinance Update. City staff will comment, and Michael Baker will finalize presentation materials.

Task 9.5: Hearings and Presentations

The Michael Baker Team will attend up to one hearing each of the Planning Commission and City Council. We will supply the necessary staff to attend based upon any anticipated questions.



Timeline and Deliverables

The following pages show the timeline for the project and deliverables accompanied with the tasks. The timeline also shows various meetings that will be held throughout the duration of the project. A key to meetings and deliverables is provided at the bottom of the timeline.

Continued on next page

G	GPAC Meeting
SK	Staff Kickoff Meeting
PK	Public Kickoff Meeting
FG	Focus Groups/Interviews
W	Workshop
PW	Pop-up/Neighborhood Workshop
OC	Meetings with Other Agencies/Commissions
PC	Planning Commission Meeting
CC	City Council Meeting

- 1 Public Engagement and Communications Plan
- 2 GIS and UrbanFootprint Model
- 3 Existing Conditions Assessment and Background Report
- 4 Marketing Outreach Campaign
- 5 Social Media/Website Engagement
- 6 Analysis of Existing Elements
- 7 Develop Vision and Alternatives
- 8 Circulation Modeling
- 9 Alternatives Analysis
- 10 Cursory Analysis of Zoning Ordinance
- 11 Finalize Preferred Vision
- 12 Development of Implementation Plan
- 13 General Plan Framework (Options A and B)
- 14 Administrative Draft General Plan Update (Options A and B)
- 15 Hearing Draft General Plan Update (Options A and B)

- | | |
|----|---|
| 16 | Hearing Draft General Plan Document (Options A and B) |
| 17 | Screencheck Draft CEQA Addendum |
| 18 | Administrative Draft CEQA Addendum |
| 19 | Public Hearing Draft CEQA Addendum |
| 20 | Final CEQA Addendum Document |
| 21 | Development of Hearing Materials |
| 22 | Development of Ballot Initiative Materials |
| 23 | Analysis of Existing Elements |
| 24 | Circulation Element Development |
| 25 | Congruence Test |
| 26 | Economic Development Element Development |
| 27 | Optional Elements (Optional Task) |
| 28 | Congruence Test |
| 29 | Finalize Policies |
| 30 | Develop Implementation Plans |

- 31 Audit/Congruency Analysis of Zoning Ordinance
32 Zoning Case Studies
33
34 Preparation and Review of Annotated Outline
35 Preparation of Screencheck Draft and Map
36 Preparation of Administrative Draft and Map
37 Public Hearing Draft and Map
38 Screencheck Draft CEQA IS/MND
39 Administrative Draft CEQA IS/MND
40 Public Hearing Draft CEQA IS/MND
41 Development of Hearing Materials
42 Final Zoning Code and Map
43 Final CEQA IS/MND Document

[illegible]**MEETINGS KEY:**

G	GPAC Meeting
SK	Staff Kickoff Meeting
PK	Public Kickoff Meeting
FG	Focus Groups/Interviews
W	Workshop
PW	Pop-up/Neighborhood Workshop
OC	Meetings with Other Agencies/Commissions
PC	Planning Commission Meeting
CC	City Council Meeting

DELIVERABLES KEY:

1	Public Engagement and Communications Plan	16	Hearing Draft General Plan Document (Options A and B)	31	Audit/Congruency Analysis of Zoning Ordinance
2	GIS and UrbanFootprint Model	17	Screencheck Draft CEQA Addendum	32	Zoning Case Studies
3	Existing Conditions Assessment and Background Report	18	Administrative Draft CEQA Addendum	33	
4	Marketing Outreach Campaign	19	Public Hearing Draft CEQA Addendum	34	Preparation and Review of Annotated Outline
5	Social Media/Website Engagement	20	Final CEQA Addendum Document	35	Preparation of Screencheck Draft and Map
6	Analysis of Existing Elements	21	Development of Hearing Materials	36	Preparation of Administrative Draft and Map
7	Develop Vision and Alternatives	22	Development of Ballot Initiative Materials	37	Public Hearing Draft and Map
8	Circulation Modeling	23	Analysis of Existing Elements	38	Screencheck Draft CEQA IS/MND
9	Alternatives Analysis	24	Circulation Element Development	39	Administrative Draft CEQA IS/MND
10	Cursory Analysis of Zoning Ordinance	25	Congruence Test	40	Public Hearing Draft CEQA IS/MND
11	Finalize Preferred Vision	26	Economic Development Element Development	41	Development of Hearing Materials
12	Development of Implementation Plan	27	Optional Elements (Optional Task)	42	Final Zoning Code and Map
13	General Plan Framework (Options A and B)	28	Congruence Test	43	Final CEQA IS/MND Document
14	Administrative Draft General Plan Update (Options A and B)	29	Finalize Policies		
15	Hearing Draft General Plan Update (Options A and B)	30	Develop Implementation Plans		



QUALIFICATIONS AND STAFFING



COMMUNITY IS NOT SOMETHING YOU HAVE,
LIKE PIZZA. NOW IS IT SOMETHING YOU CAN BUY.
IT'S A LIVING ORGANISM BASED ON A WEB OF
INTERDEPENDENCIES- WHICH IS TO SAY, A LOCAL
ECONOMY. IT EXPRESSES ITSELF PHYSICALLY
AS CONNECTEDNESS, AS BUILDINGS ACTIVELY
RELATING TO EACH OTHER, AND TO WHATEVER
PUBLIC SPACE EXISTS, BE IT THE STREET, OR
THE COURTHOUSE OR THE VILLAGE GREEN.

JAMES HOWARD KUNSTLER

ORGANIZATION CHART

The chart demonstrates how we will be organized and managed for continuity to keep the project running smoothly and efficiently. Each team member brings specific expertise to contribute to your project's

success. Our team structure is tailored to support an efficient and holistic project delivery model for the City. Detailed resumes of team members are provided in following pages.



Sub-consultant Hours

Cambridge Systematics- 777 hours
Stanley R Hoffman Associates- 355 hours
Rincon Consultants- 32 hours



SHANE BURKHARDT, AICP
PROJECT DIRECTOR



PERCENTAGE AVAILABILITY: 80%

YEARS OF EXPERIENCE: 20

EDUCATION

B.U.P.D., 1998, Urban Planning and Development, Ball State University; B.S., 1998, Environmental Design and Political Science, Ball State University

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, 2001, 016757

GENERAL QUALIFICATIONS

Mr. Burkhardt is the Community Planning and Urban Design Manager in Michael Baker's Santa Ana, California office. He is a certified urban planner with over 20 years of experience and expertise in land use, economic development and urban design. As a planning consultant, he has led many successful award-winning planning and urban design projects including the Community Plans Continuum project which focused on facilitating and developing 26 community plans for unincorporated places in San Bernardino County. Other award-winning projects include redevelopment of the area around the Indianapolis Motor Speedway and the redevelopment of City of Whiting's Lake Michigan waterfront. Mr. Burkhardt's previous experience outside of private sector consulting included a Research Fellow appointment with the Hudson Institute specializing in building community competitiveness as well as Associate Director of Ball State University's Center for Economic and Community Development where he provided technical support to communities and coordinated the center's economic development education curriculum.

Shane is active in the American Planning Association and is currently past-chair of the Chapter Presidents Council, serves on the Membership Committee and previously served on the national APA Board of Directors. Mr. Burkhardt was also a recent recipient of the American Planning Association's CPC Outstanding Leadership Award.

PROJECT EXPERIENCE

Monterey Park General Plan Healthy Community and Sustainable Community Elements and General Plan EIR and Addendum | Monterey Park, California

Client: City of Monterey Park

Senior Planner. Provided client coordination, technical assistance, and presentations to the City's plan commission. Michael Baker prepared a healthy community element and a sustainable community element for the general plan after the city won a state sustainable community planning grant to create these documents. Michael Baker created an existing conditions report identifying health issues, behaviors, and environmental conditions that might be contributing to health outcomes; sustainability metrics, such as resource use; and current efforts to promote health and sustainability. Michael Baker also facilitated community workshops and outreach efforts to solicit input and generate excitement and understanding of opportunities to achieve a healthy and sustainable community. Michael Baker developed goals, policies, and implementation actions based on the existing conditions findings and community input.

Community Plans Continuum Project | San Bernardino County, California

Client: San Bernardino County

Project Manager. As part of the countywide planning process for the largest county in the U.S., Michael Baker is guiding the development of community plans for 26 unincorporated communities. The plans are strategic in nature and address each community's direction and vision, aligning them with the overall Countywide Vision. Communities range from the San Bernardino Mountains to the Mojave Desert. The project includes intensive immersion weeks where multiple facilitations teams are immersed in each community conducting collaborative public workshops. Six group project managers are assigned a number of the 26 plans and are responsible for utilizing technical team experts to facilitate community capacity building, infrastructure and transportation, land use and urban design, environmental and resiliency, housing, and finance to help develop goals, objectives, and action plans to address the issues and needs of each community.

Monterey Park South Garfield Avenue Design Services | Monterey Park, California.

Client: City of Monterey Park.

Project Manager. Responsible for serving as the project manager and oversaw the due diligence, conceptual design, final construction drawings, cost estimates, and construction support services. Michael Baker provided design services for the first phase of the new South Garfield Village Specific Plan. The project included initial improvements to South Garfield Avenue to improve aesthetic quality and pedestrian safety and to provide for low impact development (LID) best management practices (BMP) for stormwater treatment. Five main features were designed, including a midblock crossing with bulb-outs; a pedestrian refuge; a hybrid pedestrian beacon (or HAWK signal); bio-retention rain gardens for stormwater retention, aquifer recharge, water quality control, and enhanced aesthetic quality; a center median to replace a continuous center-turn lane; and replacement of over-mature street trees as part of a larger streetscape palette to provide for a more unique appearance and differentiate the area from other neighborhoods within the City.

Pueblo Viejo Implementation Plan | Coachella, California.

Client: City of Coachella

Project Manager. Responsible for serving as the project manager and guided the development of the implementation program, zoning amendments, design guidelines, parking analysis, and traffic calming study. Michael Baker worked with the City to develop and implement its Pueblo Viejo downtown vision plan. The project included development of public space improvements, cost opinions, and financial planning for capital projects and design standards and guidelines to implement in-fill mixed-use development and compatible architecture. Michael Baker landscape architects partnered with City staff, downtown business owners, and residents to implement the plan. Improvements were a continuation of the work prepared by Michael Baker's Urban Design Studio and were approved by the City Council in March 2010. Improvements included narrowing of traffic lanes along Sixth Street; widening of sidewalks; incorporating traffic calming features and decorative sidewalks at the intersections; constructing a public courtyard; and installing street trees, decorative street and pedestrian lighting, a central fountain, public art, and street furniture.

Placentia General Plan Sustainability Element and Development Code Assistance | Placentia, California.

Client: City of Placentia.

Technical Lead. Responsible for leading a team that prepared

an easy to read graphical assessment of the current General Plan and Zoning Ordinance on its compatibility with Transit Oriented Development (TOD) principles. As part of a Sustainability Planning Grant, Michael Baker prepared a sustainability element and conducted community outreach in support of the Placentia General Plan Update. Through this element, the city is integrating principles of sustainability – a balance between social equity, a strong economy, and a healthy environment. This provides additional opportunities to identify ways to improve the quality of life in Placentia and become a more resilient community. Michael Baker administered a community survey and conducted community outreach workshops. Implementation programs, including actions, identification of key partners and potential funding sources, and a monitoring program, were also prepared.

ADDITIONAL PROJECT EXPERIENCE

Design and Historic Preservation Review, Pasadena, California

Client City of Pasadena.

Senior Planner. Architectural design review services, coordination, technical assistance and preservation.

Shasta Lake General Plan Update | Shasta Lake, California

Client: City of Shasta Lake

Technical Lead. Responsible for the land use, public outreach, and economic development elements of the plan

Valley Boulevard Corridor Specific Plan Health and Wellness Elements | San Bernardino County, California

Client SCAG.

Senior Planner. Vision development, corridor planning, and recommendations.

On-Call Planning Services | El Monte, California

Client City of El Monte.

Senior Planner. Plan consistency review.

Port of San Antonio Airports Metrics Analysis | San Antonio, Texas.

Mixed-use business and industrial park adjacent to former Kelly Air Force Base.

Whiting 117th Street Recreational Activity Area Schematic Plan and Design | Whiting, Indiana

Redevelopment of an abandoned brownfields site into a \$6 million world-class sports facility for local schools and college.



GLENN LAJOIE, AICP
Quality Assurance and Quality Control (QA/QC)



PERCENTAGE AVAILABILITY: 15%

YEARS OF EXPERIENCE: 33

EDUCATION

M.P.A., 1992, Public Policy and Administration, California State University at Long Beach

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, 1994, 087288

GENERAL QUALIFICATIONS

Mr. Lajoie has 32 years of experience in the profession, 30 of which have been with one firm, Michael Baker. He has a diverse background in the Planning and Environmental Analysis practice and provides a senior leadership perspective to practices and operations throughout the west region. In his leadership role, Mr. Lajoie focuses on cultivating relationships, assuring quality and responsiveness to our clients, maintaining oversight of our multi-disciplinary project teams and collaboration of best practices among the more than 150 planners working in many of our offices throughout California. He is a recognized leader in the practice of CEQA and NEPA compliance, which includes EIR's, Negative Declarations, as well as policy planning documents involving General Plans, Specific Plans, Neighborhood studies and due diligence analysis. Mr. Lajoie's responsibilities also include oversight of organizational matters, operations, business development, staff mentoring and instruction, budget management and overall strategic assistance for our network of clients. Mr. Lajoie has an extensive resume pertaining to comprehensive planning projects for local agencies and has managed updates in the cities of Lancaster, Cypress, Costa Mesa, Buena Park, Fullerton, Glendora and several other local and regional agencies. In addition, Mr. Lajoie has over 30 years of experience throughout the Antelope Valley involving CEQA review projects.

PROJECT EXPERIENCE

Lancaster 2030 General Plan Update and EIR | Lancaster, California

Client: City of Lancaster

Project Director. Michael Baker assisted in the preparation of a general plan update that was technically sound and responsive to community values and priorities. The city faced a potential for dramatic change by the year 2030, necessitating reevaluation of the general plan in order to plan for growth and changes. The emphasis of the update was to understand current issues and opportunities; identify community priorities and values; and incorporate them into the plans, goals, policies, and land use map.

Buena Park General Plan Update and EIR | Buena Park, California

Client: City of Buena Park

Project Director. Michael Baker prepared the Buena Park General Plan Update. Paramount to the success thus far has been the close collaboration and participation of City staff in the process. Staff Summits were held with key department heads to review existing goals and policies as a group and provide direction as to changes or needs. Additionally, summits focused on land use, strategy area development, and urban form. Planning Commission-City Council study sessions and community outreach also contributed to the development a draft vision, existing conditions report, land use alternatives, and revised goals and policies. The complete Administrative Draft Plan was completed in the fall of 2009, with EIR completion and adoption in 2010.

Placentia General Plan, Housing Element, and EIR | Placentia, California

Client: City of Placentia

Project Director. Responsible for project management. Michael Baker provided professional services for a comprehensive update of the city's existing General Plan, which had been prepared in the 1970s and 1980s. The update consolidated the General Plan elements under one cover. The work program was a two-phased approach, focusing first upon the Housing Element to comply with the state-mandated deadline for the Housing Element submittal.

San Diego County General Plan Update | San Diego County, California

Client: San Diego County

Environmental Planner. Responsible for environmental services. Michael Baker provided services for the preparation of the General Plan 2020 Update. Michael Baker developed the safety and public facility elements and provided support services in geographical information systems (GIS) applications, land use and development policy, infrastructure planning, and various civil engineering tasks.

Hawaiian Gardens General Plan Environmental Impact Report | Hawaiian Gardens, California.

Client: City of Hawaiian Gardens.

Project Director. Responsible for project management. Michael Baker prepared the Hawaiian Gardens General Plan Update Program EIR which evaluated potential environmental impacts resulting from revisions to the City's General Plan. The current update includes revisions to the existing land use, circulation, housing, conservation, open space and recreation, noise, safety, air quality / waste, economic development, capital improvements elements, and the addition of the community design element. The goal of the update was not to make dramatic changes to the City's existing land use policy map, but rather to quantify remaining development in a way that can be correlated to existing uses and conditions, while at the same time capitalizing on future development and / or redevelopment potential.

North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan EIR/EA | Lancaster, California

Client: City of Lancaster

Project Director. Prepared an environmental impact report (EIR) and environmental assessment (EA) involving traffic, historical resources, air, noise, and hazardous materials studies. Michael Baker provided comprehensive services for a redevelopment of a 103-acre portion of the Lancaster North Downtown area. The project, which represents the city's long-term program to retain and revitalize the historic downtown area, included public participation, vision plan, design guidelines and standards, infrastructure studies, environmental impact studies, and required general plan amendments and zoning changes. Formulated with the involvement of various stakeholders in the area, the plan creates a framework to achieve the overall objectives of expanding and locating new institutional uses, providing adequate locations for various service providers, rehabilitating or replacing deteriorated housing stock, providing recreational facilities, and enhancing commercial uses.

General Plan Update and EIR | Costa Mesa, California.

Client: City of Costa Mesa

Project Manager for this General Plan Update/EIR. Michael Baker assisted the City of Costa Mesa in the preparation of the Year 2000 Comprehensive General Plan Update and associated EIR. The General Plan Update involved a process of revising, reorganizing, and reformatting the City's existing 1990 General Plan from the four existing General Plan elements into the seven mandated elements and three optional elements: Urban Design, Cultural and Historical Resources, and Growth Management. Michael Baker also prepared the Environmental Impact Report.

ADDITIONAL PROJECT EXPERIENCE

General Plan Update/ EIR for California Cities

- Anaheim
- Artesia
- Bakersfield
- Buena Park
- Capitola
- Carson
- Costa Mesa
- Cypress
- Fullerton
- Hawaiian Gardens
- Holtville
- Lancaster
- Lawndale
- Los Alamitos
- Los Gatos
- Lynwood
- McFarland
- Monterey Park
- Murrieta
- Placentia
- Rancho Santa Margarita
- San Diego
- Shasta
- Watsonville
- Villa Park





STARLA BARKER, AICP

CEQA Documents, Resources, Safety and Community Services



PERCENTAGE AVAILABILITY: 40%

YEARS OF EXPERIENCE: 16

EDUCATION

M.U.R.P., 2004, Urban and Regional Planning, California State Polytechnic University, Pomona

B.A., 1996, Business Economics, University of California, Riverside

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, 2010, 24079

GENERAL QUALIFICATIONS

Ms. Barker specializes in community development and environmental planning. Ms. Barker provides planning and environmental services to public and private sector clients specializing in the management and preparation of CEQA/ NEPA environmental compliance documents (Initial Studies, Negative Declarations, Environmental Impact Reports, and Environmental Assessments), as well as General Plans, Specific Plans, Community Plans, and Hazard Mitigation Plans. Utilizing her experience in community planning and environmental compliance, Ms. Barker is regularly involved in the management and preparation of a wide range of policy and land development projects with particular emphasis on policy planning, urban infill, downtown, and redevelopment projects. Ms. Barker is regularly involved in the development, planning, and implementation of community engagement programs and has been involved in the preparation of several needs assessment studies, which involved analyzing and evaluating community needs and developing strategies for redevelopment and revitalization within those areas.

PROJECT EXPERIENCE

General Plan Healthy Community and Sustainable Community Elements and EIR Addendum | Monterey Park, California.

Client: City of Monterey Park

Project Manager. Responsible for the overall management and preparation of the Addendum to the Monterey Park General Plan EIR, which considered the General Plan Healthy Community and Sustainable Community Elements. Michael Baker prepared the Healthy Community and Sustainable Community Elements for the Monterey Park General Plan and provided environmental clearance with the preparation of an Addendum to the Monterey Park General Plan Final Environmental Impact Report (EIR). The Healthy Community Element establishes goals and policies to guide city efforts to support and promote a healthier community by "making the healthy choice the easy choice" for every community member. The Sustainable Community Element establishes goals and policies to guide city efforts to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors of individual community members.

Lancaster General Plan Update, Master Environmental Assessment and EIR | Lancaster, California

Client: City of Lancaster

Environmental Project Manager and Senior Planner/Assistant Project Manager. Assisted in coordination and preparation of a comprehensive update to the City of Lancaster General Plan, including preparation of the background report (Master Environmental Assessment), land use and circulation alternatives, and updated goals, policies, and actions. Led the Project Team and subconsultants in the preparation of the program EIR, which addressed three separate land use alternatives. Participated in the design and implementation of an extensive community outreach program incorporating promotional materials, web-based surveys, community education, visioning workshops, interactive land use workshops, youth activities, and open houses. The process also included an active Citizens Advisory Committee and Interagency Review Committee. The emphasis of the General Plan Update was

to both understand current issues and opportunities and to identify community priorities and values and incorporate those into the plan's goals, policies and land use map. An illustrative General Plan 2030 summary handout was also completed for the project.

Lawndale General Plan Safety Element, Local Hazard Mitigation Plan, and Emergency Operations Plan | Lawndale, California

Client: City of Lawndale

Project Manager. Responsible for overall project management and preparation of the work program, which involved an update to the Safety Element to meet current State standards, update to the Emergency Operations Plan and creation of the City's first Local Hazard Mitigation Plan (LHMP). The LHMP includes identification and profiling of the City's natural hazards, a vulnerability assessment, mitigation strategies, and plan implementation and maintenance. Goals and policies in the Safety Element were developed to address both natural and human-induced hazards to further support implementation of the mitigation actions identified in the LHMP. An Information Brochure was also developed to support the City is educating the community on natural hazards and opportunities to reduce damage. The work program also included updating the City's Emergency Operations Plan and a conducting a Soft-Story Building Survey. A community outreach program was developed to include a survey, participation at the City's annual Health, Safety, and Pet Fair, and community workshops.

Buena Park General Plan Update and EIR | Buena Park, California

Client: City of Buena Park

Project Manager. Coordinated and managed the comprehensive update to the City of Buena Park General Plan, consisting of updated existing conditions, land use alternatives, and updated goals, policies, and objectives for all elements of the General Plan, as well as the Program EIR. The 2035 General Plan uniquely responds to Buena Park's desire to maintain and protect its residential communities and distinct heritage, while at the same time allowing for the City to promote itself as a tourist destination. The General Plan Update began with a community outreach process, resulting in the creation of a 25-year vision statement that served as the foundation for the General Plan goals and policies. The work program involved close collaboration with city staff, including staff summits with key department heads. The General Plan identifies key focus areas that the City anticipates will have the highest likelihood of change through redevelopment and new development over the life of the General Plan. Through integration of higher density residential, concentrations of mixed use, and improved mobility connections, these areas will help manage the anticipated growth of the City's population, new households,

improved retail / commercial centers, and areas of employment. These areas represent opportunities for the city to build upon existing successes and planned improvements, as well as opportunities to identify new visions for growth. Understanding that these areas occur along some of the most prominent corridors and gateways in the city, it was important to clearly define the desired character and vision for these areas.

Murrieta General Plan Update, Climate Action Plan and EIR | Murrieta, California

Client: City of Murrieta

Assistant Project Manager/Senior Planner and Environmental Analyst. Assisted in the management and preparation of the comprehensive update to the Murrieta General Plan, consisting of the development of new land use and circulation alternatives, and updates to the goals, policies, and actions for all elements of the General Plan.

ADDITIONAL PROJECT EXPERIENCE

Eastside Transit EIS/EIR Review | Monterey Park, California

Client: City of Monterey Park

Project Manager. Responsible for overall project management and preparation of the peer review of the Eastside Transit EIR/EIR.

South Garfield Avenue Specific Plan/South Garfield Avenue Specific Plan and Streetscape Improvements | Monterey Park, California

Client: City of Monterey Park.

Task Manager. Responsible for overall project management and preparation of the Initial Study and Mitigated Negative Declaration.

Burbank 102017 EIR | Burbank, California

Client: City of Burbank

Project Manager. Responsible for overall project management and preparation of the Initial Study and Environmental Impact Report.





GARY HAMRICK

Circulation Futurewave, Transportation Planning & Policy, Resiliency



PERCENTAGE AVAILABILITY: 50%

YEARS OF EXPERIENCE: 36

EDUCATION

M.A., 1984, Transportation Planning, University of California, Los Angeles

B.A., 1982, Economics, University of California, Los Angeles

Certificate, 1987, Transportation Demand Management, University of California, Los Angeles

GENERAL QUALIFICATIONS

Mr. Hamrick has more than 30 years of experience managing citywide circulation studies for general plans, travel demand models, corridor analysis, microsimulation models and transportation systems plans including at ports and airports. He has managed numerous citywide circulation/mobility elements and city model development projects. He specializes in freeway system studies, port studies, freeway corridor and hot spot studies and freeway improvement project environmental studies. He has worked with and applied system models in Los Angeles County, Orange County (OCTAM), Riverside County (RivTAM), the Gateway Cities, Southern California Association of Governments (SCAG), and other modeling areas. He has worked extensively with all types of performance measurement data for transportation analysis, including the California Department of Transportation (Caltrans) Performance Measurement System (PeMS), global positioning system (GPS) vehicle probe data, SCAG and Metro model output, level of service information, transit ridership information, third-party vehicle probe data, and safety/collision databases.



PROJECT EXPERIENCE

City of and County Mobility Plans and Circulation Elements | Los Angeles, California

Client: City of Los Angeles

Mr. Hamrick led the technical analysis portion of numerous city circulation elements including several City of Los Angeles Community Plan area studies, plus the mobility plans and circulation elements of Long Beach, El Segundo, Manhattan Beach, Santa Monica, Riverside, Temecula, Lancaster, Palmdale and the County of Los Angeles. As part of those projects he helped the clients with traffic model development and analysis, development of plan improvements, drafting the plan documents and preparation of the environmental studies. He has completed mobility plans that are multi-modal and focus on all modes rather than simply accommodating more automobile flow.

SR-14/Avenue N Interchange Improvement | Palmdale, California

Client: City of Palmdale

Mr. Hamrick led the traffic study for the SR-14/Avenue N Traffic and Intersection Control Evaluation in the City of Palmdale. As part of that effort, he led the data collection, traffic forecasting, traffic analysis and Interchange Control Evaluation for the interchange study. He worked closely with City of Palmdale staff and Caltrans to evaluate various alternatives at the interchange including diamond and roundabout configurations for opening year 2020 and horizon year 2040 conditions. His team utilized the SCAG model to develop future forecasts of traffic at the interchange and developed a Synchro model to evaluate the alternatives. The team recommended changes to Caltrans proposed roundabout designs to produce acceptable levels of service for future years through the interchange.

City of Long Beach Mobility Element | Long Beach, California

Client: City of Long Beach

Mr. Hamrick led the technical analysis portion of the City of Long Beach Mobility Plan. As part of that project he helped the city with model analysis, development of plan improvements and drafting

the plan document. This plan is a first of its kind multi-modal plan for the City that focus not only on automobile mobility but also active transportation, transit and other modes. The Long Beach plan included recommended transit and active transportation network overlays to supplement the traditional roadway classification system. It also incorporated complete streets and sustainability principals in the analysis and proposed policies.

City of Manhattan Beach Mobility Plan Update | Manhattan Beach, California

Client: City of Manhattan Beach

Mr. Hamrick led the update of the Mobility Element. The city chose to emphasize Complete Streets and multi-modalism in this update and Mr. Hamrick assisted the city in refining the goals and policies to be Complete Streets-oriented and to include other modes besides a single emphasis on auto travel. The bicycle and pedestrian conditions in the City were assessed in detail and phased plans were developed for each of those modes. The bike master plan builds upon the South Bay Bicycle Coalition plan and includes three phases for short-, medium-, and longer-term implementation. Pedestrian policies and programs were developed to conform with various portions the City as pedestrian conditions differ depending on the character of each neighborhood. Mr. Hamrick worked closely with city staff, elected officials and the community in a series of community workshops and meetings to present plan elements and obtain feedback.

City of Los Angeles Boyle Heights Community Plan | Los Angeles, California

Client: City of Los Angeles

Mr. Hamrick is currently managing the transportation study for the City of Los Angeles Boyle Heights Community Plan Update. Called the Transportation Improvement and Mitigation Program (TIMP) for the community plan area, the effort includes transportation modeling of the proposed community plan land uses and assessment of future transportation conditions. The analysis is being done at the programmatic level, using City methodologies and will include a CEQA transportation impact study. Cambridge Systematics is using the City of Los Angeles citywide travel model for the analysis.

I-105 Corridor Sustainability Study (CSS)

Client: Southern California Association of Governments (SCAG)

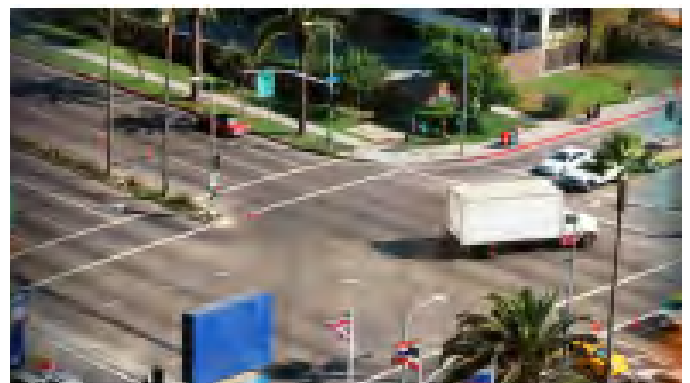
Mr. Hamrick is the Project Manager for this study for the Southern California Association of Governments (SCAG) which covers the

entire I-105 corridor from LAX to Norwalk and a six mile extended study area. The CSS is examining all modes of travel in the corridor and examining key trip origins and destinations including LAX, the new facilities in Inglewood and other key destinations. The study is examining existing transportation system conditions along I-105 and will recommend a series of multi-modal projects to improve mobility in the corridor. As part of the project he is also working with the City of Los Angeles travel model and the microsimulation models for I-105 and the LAMP project.

Gateway Cities Strategic Transportation Plan (STP) | Los Angeles, California

Client: LA Metro

Mr. Hamrick served as Task Manager for freeway and arterial needs studies, which include a wide range of system analyses, including application of the Gateway Travel Demand Model, use of the three-tiered model using AIMSUN, freeway and arterial capacity studies, use of freeway and arterial PeMS speed data to identify bottlenecks and Statewide Integrated Traffic Records System and Caltrans Traffic Accident and Surveillance Analysis System crash data to identify areas with high-crash concentrations. Mr. Hamrick also participated in the Technical Advisory Committee outreach, which helped bring the STP to successful adoption.





STANLEY R. HOFFMAN, FAICP

Economic Development Futurewave, Fiscal Impacts, Resiliency



PERCENTAGE AVAILABILITY: 50%

YEARS OF EXPERIENCE: 36

EDUCATION

Masters in Urban Planning, UCLA

Masters in Electrical Engineering, University of Michigan

Bachelor of Science, Engineering, UCLA

GENERAL QUALIFICATIONS

Since establishing Stanley R. Hoffman Associates in 1981, Mr. Hoffman has specialized in fiscal and economic impact studies and market feasibility studies for residential, office and major retail shopping centers. These studies have been prepared for cities, counties, redevelopment agencies, other public agencies and developers. His firm's work has also focused on large-scale mixed use land developments in many jurisdictions throughout California.

Mr. Hoffman has extensive experience in preparing fiscal impact studies for general and specific plans and annexations for communities throughout Southern California. He has also worked with many communities in economic development strategies to revitalize and diversify their local economy including older, downtown areas.

Stan volunteers regularly on professional planning committees, organizations and conferences. He has been a member and is a past president of the California Planning Roundtable since 1981 as well as serving as a past president, treasurer and former member of the California Planning Foundation for ten years. He also participates on many panels and awards juries for the APA local chapters.

STANLEY R. HOFFMAN
ASSOCIATES

PROJECT EXPERIENCE

Cypress General Plan Update | Cypress, California

Client: City of Cypress

Economic Development Consultant. On a project team led by RBF Consulting, we prepared an Economic Development analysis for the City of Cypress that led to economic goals and policies being included within the General Plan Update. The analysis built upon existing surveys and documents, including policies developed from previous studies. This work has been supplemented by additional economic research.

Fullerton General Plan Update Economic Analysis | Fullerton, California

Client: City of Fullerton

Economic Development Consultant. On a project team with RBF Consulting, we prepared an economic and demographic trends and conditions background report for the General Plan Update. We will be preparing a fiscal analysis of the General Plan with attention to alternative land use patterns for targeted revitalization or transition areas within the City.

Claremont General Plan Update | Claremont, California

Client: City of Claremont

Economic Development Consultant. As part of a General Plan update team for the City of Claremont we completed an economic development analysis which targeted economic opportunities that were compatible with the City's vision framework. We identified existing demographic and economic conditions as they related to the City's ability to promote economic vitality. For this analysis we organized focus groups consisting of local business owners and representatives and subsequently conducted a mail-out survey to include their perspectives, insights and opinions about citywide economic issues as well as selected target development sites. Also, a fiscal analysis of selected General Plan focus areas was conducted

Agoura Hills General Plan Update | Agoura Hills, California

Client: City of Agoura Hills

Economic Development Consultant. As lead consultant, we provided a socio-economic analysis for the City of Agoura Hills including population and demographic characteristics. As part of the City's update of their land use element and circulation element, we provided a summary of current market trends for commercial and residential real estate within and adjacent to the City. This study was used to assist the City in formulating market-responsive land use alternatives for the GPU.

Pomona General Plan Update and Master EIR | Pomona, California

Client: City of Pomona

Economic Development Consultant. As part of a General Plan and Master EIR team led by Dyett & Bhatia, we prepared an economic trends analysis and prospects for future growth. We also addressed retail development potential for the downtown core and the City's older strip commercial corridors. Finally, a fiscal analysis was prepared that showed the potential benefits of alternative land use plans.

Claremont General Plan Update | Claremont, California

Client: City of Claremont

Economic Development Consultant. As part of a General Plan update team for the City of Claremont we completed an economic development analysis which targeted economic opportunities that were compatible with the City's vision framework. We identified existing demographic and economic conditions as they related to the City's ability to promote economic vitality. For this analysis we organized focus groups consisting of local business owners and representatives and subsequently conducted a mail-out survey to include their perspectives, insights and opinions about citywide economic issues as well as selected target development sites. Also, a fiscal analysis of selected General Plan focus areas was conducted

Corona General Plan Update | Corona, California

Client: City of Corona

Economic Development Consultant. On a project team with EIP Associates, we prepared the economic development and

fiscal analysis of the City of Corona's General Plan Update. We also prepared a baseline socio-economic conditions and trends report that assembled existing population, housing, employment and market absorption data. We worked closely with City's Economic Development staff to prepare economic goals and policies for the General plan.

Hawaiian Gardens Economic Trends and Conditions | Hawaiian Gardens, California

Client: City of Hawaiian Gardens

Economic Development Consultant. On a project team with Hogle-Ireland, we prepared an economic trends and conditions report for the City of Hawaiian Gardens. We also assisted in preparing an economic goals and policies discussion paper that addressed the City's sources of demand, including the local residential population, drive through visitors along major arterials and visitors to the gaming and entertainment facilities within the City as well as retail opportunities that recycle and/or intensify existing development.

San Bernardino Comprehensive General Plan Update | San Bernardino, California

Client: City of San Bernardino

Economic Development Consultant. On a project team with The Planning Center, we analyzed the economic development potential to identify key target industries that the City of San Bernardino would likely attract. We focused on market conditions, non-residential absorption rates and taxable sales performance of existing retail shopping centers. In addition, we assisted City staff with guidance in the preparation of economic goals and policies for the Economic Development Element.

Palm Springs General Plan Update | Palm Springs, California

Client: City of Palm Springs

Economic Development Consultant. On a project team with The Planning Center, we prepared an economic and fiscal analysis of the City of Palm Springs General Plan Update. We analyzed the economic conditions and trends including socio-economic characteristics of the City. Our fiscal analysis of the preferred plan identified key fiscal issues as well as accounted for private development on Aqua Caliente Indian owned lands.



PERRY BANNER

Policy Development, Land use Alternatives, GPAC



PERCENTAGE AVAILABILITY: 80%

YEARS OF EXPERIENCE: 7

EDUCATION

B.A., 2003, Economics, The University of Western Ontario, London, Canada

LICENSE/ CERTIFICATION/ AFFILIATION

American Planning Association (APA), California Chapter, 191571

GENERAL QUALIFICATIONS

Mr. Banner joined Michael Baker International in 2016, bringing 15 years of experience in local government and urban planning to the firm from work in both the United States and Canada. Perry possesses a diverse range of skills, including project management, land use analysis, and policy development. His capabilities also include economic development and real estate development. At Michael Baker, Mr. Banner's primary responsibilities are the management and preparation of planning documents, including General Plans, Community Plans, and Specific Plans. Project responsibilities typically include project management and technical review of planning documents, and participation in public outreach programs. Utilizing his experience in community planning, Perry is also regularly involved in land use and policy planning project..

PROJECT EXPERIENCE

Contract Planner, Palmdale | California

Client: City of Palmdale

Senior Planner. Mr. Banner provides on-call staff support services and has assisted with entitlement processing (e.g., Oasis Wellness Village), zoning code and specific plan amendments (e.g., Accessory Dwelling Units, Antelope Valley Auto Center SP), and review of environmental documents (e.g., Littlerock Reservoir Sediment Removal Project).

Community Plans Continuum Project | San Bernardino County, California

Client: San Bernardino County

Task Manager. Group Project Manager. As a Group Project Manager, lead the efforts to prepare community plans for five unincorporated communities in San Bernardino County – Joshua Tree, Lucerne Valley, Homestead Valley, Morongo Valley, and Pioneertown. As part of the countywide planning process for the largest county in the U.S., Michael Baker guided the development of community plans for 26 unincorporated communities. The plans are strategic in nature and address each community's direction and vision, aligning them with the overall Countywide Vision. Communities range from the San Bernardino Mountains to the Mojave Desert. The project included intensive immersion weeks where multiple facilitations teams were immersed in each community conducting collaborative public workshops. Six group project managers were assigned a number of the 26 plans and were responsible for utilizing technical team experts to facilitate community capacity building, infrastructure and transportation, land use and urban design, environmental and resiliency, housing, and finance to help develop goals, objectives, and action plans to address the issues and needs of each community.

Meredith International Centre Specific Plan Amendment | Ontario, California

Client: Craig Development Corporation

Project Manager. Amending the development standards and design guidelines of the Meredith International Centre Specific Plan to allowing for an iconic freeway identification sign and to accommodate a large retailer (IKEA).

Contract Planner, Pasadena, California

Client: City of Pasadena

Mr. Banner provides staff support services to the City, including zoning code amendments, design review, and assistance with General Plan implementation coordination. Projects have included:

- **Short-Term Rental Program | Pasadena, California**

Project Planner. As part of an on-call contract with the City of Pasadena, Perry coordinated the development of a short-term rental (STR) program and land use regulations. The project involved public outreach efforts, including community and stakeholder meetings and social media; research into the experiences of other communities and an analysis of best practices; development of regulations that balanced the differing positions held on STRs and which reflected the greater community values; coordination with the Finance Department and various STR hosting platforms for the collection of Transient Occupancy Tax; presentation of program and regulations at public hearings; and assistance with the implementation of the short-term rental program, including preparation of informational materials and launching of the registration process.

- **Commercial Cannabis Program | Pasadena, California**

Senior Planner. Coordinating the development of a commercial cannabis program for the City, including legislative analysis, community engagement, development of regulations and a permitting process, presentations before policy-makers and elected officials, and preparation of informational materials.

Topgolf Specific Plan Peer Review | El Segundo, California |

Client: City of El Segundo

Senior Planner. Conducted a peer analysis on behalf of the City for the Topgolf Specific Plan, which was provided as part of the Topgolf Project for the construction of a new three-story, approx. 65,000 square-foot Topgolf recreational facility and outdoor practice area at The Lakes at El Segundo golf course and driving range.

Staff Support Services | Various Jurisdictions

Client: various municipalities

Project Manager/Senior Planner. Provides on-call staff support services to local jurisdictions, including the Cities of Pasadena, Palmdale, Laguna Woods, and Azusa.

ADDITIONAL PROJECT EXPERIENCE

Local Hazard Mitigation Plan and Safety Element Update

Client: City of Lawndale

Project Planner. Led City's first local hazard mitigation plan (LHMP) and updating both the Safety Element of the General Plan and the City's Emergency Operations Plan (EOP).

Transit-Oriented District (TOD) Overlay – Marine Avenue Green Line Station

Client: City of Lawndale.

Project Planner. Coordinated the implementation of a TOD overlay zone within the City and the preparation of a model TOD ordinance for the Cities of Lawndale, Hawthorne, and Redondo Beach, funded by an LA Metro grant.

Hawthorne Boulevard Specific Plan Update

Client: City of Lawndale

Project Planner. Undertook a land use analysis leading to an update of the allowed uses and zoning map for the Specific Plan area in an effort to seek balanced economic growth and fiscal sustainability along the City's main transportation corridor.

Sign Ordinance Update

Client: City of Lawndale

Project Planner. Completed a targeted update of the sign regulations focusing on ensuring legal integrity, billboards, digital signs, and temporary signage.

Lawndale Community Center (Pre-Construction)

Client: City of Lawndale

Project Manager. Conducted site analysis/site selection, coordinated public outreach, contracted the architectural firm, and processed project entitlements.





PETER QUINTANILLA, CNU
Policy Development, Land use Alternatives,



PERCENTAGE AVAILABILITY: 40%

YEARS OF EXPERIENCE: 20

EDUCATION

M.Arch., 2003, Architecture/Urban Design, University of Miami

B.A., 1999, Chemistry, University of Miami

LICENSE/ CERTIFICATION/ AFFILIATION

Center of New Urbanism

GENERAL QUALIFICATIONS

Mr. Quintanilla is the lead for Urban Design Studio in Michael Baker's Pittsburgh office. Prior to Michael Baker he worked at PlaceWorks in Santa Ana, California, focusing on urban design of master plans, code writing, community participation workshops, and illustrations. He provided several design projects for cities of Anaheim and Tustin California, along with regeneration strategies including the pattern book for community based regeneration in Clovis. Mr. Quintanilla has extensive experience working with communities and cities around the world.

Mr. Quintanilla was Director of Design, Theory and Networks for The HRH Prince of Wales' Foundation for Building Communities in England. His duties involved working with different communities throughout England to create holistic and sustainable designs for cities and towns using the "Enquiry by Design" process. He also led projects working with teams of designers and engineers on international projects in Jamaica; Beijing, Anji, and Tanshan, and, Shijia Hutong, China.

Mr. Quintanilla worked for New Urbanist firm of Duany Plater-Zyberk in Miami, Washington, and Berlin for nine years using the charrette methodology. He served projects in the United States, Egypt, Germany, and Canada.

PROJECT EXPERIENCE

Oakland Mobility Plan | Oakland, California

Client: City of Pittsburgh Urban Redevelopment Authority

Project Manager. Responsible for the everyday project activities and leading public engagement events. Also, responsible for directing the production of all materials for the public engagements and final project report.



Pueblo Viejo Implementation Plan | Coachella, California

Client: City of Coachella

Senior Designer. As an urban designer, responsible for creating

design solutions to the issues the City of Coachella faces. Michael Baker worked with the City to develop and implement its Pueblo Viejo downtown vision plan. The project included development of public space improvements, cost opinions, and financial planning for capital projects and design standards and guidelines to implement in-fill mixed-use development and compatible architecture. Michael Baker landscape architects partnered with City staff, downtown business owners, and residents to implement the plan. Improvements were a continuation of the work prepared by Michael Baker's Urban Design Studio and were approved by the City Council in March 2010. Improvements included narrowing of traffic lanes along Sixth Street; widening of sidewalks; incorporating traffic calming features and decorative sidewalks at the intersections; constructing a public courtyard; and installing street trees, decorative street and pedestrian lighting, a central fountain, public art, and street furniture

Festival Mall Regeneration Design and Strategy | City of Woodland, California

Client: Congress for the New Urbanism California Chapter

Working with city planning department, local stakeholders and representatives from the Festival Mall in Woodland, Mr. Quintanilla created a phased approach redevelopment masterplan for the dying mall. Creating a four phase approach to redevelopment allowed the current struggling business in the mall to remain while new facilities were built along side a new neighborhood center green space.

Tustin Transit Oriented Development Masterplan | Tustin, California

Client: City of Tustin, California

Responsible for creating a new masterplan for the decommissioned Marines base in Tustin. Masterplan included over 60 acres of park space, community center, retail and over 2,000 dwelling units along with 60,000 SF of retail space. This new development was designed adjacent to the existing regional train service – Tustin Station for Metrolink.

Commercial Corridor Pattern Book | Clovis, California

Client: City of Clovis, California

Working together with the planning department for the city of Clovis and business owners, Mr. Quintanilla developed a kit of part – book approach to redevelopment of strip mall. This new approach allowed the shop owners participate with building owners in the conversation with the city to redevelop Shaw Avenue Corridor.

Distribution Hub Design Charrette | March AFB, California

Client: March Airforce Base

Responsible for leading design charrette to create a new plan for over 2 million square feet of transportation

Downtown Regeneration and Urban Design | Oxnard, California

Client: Congress for the New Urbanism California Chapter

Responsible for leading the Urban Design component of the charrette, and retail regeneration for the city Downtown District. This five day charrette was open to local stakeholders, business owners, local grassroot organizations and residents at large. Ultimate outcome included street redesign, public open space rededication, and building façade improvement.

Beach Boulevard Specific Plan | Anaheim, California

Client: City of Anaheim

Worked with local stakeholders and members from the planning department to develop a new hybrid form base code for the specific plan area. This new code allowed commercial and residential mixed uses along major thoroughfare, while allowing residential on the ground floor on the neighborhood streets.





GARY WARKENTIN

Circulation Future Wave



PERCENTAGE AVAILABILITY: 30%

YEARS OF EXPERIENCE: 8

EDUCATION

Certificate, Traffic Engineering, University of California, Irvine

LICENSE/ CERTIFICATION/ AFFILIATION

Certificate of Transportation Studies

GENERAL QUALIFICATIONS

Mr. Warkentin's background includes experience in developing transportation improvement projects for Caltrans, County, and Municipal Agency review and approval. He has served in a lead preliminary design role or managed over 40 Caltrans Design Reports (PSR, PSR/PR, PR) that have ranged from minor interchange modifications to major freeway-to-freeway interchange improvement projects. He is adept at working with local agencies and Caltrans to identify the most efficient way to process projects through the Caltrans Project Development Process.

PROJECT EXPERIENCE

S.R. 91 Westbound Widening from Shoemaker to I-605 PA/ED | Los Angeles County, California

Client: Los Angeles County Metropolitan Transportation Authority

Transit Planner. Provided geometric oversight. Involved in the project through three phases of project development, from initial concept development during the I-605 Hot Spots Feasibility Study, through PSR-PDS approval, and into the PA/ED phase which is currently in progress. Key considerations include documenting reasons for mainline SR 91 congestion and creating creative cost effective solutions that minimize right-of-way impacts. Michael Baker prepared the project approval/environmental document (PA/ED) for widening of Westbound S.R. 91 for approximately three miles from Shoemaker Avenue to the I-605 interchange, and on I-605 from S.R. 91 to Alondra Boulevard. The project involves interchange reconfiguration of Pioneer Boulevard and Norwalk Boulevard Interchanges, right-of-way acquisition, intersection control evaluation (ICE) screening, utility impacts evaluation, and local street and Americans with Disabilities Act (ADA) improvements.

Foothill Parkway Westerly Extension | Corona, California

Client: City of Corona

Transportation Planner. Responsibilities included overall project oversight. Michael Baker prepared 12 initial concept plans and developed a comprehensive basis of design report based upon design and environmental studies for the westerly extension of Foothill Parkway as a four-lane roadway from approximately 250 feet west of Trudy Way to Green River Road, a distance of approximately two miles. Michael Baker began a public outreach program, designed a comprehensive website, prepared illustrative communications materials, and organized a large-scale, interactive open house focused on details for the roadway extension. Michael Baker also provided engineering services for the preparation of roadway plans, bridge and retaining wall plans, right-of-way engineering, storm drain plans, roadway grading plans, traffic signal plans, landscape and irrigation plans, water line plans, and construction cost estimates.

LA Metro IDIQ Contract | Los Angeles County, California

Client: Los Angeles County Metropolitan Transportation Authority

Designer. As Geometric Lead, provided oversight in the preparation of existing conditions schematic lane diagrams and assessment of initial traffic analysis and identification of local and regional congestion hot spots. Developed mitigation concepts to address mainline operation deficiencies including merge, diverge and weaving. Developed mitigation measures to address local interchange ramp intersection capacity deficiencies and analyzed accident hot spots to identify potential safety improvements. Authored congestion assessment technical report. Developed I-605/I-5 and I-605/SR-91 system interchange design concepts.

Oso Creek Multi-Use Trail | Laguna Niguel, California

Client: City of Laguna Niguel

Principal-In-Charge. Responsibilities included overall project oversight. Michael Baker prepared final plans, specifications, and estimates for a multi-use trail along the western edge of Forbes Road, between its terminus at the Three Flags Commercial Center to the north and the Metrolink Commuter Rail Transit Station to the south. The multi-use trail includes a 12-foot wide pervious asphalt section adjacent to a 10-foot wide DG section. The AC trail serves as the Orange County Flood Control District's maintenance road for the Oso Creek Channel. The project funding source requires that the project implement water quality features within the project limits. As such, the project includes a bio-retention parkway approximately 650 feet long by 15 feet wide. Additional improvements include hardscape enhancements, such as boulders and cobble stone, decorative crosswalk designs, street furniture and related bike and equestrian amenities, decorative fencing, and street/trail way-finding and interpretive signage.

Metrolink Stations Non-Motorized Access Study | Orange County, California

Orange County Transportation Authority (OCTA)

Transportation Planner. Responsibilities included overall project oversight. Michael Baker developed a non-motorized accessibility strategy for 11 Metrolink stations. Michael Baker's services included project management, a site access analysis and data collection, implementation of a comprehensive public involvement program, and development of an accessibility improvement tool box and accessibility strategy to enhance pedestrian and bicycle access to the stations.

ADDITIONAL PROJECT EXPERIENCE

Tejon Mountain Village Interchange Feasibility Studies | Kern County, California

Client: Tejon Mountain Village, LLC.

SR-62 Widening Sage-Airway | Town of Yucca Valley

Client: Town of Yucca Valley

State Route 62 Improvement Projects | Yucca Valley, California

Client: Town of Yucca Valley

Interstate 5/Crown Valley Parkway Corridor Improvements | Orange County, California

Client: City of Laguna Niguel

Sand Canyon Avenue Grade Separation at the Metrolink/BNSF Railroad | Irvine, California

Client: City of Irvine





SIRI CHAMPION

Public Facilitation, Online Engagement and Social Media



PERCENTAGE AVAILABILITY: 30%

YEARS OF EXPERIENCE: 18

EDUCATION

M.A., 2008, Urban Planning, University of Southern California

B.A., 2000, Geography and Urban Planning, Macalester College

LICENSE/ CERTIFICATION/ AFFILIATION

American Planning Association

GENERAL QUALIFICATIONS

Ms. Champion is a senior planner at Michael Baker with experience managing special projects, including the preparation of plans to address active transportation, sustainability, renewable energy, open space, and community development, tourism, and health, wellness, and recreation. She accumulated experience from working across public, private, nonprofit and academic sectors. She has taught, conducted, built partnerships, secured grant funding, and worked as both a current and long-range planner. Key accomplishments include attracting unprecedented rates of public participation, securing over a million grant-funded dollars for active transportation, conservation, and sustainable community planning, developing policies for and managing special events in public spaces, and serving as a trusted liaison for diverse stakeholder populations. Ms. Champion's passion is for helping communities sustainably manage fiscal, natural, cultural, and social resources by leveraging intergenerational participation and developing cross-sectoral partnerships.

PROJECT EXPERIENCE

Vacation Home Rental (VHR) Study | South Lake Tahoe, California

Client: City of South Lake Tahoe

Technical Specialist. Responsible for serving as a technical expert on vacation home rental programs in tourist economies and supported community outreach including stakeholder focus groups, public workshops, and a web-based survey. Michael Baker, in partnership with California State University Sacramento, is completing a study of the impacts of vacation home rentals (VHR) on the City's economy, community, housing market, and day-to-day quality of life for residents. The analysis includes community outreach, a market and trend analysis, and a statistical analysis to understand which impacts can be attributed to VHRs versus other causes. Michael Baker conducted stakeholder focus group meetings; community workshops, including access for remote participants via YouTube and Poll Everywhere; an online survey; literature review; data gathering; regression analysis; trend analysis; scenario analysis; and policy recommendations.

Community Plans Continuum Project | San Bernardino County, California

Client: San Bernardino County

Senior Planner. Responsible for serving as a group project manager which involved overseeing outreach and plan development in five unincorporated communities. Plan development included working with local community members and technical experts to pre goals, objectives, and action plans to address traffic, transportation, environmental, community service, and economic development needs. In addition, plan development included identification of regional issues and communicating them to the client for incorporation into their General Plan update. As part of the countywide planning process for the largest county in the U.S., Michael Baker is guiding the development of community plans for 26 unincorporated communities. The plans are strategic in nature and address each community's direction and vision, aligning them with the overall Countywide Vision. Communities range from the San Bernardino Mountains to the Mojave Desert. The project includes intensive

immersion weeks where multiple facilitations teams are immersed in each community conducting collaborative public workshops. Six group project managers are assigned a number of the 26 plans and are responsible for utilizing technical team experts to facilitate community capacity building, infrastructure and transportation, land use and urban design, environmental and resiliency, housing, and finance to help develop goals, objectives, and action plans to address the issues and needs of each community.

Station Area Plan EIR | Merced, California

Client City of Merced

Outreach Leader. Responsible for leading community engagement including the coordination and delivery of two public workshops and providing stakeholder advisory committee support to the prime consultant. As a subconsultant to Mott McDonald, Michael Baker is providing planning and environmental services to the City of Merced to complete a Station Area Plan based on a grant from the California High-Speed Rail Authority. Michael Baker provided extensive public outreach and design alternatives, and will be preparing the EIR.

Rim of the World Active Transportation Plan | San Bernardino County, California

Client: SANBAG (San Bernardino Associated Government) **Project Manager.** Responsible for managing a team of technical staff and sub-consultants to prepare an active transportation plan. This included a diverse set of public engagement activities, preparation of a baseline conditions report and technical studies, identification and prioritization of project and program opportunities, cost estimation, and a strategy for plan implementation. As a recreation and park special district, the client was new to active transportation and we provided them with training, capacity building, and facilitation of new relationships with local, state, and federal agencies critical to plan implementation. Michael Baker is preparing the Rim of the World Active Transportation Plan for the Rim of the World Recreation and Park District. The district is an independent park and recreation provider serving the mountain communities of Blue Jay, Crestline, Green Valley Lake, Lake Arrowhead, Rimforest, and Running Springs. The district and its stakeholders recognize the importance of bicycle and pedestrian improvements for community health, improving the environment, increasing public safety, helping kids travel to school, placemaking, and promoting economic development. Michael Baker is responsible for conducting extensive community outreach; assessing existing infrastructure; analyzing transit, traffic, land use, and economic conditions; and developing a plan with vision, goals, and objectives.

Rathbun Corridor Sustainability Plan Outreach and Cross-Sector Collaboration | Big Bear Lake, California

Client: City of Big Bear Lake

Implemented school-based community outreach to engage marginalized stakeholders. The program included STEM-based learning and a public meeting hosted by 7th grade students. Conducted analysis and made recommendations including the formation of a for-benefit development corporation to supplement public investment in open space and active transportation infrastructure.

Big Bear Valley Wildland Park and Pebble Plain Preserve | Big Bear Valley, California

Client: Big Bear Valley Education Trust

Managed and produced a development plan for an outdoor education center and habitat preserve. The plan integrates environmental, social, and economic goals for forest health, watershed improvement, habitat restoration, job creation, community access, recreation, and place-based STEM education on 400 acres of private and National Forest System land.

Big Bear Valley Pedestrian, Bicycle, and Equestrian Master Plan | Big Bear Lake, California

Client: City of Big Bear Lake

Managed data collection, public outreach, technical analysis, and plan production. The plan identifies pedestrian, bicycle, and equestrian projects across multiple jurisdictions and marries active transportation improvements to economic development opportunities with a focus on recreation, wellness, and tourist industries.





Dan Wery, AICP, LEED AP
Zoning and Guidelines



PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 31

EDUCATION

B.A., 1987, Urban Studies, Columbia University

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, 1993, 010438

LEED Accredited Professional, 2009, 10037662

GENERAL QUALIFICATIONS

Mr. Wery has many years of public and private sector planning experience preparing general plans, zoning ordinances and subdivision codes, project entitlement review and processing, policy planning, public participation, and environmental impact document review and preparation.

As a Senior Associate and Senior Project Manager at Michael Baker in San Diego since 2005, Mr. Wery successfully managed projects for public, military, renewable energy, institutional and private sector clients. A focus on land development projects included management of all aspects of the entitlement process including due diligence and feasibility analysis, concept development and strategy, plan development, document preparation and environmental review, outreach, presentations and approvals.

He enjoys a creative, collaborative and multi-disciplinary approach to planning, urban design and development. His goal is to create enduring value measured in economic, social and environmental returns, fiscally sound projects, healthy communities and improved quality of life, and a sustainable and thriving environment.

PROJECT EXPERIENCE

Valley Center South Village Form-Based Code | San Diego, California

Client: County of San Diego.

Project Manager. Michael Baker International was selected in late 2013 to prepare a form-based code to define, guide and attract future development to build the new Village Center the community of Valley Center has been desiring for decades. The area is largely undeveloped, current or former agricultural lands and existing strip commercial centered on a recently expanded major arterial with high design and observed speeds. Seventy-five percent of the study area and roadway frontages are subject to change via approved, planned or pending development. Most of the balance of the study area is subject to redevelopment. A key challenge and objective of the project was to develop a vision-based plan and regulatory code that requires all existing and future development to work together to achieve the built environment and place envisions by the community - a walkable, bike-friendly, mixed-use village center and community focal point – and substantially more than the sum of the independently designed development projects. The code centered on the transformation of Valley Center Road as the centerpiece of a new rural village and mixed-use corridor. The Code reflects the most precise expression of Valley Center Vision for South Village and future development, will be primary tool for applicants, Planning and Development Services staff, the Community Planning Group and Design Review Board. It will serve as the basis of formal comprehensive coordinated plan for Valley Center Road improvements as well as the Community Plan Update, Capital Improvement Plan, and future Community/Business Improvement District.

Comprehensive Zoning Ordinance Update | Carlsbad, California

Client: City of Carlsbad

Task Manager. Responsible for the management of the comprehensive update and amendment of the City of Carlsbad Zoning Code for the first time since it was originally adopted in the 1950s. The project involves the reorganization, streamlining, modernization and

refinement of the code to make it clear, easy to use, and implement the recently adopted General Plan Update and the Sea-Level-Rise analysis and preparation of the updated Local Coastal Program.

Development Code Audit and Update | Meniffee, California

Client: City of Meniffee

Project Manager. Michael Baker is currently assisting the City of Meniffee with its Comprehensive Development Code update. The project includes an overhaul of the City's development code to create more Meniffee-specific zoning, subdivision, and grading ordinances that are consistent with and implement the adopted 2013 General Plan. The current zoning is substantially based on the Riverside County Zoning Code. The project is a comprehensive reorganization from chronological to functional topics, and consolidation of redundant sections, standards, and multiple lists of uses and development standards. The regulations are being crafted to be user-friendly and help the City and applicants to achieve the vision, goals, and objectives of the General Plan while establishing clear procedures for the development review process. The project team has just completed the first three phases of the project which included the code audit. The project started with a staff kickoff meeting and issue identification, then continued with the engagement plan, City staff summit and stakeholder interviews, a joint workshop with the City Council and Planning Commission, consultant review and identification of goals, objectives and issues, General Plan–Zone consistency analysis and report, outline of recommended organization, and consolidated tables for allowed uses and required development standards. Phase 3 concluded with presentation of the audit report to the City decision makers. The Michael Baker team is now drafting the comprehensive development code update.

Garfield Village Specific Plan | Monterey Park , California

Client: City of Monterey Park

Task Manager. Assisted with the preparation of the Garfield Village Specific Plan. Responsible for the review, revision and amendment of the Commercial Zones and land use and development standards and document organization.

San Marcos Creek Specific Plans Update & Amendment | San Marcos , California

Client: City of San Marcos

Project Manager. Originally adopted in 2007, the specific plan

articulates a clear vision and establishes standard customized to guide future development and redevelopment of a new mixed-use district that will serve as the downtown of San Marcos. The plan includes regulating plans and standards for blocks, streets, and sidewalks; public parks, plazas, paseos; building location and height; land use and density; and frontages. The plan includes implementation plans and streamlined approval procedures. The specific plan includes the visioning, policy goals and objectives, design guidelines, and development standards and processes in one document. The amendment and update of the specific plan is necessary to reflect the market realities of a much smaller commercial market than hoped, the advent and impact of e-retail, the loss of redevelopment, and a unique set of extensive infrastructure needs and environmental constraints. The update and amendment process involved background studies, creation of guiding principles, a developer focus group, land use alternative analyses, a retail market analysis, infrastructure analyses, development concept pro-forma analyses, and extensive outreach and engagement including over a dozen Steering Committee meetings, workshops with the Planning Commission and City Council, and a public workshop. The update and amendment recommendations led to a larger strategic evaluation of the downtown core sub-area and the General Plan.

University District San Marcos Specific Plan Amendment | San Marcos, California

Client: City of San Marcos

Project Manager. Responsible for managing and providing planning, environmental and civil engineering extension of City of San Marcos staff services for the review, entitlement processing and approval and conditioning of the University District San Marcos Specific Plan Amendment. The specific plan amendments include land use revisions to reflect the emerging urban mixed-use district, adjustments to market realities since the original 2009 adoption and 2014 revisions, including concentration of the commercial corridor uses, adjustments to the form-based code design standards, and the timing of provisions of critical infrastructure and amenities.





SURABHI BARBHAYA, AICP, LEED AP

Active Transportation, Online Engagement and Social Media



PERCENTAGE AVAILABILITY: 70%

YEARS OF EXPERIENCE: 14

EDUCATION

M.C.P., 2005, Land Use Planning, University of Cincinnati

B.Arch., 1999, Architecture, Maharaja Sayajirao University of Baroda, India

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, 1994, 087288

LEED Accredited Professional, 2006

GENERAL QUALIFICATIONS

Ms. Barbhaya has several years of experience in urban planning, real estate strategy, and architecture. She has worked on a spectrum of projects, including complete streets, comprehensive planning, design guidelines, and bicycle and pedestrian planning projects. Many of her projects have won local and state APA and ASLA awards. She primarily focuses on comprehensive analysis of demographic, market, economic, physical and organizational forces influencing sustainable development in urban areas. She uses graphic skills to communicate ideas to the audience during consensus building project phase. Her approach to urban planning and development emphasizes integration of proven planning principles and sustainable design with sound economics and understanding the real estate market.

PROJECT EXPERIENCE

Laguna Woods Mobility Element | Laguna Woods, California

Client: City of Laguna Woods

Transportation Planner. Served as a transportation planner for the Laguna Woods Mobility Element which was a part of the General Plan Update. The City of Laguna Woods mobility background report identifies existing transportation and mobility conditions in the planning area and summarizes applicable regulations. As a part of the project we analyzed the traffic flow, roadway classifications and levels of service, transit facilities, non-motorized traffic, and community statistics. We also analyzed the Regulatory Setting that might affect the mobility plan. As a part of this analysis we prepared a matrix format of various intersection and control devices as well as comparison of the existing ADT to the maximum ADT volume allowed. We prepared a list of priority issues that will lead to recommendations for the future.

Fontana General Plan Update | Fontana, California.

Client: City of Fontana

Transportation Planner, Researcher. Prepared goals, objectives and policies related to the Circulation and Mobility element for the Fontana General Plan. The focus of this effort was to provide safe transportation choices for people of all ages and abilities. The multi-modal approach to transportation resulted in crafting goals and policies that focused on accommodating not only car traffic but also transit, buses, bicycles, and pedestrian traffic. As a part of the Fontana General Plan, also prepared a "Transportation and Connectivity Best Practices White Paper". The paper was dedicated to changing approaches to transportation. In addition to conventional car-centric transportation, the paper concentrated heavily on multi-modalism, non-motorized means of transport, and traffic calming.

Costa Mesa Active Transportation Plan | Costa Mesa, California

Client: City of Costa Mesa

Project Manager. As a part of Costa Mesa's Mobility plan, assisted in developing the bicycle master plan. She was responsible

for understanding existing conditions, developing feasible on-street bicycle routes, comparing previous plans, and evaluating proposed routes. She also assisted the city planner with documents and graphics needed for advisory committee meetings to finalize and adopt the plan. Later served as project manager to update and develop the BMP into an Active Transportation Plan for the city. Her tasks include understanding existing conditions, developing feasible on-street bicycle routes, comparing the previous plan, and evaluating the proposed route. She will also be responsible for renewed community engagement and working with the bike and walk committee to finalize the new plan.

Pueblo Viejo Implementation Plan | Coachella, California

Client: City of Coachella

Lead Planner responsible for design guidelines development. Michael Baker worked with the City to develop and implement its Pueblo Viejo downtown vision plan. The project included development of public space improvements, cost opinions, and financial planning for capital projects and design standards and guidelines to implement in-fill mixed-use development and compatible architecture. Michael Baker landscape architects partnered with City staff, downtown business owners, and residents to implement the plan. Improvements were a continuation of the work prepared by Michael Baker's Urban Design Studio and were approved by the City Council in March 2010. Improvements included narrowing of traffic lanes along Sixth Street; widening of sidewalks; incorporating traffic calming features and decorative sidewalks at the intersections; constructing a public courtyard; and installing street trees, decorative street and pedestrian lighting, a central fountain, public art, and street furniture.

Living Streets Design Manual and Aviation Boulevard Multimodal Corridor Plan | Manhattan Beach, Redondo Beach, and Hermosa Beach, California

Client: Southern California Association of Governments

Project Manager. Served as project manager and lead planner on this project. Aviation Boulevard is a direct route from the Beach Cities to the employment opportunities to the north and to the termination of the Green Line LRT. If modified to provide an attractive bicycle route, Aviation Boulevard will likely experience significant usage and its latent importance to the subregion will be more evident. This study will serve as a blueprint for the roadway, providing a clear path forward to real modal change. The project will also update the County's Living Streets Design Manual to reflect the needs and desires of the local communities, providing direction to improving other streets.

Cape Girardeau Comprehensive Plan | Cape Girardeau, Missouri

Client: City of Cape Girardeau

Lead Planner. Served as lead planner for the Cape Girardeau's Comprehensive plan. One of the largest challenges facing the City is the lack of infrastructure connectivity, which affects the development of market areas crucial to the economic stability of the City. Prepared the comprehensive plan document which is intended to provide the City with a twenty-year vision including recommendations for the enhancement of infrastructure to create investment opportunities. Through the development of future land use and infrastructure plan, we were able to demonstrate that, with little effort, connecting existing infrastructure could develop a framework for controlled growth and economic stability.

ADDITIONAL PROJECT EXPERIENCE

Olive Boulevard Corridor Design Guidelines | University City, Missouri

Client: City of University City

Lead Planner

Natural Bridge Great Streets Project | Normandy, Missouri

Client: The East-West Gateway Council of Governments (EWGCOG)

Lead Planner

Woodson Terrace Comprehensive Plan | Woodson Terrace, Missouri

Client: City Of Woodson Terrace

Lead Planner





Derek D. Wong, AICP
Resiliency



PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 23

EDUCATION

M.B.A., 1995, Economics/Business, California State Polytechnic University, San Luis Obispo

B.S., 1993, Environmental Analysis and Planning, University of California, Davis

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, California, 2001, 016553

GENERAL QUALIFICATIONS

Mr. Wong has over two decades of project management and consulting experience specializing in transportation and infrastructure financing of public facilities. He has managed complex engagements that require the identification and analysis of revenues and costs for local and regional projects and programs, including for the transportation and development communities. He has developed various revenue strategies and funding mechanisms that involve consensus building with local community stakeholders and governing boards to bridge funding shortfalls in operations and with capital facilities. Mr. Wong also conducts organizational performance audits of regional planning agencies and provides recommendations for process improvement and compliance with state law. He has taught seminars on public financial management to planning and finance professionals throughout California, with coursework including revenue strategies and financial planning techniques. Mr. Wong's work focuses on project management, infrastructure financing, fiscal and economic analysis, and user and impact fees.

PROJECT EXPERIENCE

TDM in response to I-66 tolling | Loudoun County, Virginia.

Client: Loudoun County

Analyst. Responsible for financial analysis of capital cost of bus transit procurement. The County is determining whether to continue leasing bus vehicles or engage in procurement and ownership of local fixed route vehicles. Conducted trade-off analysis of benefits and drawbacks of each alternative. The re-bid of the operations contract will be impacted by the decision to continue leasing vehicles through the private contractor or have the County own the vehicles.

Master On-Call Planning & Environmental Services | Stockton, California

Client: City of Stockton

Principal-In-Charge. Responsible for updating city fiscal guideline template for all new development within the City. Work with finance and planning department staff to update revenue and cost assumptions to reflect current cost and budgeted figures such as sales tax and maintenance levels. The template provides guidance for consistency with fiscal impact analysis and public facilities financing plan preparation for new development.

Building Department Fee Study | Red Bluff, California

Client: City of Red Bluff

Project Manager. Conduct building fee study update including collecting recent building permit fee data, cost of services, and peer comparison. Developed formula to charge building permit fee based on valuation of construction.

Elk Grove Roadway Fee Program | Elk Grove, California

Client: City of Elk Grove.

Project Manager. Managing an update to the City Roadway Fee Program. Working with two subgroups regarding development of a GIS visual platform of roadway projects, and nexus traffic study to update

development impact fees for new development. The updated fees will provide funding for new infrastructure for new residents.

GRTC 2-22-17.GRTC Transit System | Richmond, Virginia

Client: Greater Richmond Transit Company

Public Finance Manager. Provided financial analysis including operations and capital cost modeling and cost allocation for each transit mode. Developed detailed revenue and cost forecasting for the TDP period that complies with Virginia Department of Rail and Public Transportation guidelines. Also developed operations and capital funding programs that determine the feasibility of expanded service and infrastructure improvements in light of the current state fiscal crisis for transit. Assumptions and results of the financial analysis were summarized in the financial plan chapter of the TDP.

IBI Group_Tracy 3-22-18

Client: IBI Group.

Project Manager. Managing funding plan for Short Range Transit Plan. Prepare current assessment white paper outlining current funding sources and amounts. Develop cash flow revenues and costs for preferred service plan including on-demand transit mode and local fixed route operations.

NCTC Trans Funding Equity Study | Nevada County, Nevada

Client Nevada County Transportation Commission

Project Manager. Conducting in-depth evaluation of transit funding inequity in the County. Conduct current assessment of demographics, economy, and transit revenue. Develop performance metrics for comparison of transit service funding, and develop funding methodology options to address equity.

Belmont Creek Flood Mgmt Plan | San Mateo County, California

Client: San Mateo County

Analyst. Participated in finance strategy development and grant proposal review. Identify revenue sources for flood protection. Michael Baker is developing a comprehensive Flood Management Plan for the Belmont Creek watershed from Twin Pines Park to Industrial Road. The Flood Management Plan will screen, combine, and prioritize alternatives for hydraulic modeling that include green infrastructure and stormwater capture. The Flood Management Plan will establish implementable and

community supported flood risk reduction measures. The implementation plan incorporates preliminary designs of alternatives, scheduling, cost estimates, and high level summary of regulatory requirements, considering environmental constraints that might impact or potentially cause lengthy delays for environmental permitting. Michael Baker will also identify a funding strategy that describes the source and schedule for implementing these alternatives.

Paratransit Consolidation Study | California.

Client: Humboldt County Association of Governments.

Project Manager. Managed a consultant team and outreach effort to develop alternative models to coordinating paratransit services in the greater Humboldt region. Conducted analysis of applicability and financial implications of each model to the existing transit providers, including several cities, the county, and a transit authority. Michael Baker managed a consultant team and outreach effort to develop alternative models to coordinating paratransit services in the greater Humboldt region. Work tasks included conducting analysis of applicability and financial implications of each model to the existing transit providers, including several cities, the county, and a transit authority.

User Fee and Development Impact Fee Study, and Art in Public Places | Lynwood, California

Client: City of Lynwood.

Project Manager. Conducted three related projects for the city. One was a comprehensive user fee update that enabled the city to recover the full cost of certain services through user fees. The second study was prepared to identify development impact fees in accordance with Government Code 66000 et seq. The third study could lead to the creation and funding of an Art in Public Places program. Michael Baker conducted three related projects for the city. One was a comprehensive user fee update that enabled the city to recover the full cost of certain services through user fees. The second study was prepared to identify development impact fees in accordance with Government Code 66000 et seq. The third study could lead to the creation and funding of an Art in Public Places program.



Dawn Wilson, PE, TE
Active Transportation Planning



PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 24

EDUCATION

M.S., 1995, Civil Engineering, University of California, Irvine

B.S., 1993, Civil Engineering, University of California, Irvine

LICENSE/ CERTIFICATION/ AFFILIATION

Professional Engineer - Civil, California, 2001, C62562

Traffic Engineer, California, 2010, 2548

GENERAL QUALIFICATIONS

Ms. Wilson has over 20 years of experience in preparing transportation planning studies and traffic engineering design plans. Over the past decade she has focused her career on preparing multimodal studies that focus on balancing transportation and land use within the built environment. Ms. Wilson has strived to develop a balance within her teams – encouraging the creative and innovative solutions in mobility planning with the practical, feasible design required in traffic engineering.

With a diverse background in transportation planning, Ms. Wilson brings to her clients a holistic understanding of the physical, environmental and mobility needs in a community. In addition to her experience as a traffic engineer, she has worked closely with numerous community groups, boards and commissions on projects to build consensus and ultimately obtain project approvals.

PROJECT EXPERIENCE

San Marcos Creek Specific Plan Traffic Impact Study | San Marcos, California

Client: City of San Marcos

Project Manager. Managed the preparation of the traffic impact analysis report for the San Marcos Creek Specific Plan Project. Worked closely with city staff to develop a plan that was operationally feasible and met the land use density goals of the city. Michael Baker analyzed the forecast traffic impact of the proposed San Marcos Creek specific plan development in the City of San Marcos. The proposed project modified the land uses provided for in the city's general plan land-use element, and consisted of a mixed-use development that includes commercial office, commercial retail, and high-density residential land uses. Michael Baker worked closely with city staff and a land-use consultant to develop a plan that was operationally feasible and met the city's land-use density goals. After several iterations, Michael Baker developed a plan that increased density on site when compared to the general plan designation for the site.

SANDAG Regional Bicycle Master Plan | San Diego, California

Client: SANDAG

Project Engineer. Responsible for development of probable costs for Class I, Class II and Class III bike facilities and breakdowns of intersection treatments for Class II and Class III facilities, intersection treatments for a bicycle boulevard on Howard Avenue and Orange Avenue, widening for Commercial Street and a cycle track on Pacific Highway.

Bicycle Master Plan Update and EIR | Pasadena, California

Client: City of Pasadena

Project Engineer. Responsible for the preparation of the City of Pasadena's Bicycle Master Plan Update. Pasadena is at an advanced stage in planning for bicycles, as many of the basic provisions have been made. The update focused on more advanced facilities such as road diets, traffic circles and bike boulevards. The Plan will provide policy

direction, a funding plan, education and safety recommendations and a detailed assessment of existing conditions related to bicycle facilities and amenities. An extensive community outreach and participation program was conducted to determine the needs of the City's bicycle commuters, residents and visitors through interactive mapping activities, presentations and opinion surveys.

Rose Ave/Collins St Pedestrian Improvements | Ventura County, California

Client: Ventura County

Task Manager. Responsible for project management. Michael Baker provided engineering and design services for a new traffic signal, road widening, additional sidewalks for safe route to school access, an added turn lane, and a bike lane along Rose Avenue. The PS&E package included layouts and profiles, details, typical cross sections, right-of-way acquisition, signing and striping, and signal design.

Rosecrans Corridor Mobility Study | San Diego, California

Client: City of San Diego

Project Manager. Responsible for assisting the City of San Diego in achieving community consensus on the design of traffic flow and circulation projects; traffic calming measures; transit, bicycle, and pedestrian improvements; and additional parking along Rosecrans Street from Kellogg Street to Pacific Highway and Camino Del Rio West to the I-5/I-8 connector ramps as well as the Old Town Transit Center. The project will also coordinate efforts with the Midway Community Plan Update currently underway.

Apple Valley Road Corridor Study | Apple Valley, California

Client: Town of Apple Valley

Project Manager. Responsible for project management. Michael Baker evaluated the operations of Apple Valley Road and prepared the preliminary and final engineering design for the corridor. The project team coordinated and facilitated community workshops to gain the support of the community and gain a better understanding of the residential and commercial development needs along the corridor. The input from the workshops was used in the preliminary design plans for the corridor. Michael Baker prepared a detailed traffic analysis of the corridor, and incorporated the addition of sidewalks, bicycle lanes, and a raised median into the preliminary design. Other preliminary design services included a topographic survey, environmental technical studies

and documents, right-of-way research, a hydrology and hydraulics study, utility research and coordination, and geotechnical services. Final improvement plans included roadway, utility locations, storm drain, traffic signals, signing and striping, stage construction, landscaping and irrigation, electrical, and right-of-way acquisition legal descriptions.

City of Vista General Plan Update | Vista, California

Client: City of Vista

Task Manager. Responsible for updating the Transportation and Circulation element of the City's General Plan. Ms. Wilson provides oversight of the baseline study/traffic assessment; identification of issues, opportunities, and constraints; traffic modeling; and analysis of the current circulation element and alternative transportation. She is also responsible for preparing the Transportation/Circulation Section of an Environmental Impact Report (EIR) and Traffic Impact Analysis Report as an appendix to the EIR.

Old Town Revitalization Plan | Lompoc, California

Client: City of Lompoc

Project Manager. Responsible for project management. Michael Baker selected Urban Design Studio to assist in the revitalization of Old Town Lompoc by preparing a Specific Plan. To address the issues related to the Old Town Specific Plan (economic vitality, historic preservation, circulation, infrastructure, parking, and design), UDS utilized a creative approach to revitalization known as the "Main Street Approach." The foundation of this program was preservation: using those elements of quality that survived as assets in Old Town to build a lasting, positive physical and emotional image for everyone who uses Old Town. Linked with organization, promotion, design, and economic restructuring, the Main Street Approach orchestrated these vital elements to create a blueprint for an economically vibrant and aesthetically pleasing Old Town. A four day charrette, workshops, and extensive community outreach were integral parts of this planning process. Specific products also included a vision poster articulating the land use and urban design goals for Old Town; streetscape palette, design guidelines and development standards; and detailed implementation and funding strategies.



RAJAT PARASHAR, PTP

Transportation Planning and Policy



PERCENTAGE AVAILABILITY: 50%

YEARS OF EXPERIENCE: 12

EDUCATION

M.A., Urban Planning, Texas A&M University, 2006

B.A., Urban Planning, School of Planning and Architecture, New Delhi, India, 2001

LICENSE/ CERTIFICATION/ AFFILIATION

Professional Transportation Planner (PTP)

GENERAL QUALIFICATIONS

Mr. Parashar has more than 11 years of experience in transportation planning and engineering. He has spent the majority of his career working on projects for various clients throughout Southern California. Mr. Parashar has experience developing microsimulation networks of complex urban freeway and arterial corridors with transit networks to perform system-level planning and operational analysis. He also has worked extensively on traffic impact analyses in accordance with CEQA/NEPA and other municipal guidelines for both small and large scale transportation projects across the State of California.

PROJECT EXPERIENCE

Orange Line (MOL) Grade Separation Analysis and Operational Improvements Technical Study | Los Angeles, California

Client: LA Metro

Mr. Parashar served as lead analyst and conducted a traffic operation analysis using VISSIM microsimulation to evaluate the feasibility of grade separation section of the Metro Orange Line and other operational improvements including minor roadway closures and traffic signal modifications. Five priority locations were identified by Metro in Measure M for grade separation. Over 15 different scenarios were analyzed including each individual grade separation, combination of improvements and gates. All scenarios were compared with respect to bus speeds and delay of the cross-street traffic.

I-605 Corridor Improvement Study | Los Angeles, California

Client: LA Metro

Mr. Parashar currently is developing a VISSIM microsimulation model for I-605 corridor between Rosecrans Avenue and Washington Boulevard. The simulation model includes I-5/I-605 and I-105/I-605 system interchanges and 12 interchanges. Future alternatives include high-occupancy toll (HOT) lanes, high-occupancy vehicle (HOV) lanes and additional mixed flow lanes along I-605. Simulation will be utilized to improve the alternative design and for alternative analysis.

Orange Line (MOL) Speed Evaluation Study | Los Angeles, California

Client: LA Metro

For the Los Angeles County Metropolitan Transportation Authority (LA Metro), Mr. Parashar developed a VISSIM microsimulation network for bus speed study which included 18 miles of busway, parallel, and cross-streets with more than 40 signalized intersections. Based on the VISSIM findings, it was recommended to increase speeds when they pass through the intersection from 10 mph to 15-25 mph.



Exposition LRT-Santa Monica Downtown Circulation VISSIM Analysis | Santa Monica, California

Client: City of Santa Monica, California

As the technical lead, Mr. Parashar performed traffic analysis, coordinated with, and presented results to the Expo Authority, LA Metro, and the City of Santa Monica. He developed the VISSIM model of Downtown Santa Monica which included 26 signalized intersection, freeway ramps, light rail transit, pedestrian volume, transit signal priority, bus routes, bus stops and on-street parking. In total eleven scenarios were analyzed including existing (for validation), future, and future with mitigations.

I-15 /I-215 Interchange (Devore) Microsimulation/Traffic Analysis | San Bernardino County, California

Client: San Bernardino County Transportation Authority

Mr. Parashar served as lead analyst and conducted a traffic operation analysis using VISSIM microsimulation to evaluate proposed improvements for the I-15/I-215 system interchange near Devore, in San Bernardino County. The project included analysis of freeway operations, including the impact of substandard local interchange spacing, heavy truck volumes, and steep grades. The microsimulation VISSIM model developed included freeway-to-freeway interchange and 3 adjacent local interchanges. The roadway geometrics (including roadway profile), traffic control parameters, and driving behavior characteristics were incorporated in the simulation model. Simulation was used to evaluate the performance and effectiveness of capacity of several alternatives to accommodate the anticipated future traffic demand, based upon various measures of effectiveness such as number of trips, travel times, speed, and level of service.

Long Beach Traffic Studies | Long Beach, California

Client: Port of Long Beach

For the Port of Long Beach (POLB), Mr. Parashar served as the lead analyst and managed various traffic studies, including Gerald Desmond Bridge Replacement VISSIM analysis and Pico Avenue traffic operation analysis. Tasks included traffic operation analysis of multiple scenarios using Synchro and VISSIM to evaluate the impacts of changes in circulation patterns due to ongoing reconstruction of the Gerald Desmond Bridge.

SCAG SR-57/SR-60 Confluence Supplemental Needs Study | Diamond Bar, California

Client: Southern California Association of Governments (SCAG)

Mr. Parashar performed operations analysis for the SR-57/SR-60 confluence area using the VISSIM. The existing VISSIM network was updated and validated to existing year. Future No Build and three Build scenarios were analyzed and were compared with respect to the network wide MOE such as average speed, VHD and VMT, travel time and level of service.

West Valley Connector Bus Rapid Transit | Ontario, California

Client: Omnitrans

Mr. Parashar served as lead analyst and conducted VISSIM microsimulation analysis for dedicated bus lane facility along Holt Boulevard between Benson Avenue and Vineyard Avenue in the City of Ontario. VISSIM was used to analyze four alternatives including dedicated bus lane.

Pasadena Greenhouse Gas Emission Reduction Evaluation Protocol Report | Pasadena, California

Client: City of Pasadena

Mr. Parashar served as lead analyst and conducted operations analysis using VISSIM to analyze traffic conditions before and after the Traffic Signal Synchronization (TSS) project implementation. Two corridors in the City of Pasadena were analyzed and output from VISSIM were utilized as input to the EMFAC and MOVES models for greenhouse gas (GHG) evaluation.

Union/Patsaouras Plaza Busway Station PSR-PDS

Client: LA Metro

Mr. Parashar conducted a traffic operations analysis using VISSIM microsimulation to evaluate proposed Union/ Patsaouras Plaza Busway Station Project and their effects on the transportation system. Project area included a busway/HOV lane, a new bus stop and two adjacent intersections. Simulation was used to evaluate the effect of new bus stop on movement of traffic along busway and adjacent intersections.



SEAN MCATEE

Transportation Planning and Policy



PERCENTAGE AVAILABILITY: 50%

YEARS OF EXPERIENCE: 16

EDUCATION

B.S., Civil Engineering, Colorado State University, 2002

PROJECT EXPERIENCE

San Luis Obispo Citywide Travel Model | San Luis Obispo, California

Client: City of San Luis Obispo

Mr. McAtee recently managed an update to the City of San Luis Obispo's focused city travel model. This model is a focused version of the SLOCOG model that provides enhanced detail with the City's sphere of influence. The citywide model includes more refined zone structures, an enhanced mode choice model, and trip generation and distribution models based on the latest California Household Travel Survey. It also includes a university special generator and production allocation model to more accurately represent activity associated with the CalPoly campus.

SCAG Imperial County Travel Mode | Los Angeles, California

Client: Southern California Association of Governments (SCAG)

Mr. McAtee recently managed an update to this TransCAD model based on the Southern California Association of Governments (SCAG) subregional modeling development tool. The model update includes collection of traffic counts in the region, followed by a stepwise calibration and validation procedure based on both household travel survey and traffic count data. The revised model includes improved traffic analysis zone and roadway network detail in the county, as well as special treatment of border crossings. Training of local Caltrans staff was an important part of this effort. The updated ICTM also includes a customized reporting and dashboard system that interfaces directly with the SCAG Subregional Model. This tool provides an extendable and customized report of key model outputs, as well as a quick-access dashboard that is useful in reviewing model results in map form.

San Bernardino Transportation Analysis Model (SBTAM) | San Bernardino County, California

Client: San Bernardino County Transportation Authority (SBCTA)

Mr. McAtee recently contributed to development of a new version of



SBTAM. This model is based on the Southern California Association of Governments (SCAG) subregional modeling development tool. However, it includes significant improvements to the prototype model initially developed using the tool. The updated model includes local networks developed and maintained by SBCTA, the ability to easily make network and socioeconomic data updates, and reporting and dashboard function that improves model usability. The updated model has been calibrated using household travel survey data and validated to both traffic counts and transit ridership data.

SEMCOG E7 Model Update | Michigan

Client: Southeast Michigan Council of Governments (SEMCOG)

Mr. McAtee served as project manager for a recent update to the SEMCOG travel model. The project has included reviewing, expanding, and processing SEMCOG's on-board transit survey data to perform quality control checks on the dataset and to develop new mode and destination choice model calibration targets. An important component of the model update was also staff training, providing an improved level of transparency in the model development process. The updated model was calibrated using SEMCOG's recently completed 2015 household travel survey, and included extensive model sensitivity testing. Other notable aspects of this model update included improvements to the destination choice model implementation, an improved model interface, and development of several utilities and reporting tools that streamline application of the model.

Colorado Statewide Travel Model Development | Colorado

Client: Colorado Department of Transportation (CDOT)

Mr. McAtee contributed to the development of Colorado's first statewide model. This model is based on the Denver Regional Council of Government's (DRCOG) Focus activity-based modeling platform. The model system utilizes roadway, transit, and socioeconomic data from each MPO in the state, as well as from a multi-MPO household travel diary survey dataset. Mr. McAtee assisted CDOT staff in creating a combined statewide roadway and transit network, which included development of custom tools that allow movement of route systems onto the combined network. He also has assisted in analysis of the household travel survey dataset, including processing of tour data for use in model estimation. In addition, Mr. McAtee led the tasks to

refine GISDK portions of the Focus codebase and to allocate land use growth to areas outside of the state's MPO boundaries. The refined model features an updated user interface, runs quickly and efficiently, and features improve readability through TransCAD-based control of the entire modeling process.

Caltrans On-Call Training and Support | California

Client: Caltrans

Mr. McAtee is leading several task orders under this on-call contract to provide training and support to Caltrans staff in running and applying TransCAD travel demand models. He collaborated with Caliper to design and conduct several customized workshops to train Caltrans staff on use of the TransCAD software, model application best practices, and use of the SCAG, RivTAM, SBTAM, and OCTAM model systems. Each of these workshops has been tailored to the specific students involved, resulting in a unique different program for each group. In addition to formal training workshops, Sean is providing support related to report development and model development activities.

Orange County Transportation Authority Travel Model Updates | Orange County, California

Client: Orange County Transportation Authority

Mr. McAtee has assisted the Orange County Transportation Authority (OCTA) in updating, improving, and maintaining their Transportation Analysis Model (OCTAM) for over five years. Efforts have included updates to model components based on the Southern California Association of Government's (SCAG) Household Travel Survey and on-board transit surveys conducted by OCTA. Census data, Highway Performance Monitoring System data, and traffic count data also were important data sources in estimation, calibration, and validation of updated model components. A series of training sessions, along with model documentation and a User's Guide, have given OCTA staff a strong understanding of the updated model implementation. Mr. McAtee led design and implementation of a new dashboard functionality that provides access to key data in map and spreadsheet form. The dashboard produces interactive maps to display detailed model results such as traffic and transit assignment results. Through COM programming, the dashboard also produces an Excel summary report containing useful statistics and performance measures. Mr. McAtee has assisted OCTA in updates to both the legacy TRANPLAN model and in conversion of the model to the current TransCAD version.



Kenneth Mobley
Public Facilitation



PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 30

EDUCATION

M.S., 1990, Public Policy and Management/Urban Planning, Carnegie Mellon University

B.A., 1988, Political Science, Davidson College

LICENSE/ CERTIFICATION/ AFFILIATION

Professional Engineer - Civil, California, 2001, C62562

Traffic Engineer, California, 2010, 2548

GENERAL QUALIFICATIONS

As a public involvement manager, Mr. Mobley has supported clients in a variety of manners, and he specializes in public involvement campaigns for controversial projects. He has served as a client representative and technical resource at over 80 public workshops and at over 225 community meetings and stakeholder groups in his career to date. As a public involvement specialist, he has been responsible for all aspects of the meeting production process - from preliminary site planning, preparing meeting materials, speech writing, staffing, making presentations at the meeting, and follow-up activities such as preparing meeting transcripts and summaries for decision makers. Mr. Mobley is a trained facilitator and has led high-level interactive facilitation services for clients throughout the United States. He speaks nationally at conferences on public engagement, social media and innovative techniques to empower participation in the planning and design process. Mr. Mobley also serves as the corporate presentation coach where he helps to create engaging, interesting presentations for the company and clients.

PROJECT EXPERIENCE

Environmental Assessment and Project Concept Report, S.R. 30 from 1400W to Main Street | Logan, Utah.

Client: Utah Department of Transportation.

Facilitator. Helped facilitate one-on-one meetings with stakeholders as part of the development of corridor improvements. Michael Baker was responsible for team coordination, implementation of quality control measures, project reporting to UDOT, project documentation, and overall performance of a State Environmental Study and Concept Report, comparable to an environmental study that would be prepared for a CE level project, with support technical reports. The 1.7 mile project proposed that the existing route of S.R. 30 from 1400 West to Main Street in Logan be adjusted with ownership of 400 North being transferred to UDOT and ownership of 200 North from approximately 1200 West being transferred to Logan.

ADOT - IAP2 | Arizona

Client: Arizona Department of Transportation.

Facilitator. Responsible for helping to develop and deliver training to top level executives at Arizona Department of Transportation on the principles of public engagement promoted by the IAP2 organization - the International Association of Public Participation. Also was responsible for developing content for NEPA public engagement and overall course development and then led the overall training sessions.

Patriot's Crossing Environmental Assessment | Hampton Roads, Virginia.

Client: Virginia Department of Transportation.

Facilitator. Responsibilities include serving as the overall project manager for the reassessment for the Virginia Department of Transportation. Led the NEPA documentation and the public workshop process and provided coordination for the Department and stakeholders involved in the re-evaluation.



BREANA CAMPBELL-KING, MA, RPA
CEQA Cultural



PERCENTAGE AVAILABILITY: 20%

YEARS OF EXPERIENCE: 7

EDUCATION

M.A., Anthropology, San Diego State University, 2016

B.A., Anthropology, San Diego State University, 2010

B.A., History, San Diego State University, 2010

GENERAL QUALIFICATIONS

Breana Campbell King is an Archaeologist at Rincon Consultants, Inc. Ms. Campbell King has more than six years of academic and professional experience in archaeological fieldwork, research, and publications in California archaeology. Ms. Campbell King received her Masters of Liberal Arts and Sciences in Anthropology from San Diego State University in 2016. Ms. Campbell King has worked extensively in the Southern California region specifically conducting Phase I surveys and Phase II testing projects, and providing cultural resources support for California Environmental Quality Act (CEQA) documents. Ms. Campbell King has five years of experience conducting cultural resources investigation projects in compliance with Section 106 of the National Historic Preservation Act, the National Environmental Policy Act, and CEQA as they pertain to cultural resources. Ms. Campbell King has participated in several investigations throughout Riverside County including several survey and testing investigations in compliance with the NHPA and CEQA.



PROJECT EXPERIENCE

- *River Village Phase III Data Recovery, Santee, San Diego County, California*
- *21st Street Drainage to Pipe Conversion Project, Del Mar, California*
- *Fanita Ranch Phase II Cultural Resources, Santee, San Diego County, California*
- *Caltrans Assistance Projects, Los Angeles County*
- *Metropolitan Water District On-Call, Los Angeles County*
- *Class III Archaeological Survey of BLM Lands for the Upgrade and Maintenance of Southern California Gas Pipeline Line 3000, near Needles, San Bernardino County, California*
- *Woodland Hills Water Recycling Project, Los Angeles County, California*
- *RE Walker Pass Project, Kern and Los Angeles Counties, California*
- *Trumark Homes Mixed Use Development Project Cultural Resources Investigation, Chino Hills, California*
- *Malibu Bluffs Parkland Project, Los Angeles County, California*
- *Santa Ana Arts Collective Project, Los Angeles County, California*
- *McFarland General Plan Amendment EIR Records Search Project, Kern County, California*
- *6348 Sycamore Meadows Project, Los Angeles County, California*
- *Line 33-37 Coupon Extraction Phase I Cultural Resources Study, Santa Monica*
- *Mountains National Recreation Area, Los Angeles County, California*



JEANETTE CAPPIELLO

Plan Branding



PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 24

EDUCATION

B.F.A., 1994, Graphic Design, Columbia College, Chicago, IL
Certificate, 2010, Web Authoring, Irvine Valley College

GENERAL QUALIFICATIONS

Ms. Cappiello works hand in hand with the Creative Director in the development of design solutions. Ms. Cappiello's leadership is grounded in her immeasurable understanding of all aspects of visual production. Accomplished and educated in the techniques, tools, and principals involved in producing successful marketing campaigns, Ms. Cappiello is able to lead the graphics design team, photographers, and copywriters in the actualization of the creative vision, while ensuring that client requirements and concepts are met.

Prior to joining Michael Baker, Ms. Cappiello worked in Chicago for a fortune 500 company in the Marketing Services department. She brings an element of her experience with a highend marketing team.

Ms. Cappiello is a designer for our Planning and Urban Design department, working on projects such as the Lancaster General Plan, Lancaster Specific Plan, Garden Grove General Plan, Downtown Sierra Madre Specific Plan, Buena Park General Plan, Brawley Downtown Specific Plan, Murrieta General Plan, and Pasadena Green Building Outreach and Education Program..

PROJECT EXPERIENCE

Educational Seminars / Training

Graphic Designer. Responsible for graphic design. Michael Baker assisted clients in producing Seminars to educate and influence their target audience by providing them an opportunity to learn. Michael Baker's Marketing/Media Arts/Professional Development team has played a key role in the planning and implementing many educational seminars over the last 15 years, including: Storm Water Regulation Compliance Form Based Codes; Introduction to Storm Water Quality Regulations; and Safescape: Creating Safer, More Livable Communities.

Santa Paula/Youth Center | Santa Paula, California

Client: City of Santa Paula

Graphic Designer. Responsible for graphic design. Michael Baker facilitated an intensive four-hour workshop for more than 250 youth of primarily middle and high school age for a teen center.

Pasadena General Plan Outreach Program | Pasadena, California

Client: City of Pasadena

Graphic Designer. Designed and produced Community Involvement materials.

Murrieta General Plan Update and EIR | Murrieta, California

Graphic Designer. Designed and produced Community Involvement materials.

Buena Park General Plan | Buena Park, California

Client: City of Buena Park

Graphic Designer. Designed and produced Community Involvement materials.

Garden Grove General Plan | Garden Grove, California

Client: City of Garden Grove

Graphic Designer. Designed and produced Community Involvement materials..



MALCOLM DOUGHERTY, PE

Circulation Futurewave



PERCENTAGE AVAILABILITY: 15%

YEARS OF EXPERIENCE: 26

EDUCATION

B.S., Civil Engineering, Rutgers University

LICENSE/ CERTIFICATION/ AFFILIATION

American Association of State Highway and Transportation Officials (AASHTO), Past Board of Directors

American Society of Civil Engineers (ASCE), Member

California Public Works Board, Past Member

Intelligent Transportation Society of America (ITS), Member of the Board of Directors

Toll Bridge Program Oversight Committee, Past Chair

Transportation Research Board (TRB), Past Chair, Executive Committee

Western Association of State Highway and Transportation Officials (WASHTO), Past President

PREVIOUS WORK EXPERIENCE

California Department of Transportation (Caltrans), Director.

California Department of Transportation (Caltrans), Chief Deputy Director and Chief Engineer.

PROJECT EXPERIENCE

Mr. Dougherty brings more than 25 years of transportation industry experience to Michael Baker. For the California Department of Transportation (Caltrans), he held roles of increasing responsibility that culminated in his most recent position as Director. In this role, Malcolm was responsible for the maintenance and operations of more than 50,000 lane miles of roadway in the State Highway System and the delivery of an \$11.4 billion construction portfolio. He also had overall fiscal responsibility for the Department's budget of more than \$10 billion and 20,000 employees.

Prior to his appointment to Director, he served as Chief Deputy Director and Chief Engineer, where he honed his leadership skills by advising the Department Director on all aspects of policy and operations. He also represented the department at meetings and hearings and with the executive team on administrative priorities related to the state transportation system. As District Director, Division Chief and Deputy District Director, he gained expertise in regional planning, maintenance, traffic operations, project management and administration, and capital project delivery.

Mr. Dougherty's extensive, demonstrated hands-on experience and the collaboration he's forged with Departments of Transportation across the country make him a strong addition to our National Practice Leadership Team. In addition, his work with governments and municipalities, directing smart infrastructure projects and his national leadership in emerging technology-driven trends such as connected and autonomous vehicles will further position Michael Baker as a transportation industry leader.

Mr. Dougherty also has held numerous affiliations and certifications including: Past Chair of the Transportation Research Board's (TRB) Executive Committee; Past Chair of the American Association of State Highway and Transportation Officials (AASHTO) Committee on Construction; Past Chair of the Toll Bridge Program Oversight Committee; and is a member of the Board of Directors for the Intelligent Transportation Society (ITS) of America; a member of the American Society of Civil Engineers (ASCE); and as a past President of the Western Association of State Highway and Transportation Officials (WASHTO).



FRANCES YAU, AICP
Safety and Community Services



PERCENTAGE AVAILABILITY: 30%

YEARS OF EXPERIENCE: 6

EDUCATION

M.R.P., 2013, Regional Planning, Cornell University

B.S., 2011, Environmental Systems, University of California, San Diego

LICENSE/ CERTIFICATION/ AFFILIATION

American Institute of Certified Planners, California, 2016, 028637

GENERAL QUALIFICATIONS

Ms. Yau is an Environmental Specialist at Michael Baker and is part of both the Environmental Sciences and Regulatory Services teams. She has a comprehensive understanding of complex CEQA processes and a strong aptitude for project management. Frances is experienced in writing environmental documents for a wide-range of projects, including General Plans, Specific Plans, and development projects. Ms. Yau is a responsive and resourceful team player who understands client needs. She draws from a diverse educational and work background that includes environmental planning, biological sciences, and urban and regional planning.

PROJECT EXPERIENCE

Media Studios Project EIR | Burbank, California

Client: City of Burbank

Planner. Michael Baker International is preparing an Environmental Impact Report for the Media Studios Project. The project proposes to develop a 160,477-square foot commercial office building to complete the existing Media Studios office campus. The building would be five stories at a maximum height of 70 feet above plaza level. The proposed office building would tie in with the existing campus, including all landscaping, amenities, and parking. The subterranean parking garage would connect with the existing subterranean parking garage to allow accessibility from any entrance. Of the areas analyzed in this project, only transportation and traffic impacts were determined to be significant and unavoidable.

Canyon City Business Center EIR | Azusa, California

Client: City of Azusa

Planner. Michael Baker International (Michael Baker) is preparing an Environmental Impact Report (EIR) for the Canyon City Business Center, located in the City of Azusa, California. The project plans to redevelop the existing 23.27-acre Colorama Wholesale Nursery property to construct seven large industrial buildings as well as associated Centering, landscaping, and infrastructure improvements. The project includes two site plan options which both involve an estimated total building area of 463,436 square feet divided between the seven buildings, with each building ranging in size from 28,576 square feet to 161,231 square feet. In addition to preparation of the EIR, Michael Baker's team of inhouse experts are peer reviewing the applicant-prepared technical studies.

Midtown Specific Plan EIR | Long Beach, California

Client: City of Long Beach
Planner

Rancho San Geronio Specific Plan EIR | Banning, California

Client: City of Banning
Planner



RYAN CHIENE

Safety and Community Services



PERCENTAGE AVAILABILITY: 30%
YEARS OF EXPERIENCE: 6

EDUCATION

B.S., 2012, City and Regional Planning, California State Polytechnic University, San Luis Obispo

A.A., 2009, General Education, Cuesta College

LICENSE/ CERTIFICATION/ AFFILIATION

FHWA Traffic Noise Modeling, California, 2014

HAZMAT Training Certification, California, 2014

GENERAL QUALIFICATIONS

Mr. Chiene has worked professionally in the Planning/ Environmental industry for over six years. His work experience includes researching, analyzing and writing a number of California Environmental Quality Act (CEQA) documents, including Environmental Impact Reports, Initial Studies, Mitigated Negative Declarations, and technical studies. Technical studies he has worked on include Air Quality/ Green House Gas (GHG) Assessments, Noise Studies, Phase I Environmental Site Assessments, Visual Impact Assessments, and Shade/Shadow Studies, among others. He has also been involved in municipal planning and affordable housing work. Through his professional planning work, he learned a great deal about the environmental aspect of the development process, affordable housing, cooperatively working with fellow employees, and the logistics of development.

PROJECT EXPERIENCE

South Campus Specific Plan EIR | El Segundo, California

Client: City of El Segundo

Environmental Associate. Conducted noise measurements for Noise Study and technical analysis to support the EIR. Michael Baker prepared the environmental impact report for the El Segundo South Campus Specific Plan, including a multi-jurisdictional, multi-phase traffic impact analysis. Michael Baker's services included a wide range of detailed technical studies, including air quality, noise, and traffic, for four development alternatives and a no-development alternative.

Transportation Oriented Development Specific Plan and EIR | Duarte, California

Client: City of Duarte

Environmental Associate. Conducted noise measurements and technical analysis support on the draft EIR. Michael Baker prepared a specific transit-oriented development (TOD) plan and environmental impact report for a 19-acre area adjacent to the Duarte Gold Line Station.

Park Avenue Over Grand Canal Bridge Replacement Project | Newport Beach, California

Client: City of Newport Beach

Environmental Associate. Responsibilities included preparation of the Caltrans Preliminary Environmental Study (PES), CEQA Initial Study/Mitigated Negative Declaration (IS/MND), and Caltrans Visual Impact Assessment (VIA) Questionnaire.

Climate Action Plan and Cable Airport Land Use Compatibility Plan Update EIR | Upland, California

Client: City of Upland

Environmental Associate. Provided for the Upland Climate Action Plan, air quality, greenhouse gas emissions, and noise for the city's General Plan Update, Zoning Code Update, and Land Use Compatibility Plan Update.



RICHARD BECK, CEP
Resources

PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 18

EDUCATION

2000, Environmental Studies, University of California, Santa Cruz, Certificate;

2010, Ecological Restoration, Saddleback College, CA

LICENSE/ CERTIFICATION/ AFFILIATION

Certified Environmental Inspector, 2007, 10084;
EPA Watershed Management Academy, 2008 ;
Wetland Delineator Certification Program, 2002;
Registered Environmental Professional, 2010, 10050455;
Certified Environmental Professional, 2010, 10050455

GENERAL QUALIFICATIONS

Mr. Beck has extensive experience in the regulatory and environmental disciplines. He successfully leads federal, state, local, and private-sector clients through the Clean Water Act California Porter-Cologne Act, California Fish and Game Code, Endangered Species Act, and the California Coastal Act. Mr. Beck, a Professional Wetland Scientist, has conducted hundreds of jurisdictional delineations throughout the southwest. Mr. Beck leads delineation field crews and regulatory specialists that effectively draft, coordinate, and process regulatory agency applications. Utilizing his accurate jurisdictional mapping, Mr. Beck effectively drafts and negotiates state and federal regulatory applications for all types of projects. Overall, Mr. Beck's years of significant regulatory coordination have led to trusted relationships with regulatory staff at all levels.

PROJECT EXPERIENCE

Littlerock Solar Power Generation Station 1 - Regulatory Services | Palmdale, California

Client: Solar Power Generation Station 1, LLC
Project Manager. Responsible for project management of regulatory services for construction of the 174-megawatt, utility-scale solar power generation station. The 313-acre project site consists of disturbed land that has had mining and other high impact activities, and vacant land that consists of desert scrub communities. The project included Delineation of Jurisdictional Waters memo and permit assessment based upon the design plans.

Ridgecrest Solar Power Generation Station 1 - Regulatory Services | Kern County, California

Client: Solar Power Generation Station 1, LLC
Project Manager. Responsible for project management. Michael Baker provided regulatory services for construction of the 174 megawatt, utility-scale solar power generation station. The 125-acre project site consisted of disturbed land that had mining and other high-impact activities and vacant land consisting of desert scrub communities. Michael Baker regulatory staff conducted a site visit and prepared a Delineation of Jurisdictional Waters memo. Michael Baker also prepared a permit assessment and determined that the proposed improvements required a Report of Waste Discharge from the Regional Board, and a California Department of Fish and Wildlife Streambed Alteration agreement.

Orange County On-Call Regulatory Services | Orange County, California

Client: Orange County
Project Manager. Responsible for providing on-call regulatory and environmental services to the various departments of the County of Orange since 1996, which has included the effective management of hundreds of projects. Services have included jurisdiction delineation in coastal and non-coastal areas, permit processing and negotiations for large-scale flood facilities, and 24-hour support for emergency projects. Defines successful permitting strategies by utilizing an indepth understanding and established relationships with the resource agencies. Generally, the projects have included channel, roadway, and regional park improvements. Under a multi-year agreement, Michael Baker provided environmental

and regulatory services for a variety of projects throughout Orange County. Michael Baker's work efforts have included detailed jurisdictional delineations, resource agency coordination and meetings, creative problem solving with project design, California Environmental Quality Act (CEQA) documentation and compliance, biological and cultural assessments, application submittals to state and federal resource agencies, and concurrent permit acquisition.

Orange County Flood Control On-Call Contract | Orange County, California

Client: Orange County

Environmental Specialist. Responsible for regulatory/permitting. Michael Baker provided flood control planning and engineering services to support flood control. The projects included: Orange County Flood Control Master Plan; San Diego Creek Master Plan Update; Local Drainage Manual Update; Santiago Creek Scour Analysis Plan Check; San Diego Creek Restoration Plans and Operations and Maintenance Manual; Foothill Basins Restoration Plans and Operations and Maintenance Manual; Santa Ana River Reach 9 SARI Line Protection; San Juan Creek Phases 4, 5, and 6 and Trabucco Creek Phase 8; and Edinger Channel - 3D Structural Analysis for Reinforced Concrete Box. The projects included flood control, water quality, and wildlife corridor or habitat conservation and protection. Michael Baker also provided services to obtain resource agency permits.

Tujunga Wash Watershed Groundwater Recharge Master Plan | Los Angeles, California

Client: Los Angeles County

Environmental Associate. Identified conceptual-level environmental and regulatory constraints. Michael Baker provided master planning services for the San Fernando Groundwater Basin, which is a significant resource for drinking water for the City of Los Angeles and is in a state of overdraft. In order to meet current and future water demands without utilizing imported water, the county and city sought to maximize groundwater recharge in the watershed, which overlays the groundwater basin. Projects investigated included improving existing spreading grounds, increasing water conservation storage reservoirs, developing new spreading grounds, and improving operations over three to five years.

ADDITIONAL PROJECT EXPERIENCE

Transportation Corridor Agency (TCA) Tesoro Extension | Orange County, California

Client: Transportation Corridor Agencies

North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan EIR/EA | Lancaster, California

Client: City of Lancaster

Park Avenue Over Grand Canal Bridge Replacement Project | Newport Beach, California

Client: Transportation Corridor Agencies

Riverside North Aquifer and Storage Recovery Project - Regulatory Services | Colton, California

Client: City of Riverside

OC Parks (On-Call) | Orange County, California

Client: Orange County Parks

Structural Best Management Practices - Malibu Creek Watershed Planning and Feasibility Study | Los Angeles County, California

Client: Los Angeles County. Regulatory permitting.

Pilgrim Creek Rehabilitation | Oceanside, California

Client: City of Oceanside.





EDDIE TORRES, INCE
Noise

PERCENTAGE AVAILABILITY: 25%

YEARS OF EXPERIENCE: 19

EDUCATION

M.S., 2005, Mechanical Engineering, University of Southern California

B.S., 2000, Mechanical Engineering, University of California, Irvine

B.A., 2000, Environmental Analysis and Design, University of California, Irvine

Certificate, 2000, Fundamentals of Mechanical Engineering, University of California, Irvine

LICENSE/ CERTIFICATION/ AFFILIATION

Institute of Noise Control Engineering, 2002

2.1.1 Traffic Noise Analysis, California

2.2.1 Air Quality Analysis, California

GENERAL QUALIFICATIONS

Mr. Torres oversees and prepares Environmental and Planning studies for public and private sectors clients, under the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). He serves as the Director of Technical Studies, with a specialty in Acoustics, Air Quality, Climate Change, and Visual Impact Assessments. Mr. Torres leads Michael Baker's efforts to be at the forefront of Global Climate Change studies. Mr. Torres has prepared numerous analyses that are consistent with climate change legislation such as Assembly Bill 32, Senate Bill 97, Executive Order S-3-05, and Senate Bill 375. Mr. Torres has led the development of numerous greenhouse gas inventory models which calculate greenhouse gas emissions from such sources as vehicular traffic, stationary sources, electricity consumption, water consumption, wastewater treatment, and construction processes.

PROJECT EXPERIENCE

On-Call General Plan Planning and Environmental Support | Riverside County, California

Client: Riverside County.

Environmental Specialist. Technical Study Manager. Michael Baker has provided on-call general plan support to the County since 2014. Responsibilities include processing General Plan Amendments, California Environmental Quality Act (CEQA) compliance, zoning code amendments, and climate action plan support. Michael Baker has also completed the County's Fifth Cycle Housing Element Update, as well as a number of General Plan Amendments and CEQA documents.

Hazard Mitigation Plan and General Plan Safety Element Update | Shasta Lake, California

Client: City of Shasta Lake

Environmental Specialist. Technical Study Manager. Michael Baker is preparing a Local Hazard Mitigation Plan for the City pursuant to the requirements of the Disaster Mitigation Act of 2000. The Plan includes identification and profiling of the City's identified natural hazards, vulnerability assessment, mitigation strategies, and plan implementation and maintenance, and involves public participation during the planning process including public workshops and outreach..

Watsonville VISTA General Plan and EIR | Watsonville, California

Client: City of Watsonville

Environmental Specialist. Responsible for technical studies. Michael Baker updated the Watsonville VISTA 2030 General Plan and prepared an environmental impact report (EIR) for the city, which is surrounded by some of the most productive agricultural land in California. The updated plan represents a vision for how the city will grow over the next 25 years and is based on the central themes of urban infill to preserve important agricultural lands and economic development. Values expressed by the community included neighborhood preservation, suitable housing for all residents, diversification of the economic base, adequate public infrastructure, mobility and access, and natural resource conservation.

General Plan Update, EIR, and Climate Action Plan | Murrieta, California

Client: City of Murrieta

Environmental Specialist. Responsible for technical studies. Michael Baker provided a comprehensive update to the city's 1994 General Plan and General Plan Environmental Impact Report (EIR). The City Council's major priority with the update was to focus on economic development and adding more jobs, specifically high-paying skilled jobs, along with retail establishments to support the community. Michael Baker also prepared a climate action plan (CAP).

Fullerton Climate Action Plan (CAP) | Fullerton, California

Client: City of Fullerton

Environmental Specialist. CAP Project Manager. Michael Baker prepared a climate action plan (CAP) for the City in conjunction with the city's general plan update and accompanying environmental impact report. Michael Baker established the target greenhouse gas emissions reduction goal, guide the development of CAP measures. Michael Baker then reviewed the city's land-use data associated with the general plan update and used this data to prepare a citywide inventory of the emissions from both direct and indirect sources. Michael Baker developed measures aimed at reducing greenhouse gas emissions, and provided quantified estimates of the reduction measure's effectiveness. Criteria was also developed to address subsequent developments' consistency with the CAP and a methodology for determining significance of future project climate change impacts.

Cerritos General Plan Update/EIR | Cerritos, California

Client: City of Cerritos

Technical Specialist. Responsible for technical studies. Michael Baker completed a comprehensive update to the city's 1988 general plan (adopted in January 2004) and provided the capability to publish live GIS mapping products on the project website using LiveMap GIS.

General Plan and Environmental Impact Report, Capitola, California

Client: City of Capitola

Environmental Specialist. Technical Study Manager. Michael Baker is working in partnership with The Planning Center/DC&E to prepare the Capitola General Plan Update and EIR. Four areas were identified for more focused evaluation and subsequent policy recommendations: a regional and local commercial corridor, the area around City Hall, and the Capitola Village, which is a popular tourist destination.

ADDITIONAL PROJECT EXPERIENCE

General Plan Projects

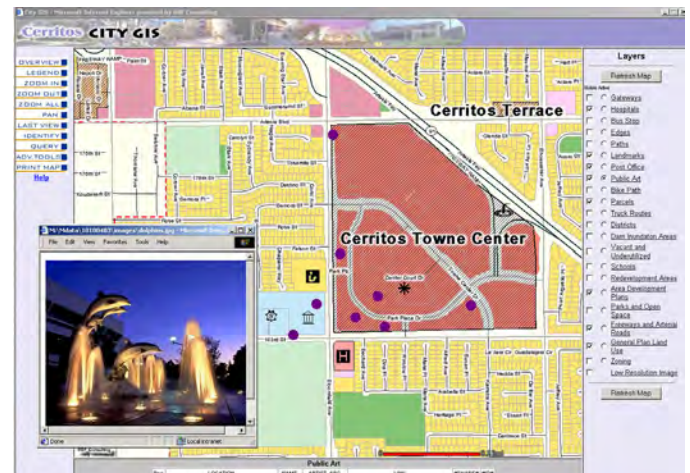
- Artesia General Plan Update, Housing Element, and EIR
- Angels Camp 2020 General Plan
- Buena Park General Plan and EIR
- Capitola General Plan and EIR
- Carson General Plan Update, EIR and Community Participation
- Cerritos General Plan Update/EIR
- Fullerton General Plan Update, Climate Action Plan, and EIR
- Glendora General Plan 2025
- Hawaiian Gardens General Plan EIR
- Lancaster 2030 General Plan Update and EIR
- Murrieta General Plan Update, EIR, and Climate Action Plan
- Palmdale Housing Element EIR | Palmdale, California
- South Gate General Plan Update EIR
- Villa Park General Plan MND
- Watsonville VISTA General Plan and EIR

Palmdale Transit Village Specific Plan EIR | Palmdale, California

Client: City of Palmdale

North Downtown Lancaster Neighborhood Revitalization/Transit Village Plan EIR/EA | Lancaster, California

Client: City of Lancaster





DAVE MERCIER, PE, CPESC, LEED AP, QSP/D, IGP ToR
Resources

PERCENTAGE AVAILABILITY: 35%

YEARS OF EXPERIENCE: 15

EDUCATION

B.S., 2003, Civil and Environmental Engineering, University of California, Los Angeles

LICENSE/ CERTIFICATION/ AFFILIATION

Professional Engineer - Civil, California, 2007, 71531
Qualified SWPPP Developer (QSD), California, 2010, 00396
Qualified SWPPP Practitioner (QSP), California, 2010, 00396
Construction General Permit Trainer of Record, California, 2014
Certified Professional in Erosion and Sediment Control, California, 2010, 5703
LEED Accredited Professional, California, 2009
Industrial General Permit Trainer of Record, CA 2016, 161
Qualified Industrial Stormwater Practitioner, CA, 2016, 161

GENERAL QUALIFICATIONS

Mr. Mercier has a variety of experience focusing on stormwater management (water quality and flood control). He manages client stormwater programs across a wide range of industries and water quality concern. His management process focuses on understanding the client core business and project needs to drive program development and the generation of practical solutions. He has extensive experience with construction and industrial stormwater compliance along with National Pollutant Discharge Elimination System (NPDES) support services for municipalities and Caltrans. Mr. Mercier works with clients to write and review post-construction water quality plans, develop and implement stormwater program elements, and conduct facility inspections for compliance with Municipal and Statewide storm water requirements. He also has experience with hydraulic/hydrologic modeling, technical reports, floodplain/floodway analysis, and sediment transport and stream stability analyses.

PROJECT EXPERIENCE

Stormwater Master Plan Development | Orange County, California

Client: Orange County Sanitation District.

Project Manager. Responsible for working with OCSD to develop a Stormwater Master Plan (SWMP) to demonstrate compliance with their Individual NPDES permit. His team reviewed the requirements in the Individual NPDES permit along with existing guidance and is crafting an Industrial Stormwater Management Program that will be used to manage stormwater within each of OCSD's plants and at their 15 offsite pump stations. The team will also develop a one dimensional-two dimensional (1D-2D) model of the plants to better understand how runoff moves around the sites during a rain event and determine if existing facilities are sufficient. Should improvements be required, the team will generate proposed improvement projects, rank them based on cost-benefit analysis, and present the findings in a report. Michael Baker is working with the Orange County Sanitation District (OCSD) to produce a Stormwater Master Plan detailing stormwater issues at Plant 1, Plant 2, and throughout the collections system. This effort focuses on regulatory tasks driven by the OCSD Individual NPDES permit and a stormwater analysis to ensure compliance with the permit.

Water Quality Management Plan Verification | Anaheim, California

Client: City of Anaheim

Project Engineer. Assisted with the implemented of an inspection program to assist the City of Anaheim in meeting the Orange County Municipal Permit requirement that all cities verify that WQMPs are being implemented. Led a team of inspectors that performed over 175 site visits to Anaheim facilities that have a WQMP, including residential, commercial, and industrial sites. Completed the WQMP Verification Project and assisted the City with its High Priority Commercial/Industrial Inspections. Michael Baker assisted with general support services to verify water quality management plans (WQMP) that the City had approved since the beginning of the current NPDES permit term. Michael Baker designed the inspection program, visited

over 170 sites to perform field inspections related to stormwater requirements, and provided well organized feedback and/or reports on findings. Michael Baker provided education during the inspections, assisted with the City's High Priority Commercial/Industrial NPDES compliance inspections, and provided clerical level support for a variety of items.

Cypress Acres Phase IV Street and Storm Drain Improvements | Cypress, California

Client: City of Cypress.

Engineer. Coordinated with the design engineers to produce a WQMP that mitigated for the surrounding changes as a result of the project. Michael Baker provided conceptual design; preliminary engineering; and final plans, specifications, and estimates (PS&E) for street rehabilitation and a storm drain system on Merten Avenue in the newly annexed Cypress Acres, a residential community prone to flooding problems due to inadequate roadway grades and profiles. The Michael Baker analysis consisted of a proposed 450 linear feet of mainline storm drain pipe and associated catch basins in a flat area with existing utility constraints.

Tustin Legacy Master Plan of Drainage / Runoff Management Plan | Tustin, California

Client: City of Tustin

Hydrologist. Completed new on-and off-site hydrology based on updated land use plans using AES. Also produced a hydrology report to summarize the changes. Michael Baker prepared a master plan of drainage and comprehensive runoff management plan (RMP) for the redevelopment of the 1,650-acre Tustin Air Base. Existing watershed conditions were documented and a plan was outlined to mitigate development runoff through appropriate backbone infrastructure to afford flood protection and avoid offsite impacts. The plan included a conceptual plan of drainage for developments and preliminary plans for over 2.5 miles of regional channel improvements adjacent to the project site. An on-site regional stormwater detention basin was proposed to avoid construction of significant improvements to the existing downstream channel system.

Mid-County Parkway (MCP) | Riverside County, California

Client: Riverside County Transportation Commission
Water Resources Designer. Responsible for producing a stormwater data report. Reviewed each watershed and identified TMDLs. Identified appropriate best management practices and designed

them for implementation. Compiled a complete stormwater data report that contained data from two different watersheds and accounted for several different alignments. Michael Baker provided engineering services for a preliminary study of the Mid-County Parkway (MCP), a 32-mile corridor from I-15 in the City of Corona to S.R. 79 in the City of Hemet in Riverside County. The highway is planned as a new eight-lane freeway meeting Caltrans standards, policies, and guidelines. As a subconsultant within a large design team, Michael Baker was responsible for preliminary engineering design for the North of Lake Mathews corridor alignment, the I-15/Mid-County Parkway interchange, and I-15 widening; as well as hydrology and drainage analysis for all corridor alignments between I-15 and I-215.

Corridor Stormwater Management Studies | Los Angeles & Ventura Counties, California

Client: Caltrans - District 7

Engineer. Led teams of engineers during the field investigation and design phases of this project. Michael Baker helped evaluate the potential for siting permanent stormwater treatment best management practices (BMP) for the subject transportation corridors. Studies included determining the technical feasibility of implementing treatment BMPs in the corridors, estimating pollutant load reductions of the various treatment BMPs, and providing preliminary designs at possible locations of treatment BMPs. The ultimate objective was to determine whether there were sufficient opportunities for placement of BMPs to meet the overall treatment requirements of a court-mandated study.

ADDITIONAL PROJECT EXPERIENCE

Foothill Transportation Corridor - South (FTC-S) | Orange/San Diego Counties, California

Client: Transportation Corridor Agencies

Engineer.

S.R. 91 Corridor Improvement Project | Riverside and Orange Counties, California

Client: Riverside County Transportation Commission.

Engineer.

John Wayne Perimeter Road Improvements | Costa Mesa, California

Client: John Wayne Airport

Engineer.



JOHN NAGLE, PE
Resources

PERCENTAGE AVAILABILITY: 35%

YEARS OF EXPERIENCE: 31

EDUCATION

M.S., 1996, Civil Engineering, Loyola Marymount University

B.S., 1987, Civil Engineering, Loyola Marymount University

LICENSE/ CERTIFICATION/ AFFILIATION

Professional Engineer - Civil, California, 1991, 46972

Professional Engineer - Civil, Nevada, Utah, Arizona, Guam

GENERAL QUALIFICATIONS

Mr. Nagle has practiced in the field of civil engineering for many years and has extensive experience in planning, designing, and providing construction support services for major water and wastewater facilities. He has been responsible for the preparation of numerous construction plans, specifications and cost estimates for water and sewer pipelines, water pumping stations, wastewater lift stations, wells, and reservoirs. He has also prepared master plans for both municipal and private-sector clients for potable water, sanitary sewer, and recycled water systems. Mr. Nagle has used his combination of planning and design experience to prepare capital improvement programs, condition assessment studies, and engineering feasibility studies. He is a proven Team Leader and well-respected Project and Task Manager, committed to delivering technically sound and innovative design solutions.

PROJECT EXPERIENCE

LACCD Sewer System Management Plans | Los Angeles County, California

Client: Los Angeles Community College

Senior Engineer. Served as senior project engineer for the preparation of the sewer system management plans for the LACCD's nine campuses. Michael Baker provided engineering services for the development of sewer system management plans for the LACCD's nine campuses. The State of California recently added legislation to the General Waste Discharge Requirements, Order no. 2006-0003, requiring that all wastewater collection system operators of collection systems greater than one mile prepare sewer system management plans to prevent or reduce Sanitary sewer overflows. Michael Baker performed studies to evaluate the condition of the wastewater collection system. The studies included a condition assessment using closed-circuit television (CCTV) inspection and hydraulic model analysis using computer simulation techniques to determine the capacity of the system for future campus expansion. Michael Baker used this information to develop rehabilitation and replacement plans; identified sewer overflow response plans, legal authority, and chains of communication to meet the requirements of the order.

Water Master Plan | Bellflower, California

Client: City of Bellflower

Water Resources Engineer. Responsible for water resources engineering. Michael Baker conducted a comprehensive analysis of the city's water supply and newly acquired water distribution systems and developed a planning document with a 20-year projection. The study included hydraulic analysis, water supply evaluation, and facility replacement and upgrades for an updated water system improvement plan.

La Pata and Camino Del Rio Transportation Project | Orange County, California

Client: Orange County

Senior Civil Engineer. Responsible for Vice President and Senior Engineer duties. Michael Baker was retained to support OC Survey with

pre-project biological survey for the La Pata Avenue Extension project. The project consisted of two phases, monitoring while OC Survey staked the project site disturbance limits and biological monitoring during vegetation removal prior to the bird nesting season. Michael Baker led the initial effort which was to document the placement of survey lath for the future vegetation clearing. The work effort included review of on-site surveyed / staking areas implemented by OC Survey. The purpose of the monitoring is to ensure consistency between on-the-ground staking and environmental clearances.

La Sierra Pipeline and Pumping Station | Riverside County, California

Client: Western Municipal Water District.

Project Manager – Construction Phase. Michael Baker provided engineering and design services for the La Sierra Pipeline and Pumping Station Project, and is currently providing construction engineering support services. The client provides drinking water to customers located within a 510-mile district of western Riverside County. Water resources include treated surface water and treated groundwater. The surface water is imported from Northern California and treated at the Mills water treatment plant. The local groundwater is treated at the Chino II Desalter and the Arlington Desalter. Michael Baker assisted in designing facilities to transfer treated groundwater to a residential area of the district where customers are currently receiving water from the Mills water treatment plant only, including a new 1.5 MG concrete reservoir and a high pressure pumping station. When completed, the facilities will allow the client to transfer up to 20 cubic feet per second of treated groundwater from the desalination plants to the area. The work included P&ID development, SCADA, and electrical distribution and controls design.

Sewer Rehabilitation | Beverly Hills, California

Client: City of Beverly Hills

Water Resources Engineer. Responsible for water resources engineering. Michael Baker provided professional design services for the evaluation and rehabilitation of a portion of the City's existing sewer collection system. Michael Baker's services included: review and evaluation of closed-circuit television inspection tapes; coordination of work hours to minimize inconvenience to both residents and business owners; evaluation of alternative pipeline lining technologies; pipeline rehabilitation using Folded and Re-formed pipeline lining system, including 500 linear feet of six-inch pipeline, 13,100 linear feet of eight-inch pipeline, and 2,000 linear feet of ten-inch pipeline; and manhole

rehabilitation using air-placed concrete and polyurethane lining system.

Hydrology Studies and Design Services | Irvine, California

Client: University of California, Irvine

Water Resources Engineer. Responsible for water resources engineering. Michael Baker provided design services for the on-site flood control and storm drain improvements for a 30-year expansion of the University of California at Irvine (UCI) campus. The preliminary analysis and design conformed to Federal, State, and local guidelines for flood protection levels, and the methods of analysis were taken from the Orange County Hydrology Manual, dated October 1986. The study determined the existing flow patterns and peak flows using the Orange County Rational Method. The study also identified required storm drain facilities and delineation of the drainage area tributaries to each proposed storm drain. Michael Baker also performed a hydrologic analysis to provide 25- and 100-year ultimate design flows for the sizing of storm drain facilities.

In-State Water Resources Development Project Geodetic Control Network | State of Nevada, Nevada

Client: Southern Nevada Water Authority

Project Manager. Responsible for project management. Michael Baker provided professional surveying services to establish a geodetic control network for the development of the In-State Water Resources Development Project, which included two elements: a groundwater project and a surface water project. The groundwater project had two components for which a geodetic control network was required: the pipeline corridor and the springs corridors. These corridors extend northerly approximately 250 miles from Clark County into Lincoln, Nye, and White Pine Counties. The surface water project is in Clark County, along the Muddy and Virgin Rivers. Michael Baker was responsible for locating and setting monuments and collecting GPS data on each control point. In addition, Michael Baker collected GPS data from existing high accuracy reference network (HARN) station and continuous operating reference station (CORS) monuments. Michael Baker used this data to established geodetic control over the entire project area. Records of surveys were filed in Clark, Nye, Lincoln, and White Pine Counties.



CHRISTOPHER CHIU

PUBLIC FACILITATION- CANTONESE



Mr. Chiu is fluent in Cantonese and uses his bilingual capabilities as and when required. has worked on multiple projects for the Surface Water department. The projects range from hydrology analysis, preparation of ROMP submittal, cost estimates, and exhibits preparation. He is well versed AutoCAD, AES, ArcGIS, with use of additional supportive calculations and analysis.

30 EXPERIENCE

JEN-HUA HAN

PUBLIC FACILITATION- MANDARIN



Ms. Han is fluent in Mandarin and uses her bilingual capabilities as and when required during public facilitation She is a Landscape Designer with experience in landscape architectural projects involving landscape master planning, the preparation of conceptual design, landscape construction plans and irrigation system master planning. Ms. Han has extensive experience in Caltrans projects.

19 EXPERIENCE



NELSON MORCILLO, AAE

PUBLIC FACILITATION- SPANISH



Mr. Morcillo's is fluent in Spanish and uses his bilingual capabilities as and when required during public facilitation. His work history includes more than 44 years of structural concrete, steel bridge design, familiar with Caltrans bridge design specifications, fossil power plants, nuclear power plants, airport infrastructures design, and construction inspection.

47 EXPERIENCE



Experience & Work Samples

WORK SAMPLES

Excerpts of work samples demonstrating relevant experience are included as a separate document along with this proposal. The full documents can be found in the flash drive provided along with the proposal materials. Below is the list of work samples as well as available provided.

FULLERTON GENERAL PLAN UPDATE, CLIMATE ACTION PLAN AND EIR, Fullerton California

https://www.cityoffullerton.com/gov/departments/dev_serv/general_plan_update/default.asp

BUENA PARK GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT, Buena Park, California

<http://www.buenapark.com/city-departments/community-development/planning-division/general-plan/2035-general-plan>

PUEBLO VIEJO DESIGN GUIDELINES AND ZONING CODE, Coachella, California

SOUTH GARFIELD SPECIFIC PLAN / STREETS-CAPE IMPROVEMENTS, Monterey Park, California

<https://www.montereypark.ca.gov/846/South-Garfield-Village-Specific-Plan>

SAN BERNARDINO COMMUNITY PLANS CONTINUUM- BEAR VALLEY COMMUNITIES San Bernardino County, California

<http://countywideplan.com/bearvalley/>



MONTEREY PARK HEALTHY AND SUSTAINABLE ELEMENTS AND GENERAL PLAN EIR

Monterey Park, Los Angeles County

Project Fees: \$149,932

Completion Date: 2014

Integrated Michael Baker prepared the Healthy Community and Sustainable Community Elements for the Monterey Park General Plan and provided environmental clearance with the preparation of an Addendum to the Monterey Park General Plan Final EIR. The Healthy Community Element establishes goals and policies to guide City efforts to support and promote a healthier community by “making the healthy choice the easy choice” for every community member. These efforts are designed to make it easier to eat well, be physically active, access health care, reverse unhealthy habits, and avoid exposure to toxins and disease. The Sustainable Community Element establishes goals and policies to guide City efforts to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors of individual community members.

Areas of Planning included Community Engagement, Sustainability, Community Health, General Plan Update, EIR and Addendum.

COOLNESS FACTOR

- Extensive Public engagement resulting in a vision and goals for sustainability and community health
- Pop-up and youth workshops to engage all facets of the community
- Toolbox for community members to organize their own outreach
- Sustainability and health benchmarks to track progress on implementation

REFERENCES:

City of Monterey Park

Samantha Tewasart, Senior Planner

Phone: 626-307-1315

Email: stewasart@montereypark.ca.gov



BUENA PARK GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

Buena Park, Orange County

Project Fees: \$649,121

Completion Date: 2009

The 2035 General Plan uniquely responds to Buena Park's desire to maintain and protect its residential communities and distinct heritage, while at the same time allowing for the City to promote itself as a tourist destination. The General Plan Update began with a community outreach process, resulting in the creation of a 25-year vision statement that is directly reflective of the priorities identified by the community. The 25-year vision provides a comprehensive vision and image for the future of Buena Park over the next 25 years and served as the foundation for the General Plan goals and policies. The work program involved close collaboration with city staff, including staff summits with key department heads to review existing goals and policies as a group and provide direction as to changes or needs.

The General Plan identifies key focus areas for redevelopment and new development. Through integration of higher density residential, concentrations of mixed use, and improved mobility connections, these areas will help manage the anticipated growth of the City's population, new households, improved retail and commercial centers, and areas of employment.

COOLNESS FACTOR

- Logo/Branding for update process
- Focused land use changes in key areas of City
- Utilized Staff Summits
- General Plan includes a variety of media to provide information and demonstrate concepts
- Case studies, renderings, three-dimensional illustratives, and graphic exhibits to visually convey the desired vision for each of the focus areas



REFERENCES:

City of Buena Park

Joel Rosen, AICP, Community Development Director

Phone: 714-562-3741

Email: jrosen@buenapark.com

AWARDS

Outstanding Planning Award, Comprehensive Planning - Small Jurisdiction, American Planning Association (APA), Orange County Section, October 30, 2011



FULLERTON GENERAL PLAN UPDATE, CLIMATE ACTION PLAN AND EIR

Fullerton, Orange County

Project Fees: \$1,000,000

Completion Date: 2009

The Fullerton General Plan update involved a comprehensive update of the General Plan, as well as development of a Climate Action Plan (CAP) to address greenhouse gas emissions (GHG) and preparation of a Program Environmental Impact Report (EIR). The Fullerton Plan serves as the City of Fullerton's General Plan pursuant to State law, but goes beyond California's General Plan Guidelines. The Fullerton Plan serves as a City governance tool focused on achieving The Fullerton Vision by aligning City efforts, reaching out to partners in Fullerton and the region and engaging the Fullerton community.

The Fullerton Plan began with a community education and visioning process. Over the update process, an economic downturn, changes in key staff, challenging social issues and community demands for leadership changes shaped the plan development. The Fullerton Plan in its final format is a result of the refocused effort on creating a document that will guide Fullerton toward achieving the community vision, while being fiscally responsible and sensitive to the current competing demands.

REFERENCES:

City of Fullerton

Heather Allen, Planning Manager

Phone: 714-738-6884

E-mail: heathera@ci.fullerton.ca.us

COOLNESS FACTOR

- Plan directly driven by the Community's Vision
- Organized into four Master Elements based on priorities identified in the Communities Vision
- Focus Areas are a geographic representation of The Fullerton Vision
- Policy guidance organized by geography A user's guide graphic informs the public on how to use the Plan
- Short-term action plan
- 15-member General Plan Advisory Committee
- Extensive community involvement in three phases:
Phase I—The Fullerton Plan Initiation and Education;
Phase II— Community Visioning;
Phase II—The Fullerton Plan Development
- Graphics strategically used to explain an idea or support text; extraneous elements were omitted

AWARDS

American Planning Association, California Chapter, Comprehensive Planning: Large Jurisdiction, October 29, 2013

California Planning Roundtable with Support from the American Planning Association, "Great Model", October 28, 2013



SOUTH GARFIELD SPECIFIC PLAN / STREETSCAPE IMPROVEMENTS

Monterey Park, Los Angeles County

Project Fees: \$250,000

Completion Date: 2018

Michael Baker provided planning and design services for a Specific Plan that addresses the future use and intensity of development along an urban village area.

The area will be station location for the Gold Line LRT Extension. The plan addresses future mixed-use, parking, and densities to better prepare the area for embracing transit and benefiting from transit-oriented development opportunities. Immediate improvements include better aesthetics and place-making design as well as improvements to incorporate Complete Streets elements, including improved tree canopies, pedestrian connectivity, sidewalk dining, and separated bicycle facilities. The Specific Plan incorporates an updated land use plan, development regulation updates, design guidelines, and a preliminary streetscape design and project prioritization.

Michael Baker provided pedestrian and bicycle planning, urban design guidelines, and parking and zoning analysis.

COOLNESS FACTOR

- Using neighborhood village concept, land use policies, development standards, and guidelines were recommended.
- Strategies to encourage revitalization of the neighborhood commercial business area were provided.
- Streetscape guidelines addressed furnishings and lighting features were recommended.
- Recommended future mixed-use, parking, and densities to better prepare the area for embracing transit and benefiting from transit-oriented development opportunities

REFERENCES:

City of Monterey Park

Samantha Tewart, Senior Planner

Phone: (626) 307-1315

Email: stewart@montereypark.ca.gov





SOUTH GARFIELD AVENUE DESIGN SERVICES

Monterey Park, Los Angeles County

Project Fees: \$28,187

Completion Date: 2018

Michael Baker provided design services for the first phase of the new South Garfield Village Specific Plan. Five main features were designed. A midblock crossing was provided with bulb-outs at an area with higher jay-walking and an abnormally long block width. The bulb-outs are meant to make the pedestrian more prominent and slow traffic. A pedestrian refuge was added for the center median for extra pedestrian protection. A hybrid pedestrian beacon (or HAWK signal) was utilized to ensure that traffic halted and yielded to pedestrians utilizing the midblock crossing. Bio-retention rain gardens were provided as a feature of the bulb-outs to provide for stormwater retention, aquifer recharge, water quality control, and enhanced aesthetic quality of the crossing. A center median was constructed to replace a continuous center-turn lane. The median includes additional landscaping to improve the aesthetic appearance of the area. Over-mature street trees were replaced with trees as part of a larger streetscape palette to provide for a more unique appearance and differentiate the area from other neighborhoods within the City.

COOLNESS FACTOR

- Michael Baker prepared detailed design of the project which was implemented and completed in 2018.
- Design focused around improvement of aesthetic quality and pedestrian safety and to provide for low impact development (LID) best management practices (BMP) for stormwater treatment.
- Recommended that a mid-block crosswalk, HAWK signals, bump-outs and other traffic calming features.
- Streetscape guidelines addressed furnishings and lighting features were recommended.

REFERENCES:

City of Monterey Park

Michael Huntley, Community and Economic Development Director

Phone: (626) 307-1315

mhuntley@montereypark.ca.gov





PUEBLO VIEJO DESIGN GUIDELINES AND ZONING CODE

Coachella, Riverside County

Project Fees: \$170,000

Completion Date: 2019 est.

As follow-up to the Revitalization Plan Pueblo Viejo District, Micheal Baker is preparing Design Guidelines and Zoning Code Amendment for the District. The Design Guidelines re geared to create a cohesive look and feel and maintain and enhance the sense of place that is the Pueblo Viejo. The guidelines provide directions for development of private and public realm as well as signage and landscaping and ensure that new development is compatible, honors the history of the City of Coachella, and contributes to the unique character of Pueblo Viejo District.

The Zoning Code amendments focuses on creation of two new districts. The Transitional Commercial Zone is intended to allow for an orderly transition in uses from single-family, industrial and mixed-commercial into a low-intensity commercial and office area. The General Mixed Use District is intended to provide for and encourage the orderly development of the core of the Pueblo Viejo. The core of the Pueblo Viejo is envisioned as a higher-density mixed-use (either vertical and/or horizontal) downtown area that provides for a wide variety of multi-family residential housing, office, and retail uses.

REFERENCES:

City of Coachella

Luis Lopez , Development Services Director

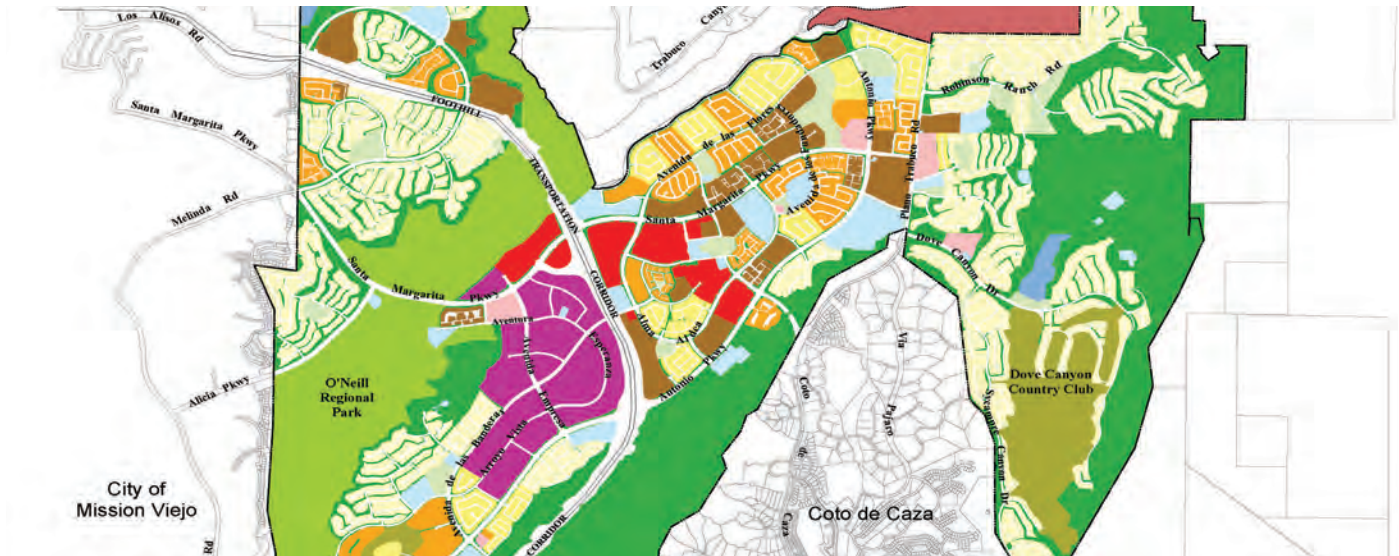
Tel: (760)398-3102

LLopez@coachella.org

COOLNESS FACTOR

- Use of graphics and picture make Guidelines easier to understand and comprehend.
- The guidelines provide mix of architectural styles and details can create an authentic and timeless downtown
- Pueblo Viejo District is six distinct subareas that have their own unique character while respecting existing character of the place.
- Design guidelines encourage innovation and are not intended to curb innovation and the exploration of the evolution of architecture and the built environment
- Uses in Zoning are classified according to the 2017 North American Industry Classification System (NAICS).





RANCHO SANTA MARGARITA COMPREHENSIVE GENERAL PLAN UPDATE

Rancho Santa Margarita, California

Project Fees: \$329,275

Completion Date: 2019 est.

Michael Baker is preparing the city's Comprehensive General Plan Update and associated Environmental Impact Report (EIR). The focus of the update is to "refresh" the Land Use, Economic Development, Conservation/Open Space, Safety, and Noise elements to address the continued vision for the city. Additionally, updates will ensure that all elements are consistent with new state requirements for general plans. The focus is to reinforce solid policies and programs directed at managing growth, enhancing quality-of-life and livability, and achieving sustainability in Rancho Santa Margarita.

Michael Baker team proposed an "all hands" interactive discussion with city staff to discuss the role each department plays in the update and implementation of the General Plan as well as a robust public outreach plan to actively engage the public during this process.

In addition to the General Plan Update and EIR, the city also requested that Michael Baker prepare a retail market analysis and labor-shed analysis (spatial mapping of commuting patterns).

REFERENCES:

City of Rancho Santa Margarita

COOLNESS FACTOR

The areas of planning include the following

- General Plan Update
- Environmental impact report
- Community engagement
- Website design
- Workshops
- Public hearing process
- Retail market analysis
- Laborshed analysis





SAN BERNARDINO COMMUNITY PLANS CONTINUUM

Twenty-Six Cities, San Bernardino County

Project Fees: \$1,452,359

Completion Date: 2018

Integrated with a larger Countywide planning effort, the County of San Bernardino wanted to empower local unincorporated communities through a community/strategic planning process. Over 52 communities were covered in 26 community plans located in communities throughout a diverse county that includes valley, mountain and desert communities. The plans are strategic in nature and address each community's direction and vision, aligning them with the overall Countywide Vision. The project took the community through the planning process and resulted in plans developed by the community and for the community. Primary responsibility for implementation rested with each community with the County providing technical guidance and support.

Areas of Planning included Public Engagement, Community Building & Empowerment, Strategic Planning, Grassroots Planning, Economic Development, Land Use, Environment and Natural Resources, Recreation, Workforce Development, and Housing.

REFERENCES:

County of San Bernardino

Karen Watkins, Project Manager

Phone: 909-387-831

Email: Karen.watkins@lus.sbcounty.gov

COOLNESS FACTOR

- Plans were non-traditional and addressed a diverse range of issues including jobs and economic development, community-building, housing, education, land use, environmental protection, resiliency and recreation.
- Plans were grass-roots and strategic in nature
- Extensive outreach was done through a number of workshops in "Immersion Weeks" where facilitators explored each community during the day and conducted a workshop that evening.
- Communities have already begun the process of implementing their plans.

AWARDS

American Planning Association, California Chapter, Inland Empire Section, Public Outreach Award, May 2018

American Planning Association, California Chapter, Inland Empire Section, Merit Award for Best Practices, 2018

National Association of Counties (NACo), Community and Economic Development Award, May 2018



LAWNDALE GENERAL PLAN, SAFETY ELEMENT, HAZARD MITIGATION PLAN, AND EOP

Lawndale, Los Angeles County

Project Fees: \$216,520

Completion Date: 2017

Michael Baker updated the General Plan Safety Element and Emergency Operations Plan (EOP) and developed a Local Hazard Mitigation Plan (LHMP) and Informational Brochure for the City of Lawndale.

These safety plans were updated/created through the Disaster Recovery Initiative (DRI) Grant awarded from the State of California Community Development Block Grant (CDBG) Program. The first for Lawndale, the LHMP identifies the hazards with the most potential to impact the city and defines specific mitigation actions to reduce the risk to people and property. The Safety Element addresses both natural and human-made disasters and establishes goals and policies to address these hazards and the overall safety of the community. CEQA compliance documentation for the Safety Element update was also prepared. The EOP update addresses current deficiencies and opportunities for plan improvement. The planning process included community outreach and creation and roll-out of a public awareness brochure.

COOLNESS FACTOR

- Prepared a quick reaction manual with 15 threat specific response checklists that provide memory joggers for emergency operations to assist with the completion of critical tasks in response to a disaster incident.
- Pop-up engagement at Health and Safety Fair
- Survey of soft-story and unreinforced masonry (URM) buildings to identify and map these types of buildings and to identify potential funding mechanisms to address the structural deficiencies in soft-story buildings.
- Informational brochure

REFERENCES:

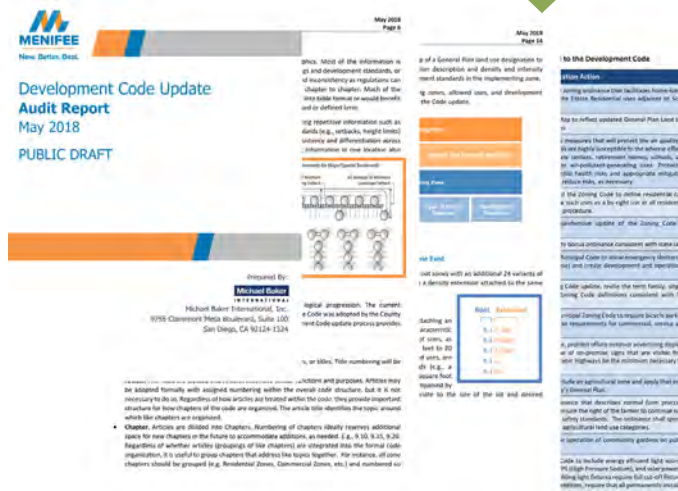
City of Lawndale

Deborah Holland, Municipal Services Manager

Phone: 310-973-3220

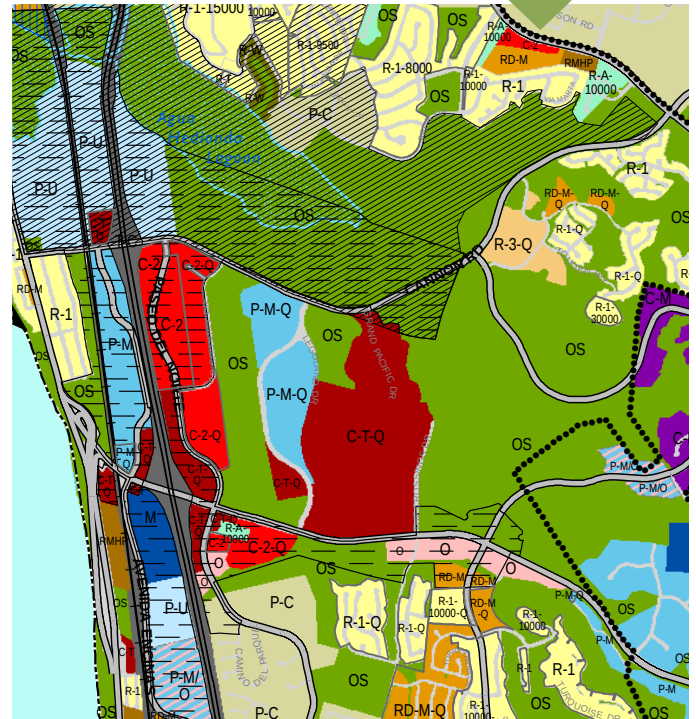
Email: DHolland@lawndalecity.org

Menifee Development Code Update, Menifee, California.



Michael Baker is currently assisting the City of Menifee with its Comprehensive Development Code update. The project includes an overhaul of the City's development code to create more Menifee-specific zoning, subdivision, and grading ordinances that are consistent with and implement the adopted 2013 General Plan. The current zoning is substantially based on the Riverside County Zoning Code. The project is a comprehensive reorganization from chronological to functional topics, and consolidation of redundant sections, standards, and multiple lists of uses and development standards. The regulations are being crafted to be user-friendly and help the City and applicants to achieve the vision, goals, and objectives of the General Plan while establishing clear procedures for the development review process. The project team has just completed the first three phases of the project which included the code audit. The project started with a staff kickoff meeting and issue identification, then continued with the engagement plan, City staff summit and stakeholder interviews, a joint workshop with the City Council and Planning Commission, consultant review and identification of goals, objectives and issues, General Plan–Zone consistency analysis and report, outline of recommended organization, and consolidated tables for allowed uses and required development standards. Phase 3 concluded with presentation of the audit report to the City decision makers. The Michael Baker team is now drafting the comprehensive development code update.

Comprehensive Zoning Ordinance Update, Carlsbad, California.



Michael Baker is preparing a comprehensive update and amendment of the City of Carlsbad Zoning Code for the first time since it was originally adopted in the 1950s. The project involves the reorganization, streamlining, modernization and refinement of the code to make it clear, easy to use, and implement the recently adopted General Plan Update and the Sea-Level-Rise analysis and preparation of the updated Local Coastal Program.

Valley Center South Village Form-Based Code, San Diego County, California.

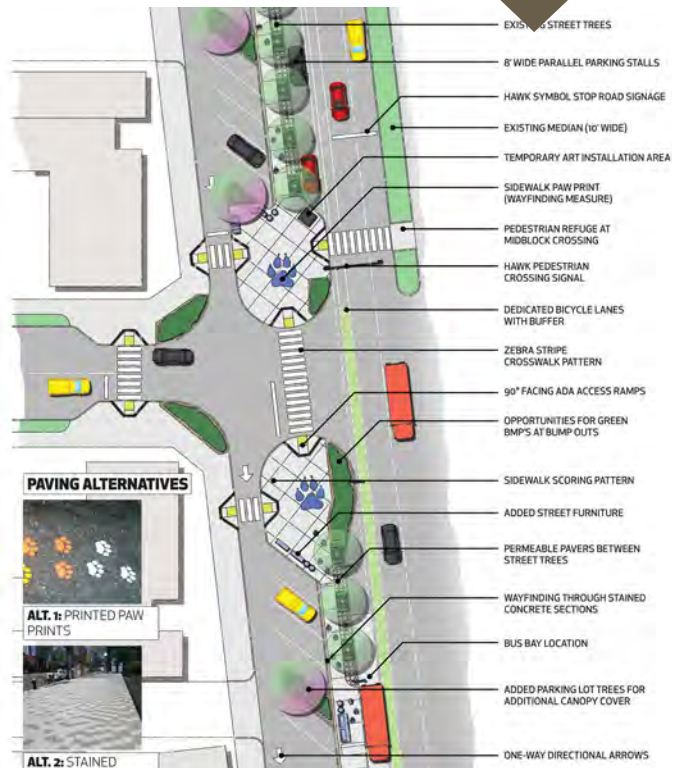


Michael Baker International was selected in late 2013 to prepare a form-based code to define, guide and attract future development to build the new Village Center the community of Valley Center has been desiring for decades. The area is largely undeveloped, current or former agricultural lands and existing strip commercial centered on a recently expanded major arterial with high design and observed speeds. Seventy-five percent of the study area and roadway frontages are subject to change via approved, planned or pending development. Most of the balance of the study area is subject to redevelopment.

A key challenge and objective of the project was to develop a vision-based plan and regulatory code that requires all existing and future development to work together to achieve the built environment envisioned by the community - a walkable, bike-friendly, mixed-use village center and community focal point.

The code centered on the transformation of Valley Center Road as the centerpiece of a new rural village and mixed-use corridor and reflected the most precise expression of Vision for South Village and future development. It will be primary tool for applicants, Planning and Development Services staff, the Community Planning Group and Design Review Board. It will serve as the basis of formal comprehensive coordinated plan for Valley Center Road improvements as well as the Community Plan Update, Capital Improvement Plan, and future Community/Business Improvement District.

North Atlantic Avenue Streetscape and Public Realm, Long Beach, California.



Michael Baker worked with the City to develop a vision and implementation strategy for the North Atlantic Avenue corridor from the City limits to 61st Street. The project included extensive public engagement; workshops and focus groups; an inter-disciplinary design charrette; and creation of an overall vision for an improved multimodal corridor to improve safety, create a sense of place, and encourage private investment. Elements included public art, placemaking streetscape elements, branding of the area, and pedestrian and bicycle facilities. The plan also included identification, prioritization, and development of cost opinions for projects for fiscal planning purposes.

The recommendations focused on improvements that can make the project area safer, help revitalize the local economy, engage the amenities at Houghton Park, and create opportunities for Jordan High School and its students. This plan is the result of gathering input from community businesses owners, residents, and City staff regarding what potential improvements are in the best interest of the community.



PLACENTIA SUSTAINABILITY ELEMENT AND DEVELOPMENT CODE OPERATIONS PLAN

Placentia, Orange County

Project Fees: \$77,863

Completion Date: 2015

As part of a Sustainability Planning Grant through the Southern California Association of Governments (SCAG), Michael Baker prepared a General Plan sustainability element and conducted community outreach in support of the larger Placentia General Plan Update (managed by a contract consultant). The Sustainability Element and its guiding principles, which serve as the foundation for the Sustainability Element goals and policies, directly respond to the community input received through a community survey and outreach workshops. The goals and policies support a community that is environmentally responsible, economically robust, and socially equitable.

Implementation programs, including actions, identification of key partners and potential funding sources, and a monitoring program, were also prepared. Implementation and monitoring program were developed. By using the monitoring tools to assess progress over time, the city can ensure that the sustainability element remains part of a “living document” that continues to provide clear direction toward a more sustainable Placentia.

COOLNESS FACTOR

- Community-identified Guiding Principles serve as the foundation of Sustainability goals and policies
- Detailed monitoring program to track progress
- Project branding
- Implementation of Sustainability Planning Grant
- Zoning Ordinance TOD GAP Analysis
- Facilitated community outreach for General Plan Update
- Implementation program focused on improved transit-oriented development standards, identified through a gap analysis of the City's Zoning Ordinance
- The monitoring program provides a comprehensive evaluation metric to be utilized by the city to monitor and evaluate success in improving sustainability outcomes.

REFERENCES:

City of Placentia
Damien Arrula, City Administrator
Phone: 714-993-8148
Email: Darrula@placentia.org



LANCASTER 2030 GENERAL PLAN UPDATE AND ENVIRONMENTAL IMPACT REPORT

Lancaster, Los Angeles County

Project Fees: \$811,930

Completion Date: 2010, 2011, 2011

Michael Baker combined meaningful community outreach and technical expertise to develop strategies for the potential changes through 2030 in Lancaster. Michael Baker designed an extensive community outreach program incorporating promotional materials, web-based surveys, community education, visioning workshops, interactive land use workshops, youth activities, and open houses. The process also included an active Citizens Advisory Committee and Interagency Review Committee.

The emphasis of this general plan update was to both understand current issues and opportunities and to identify community priorities and values and incorporate those into the plan's goals, policies and land use map. The master environmental assessment reflects change occurring since 1997, and the program EIR examined the environmental impacts that could determine course of action for the forecast growth. An illustrative General Plan 2030 summary handout was also completed as part of this project.

COOLNESS FACTOR

- Master Environmental Assessment
- Multi-generational Public Engagement
- Project Branding
- Analyzed Land Use and Growth Science



REFERENCES:

Brian Ludicke, Community Development Director (retired)
Email: bludicke@mail.com





MURRIETA GENERAL PLAN, CLIMATE ACTION PLAN AND ENVIRONMENTAL IMPACT REPORT

Murrieta, Riverside County

Project Fees: \$1,316,081

Completion Date: 2011

The City's primary objective with the update was economic development including adding more jobs, specifically high paying skilled jobs, increasing revenue, and providing retail to support the community. The update reviewed land use changes in key areas of the City - primarily along the Interstate 15 and Interstate 215 freeway corridors - addressing the Council priority of economic development and potential intensification of these areas. Two additional major themes of the update were sustainability and healthy community.

Understanding the community's values, visions, and priorities and engaging the community throughout the process was of paramount importance to the City Council. Accordingly, the City held several formal and informal opportunities for residents, business owners, property owners, and other stakeholders. The comments and feedback received during the update process resulted in the creation of 10 Community Priorities and a Vision, which both directly translated into the goals and policies throughout the Murrieta General Plan.

REFERENCES:

City of Murrieta
Cynthia Kinser, City Planner
Phone: 951-461-6060
Email: ckinser@murrietaca.gov

COOLNESS FACTOR

- Logo/Branding for update process
- Creation of information centers
- Dedicated General Plan webpage
- Extensive community outreach to develop Vision, goal setting, and plan direction
- Economic development a primary focus
- Focused land use changes in key areas of City
- General Plan includes a variety of media to provide information and demonstrate concepts
- Adoption of first Healthy Community Element in Riverside Count



AWARDS

Comprehensive Planning Award: Large Jurisdiction,
 Inland Empire Section (IES) of the American Planning
 Association (APA), August 02, 2012



ELK GROVE GENERAL PLAN

Elk Grove, Sacramento County

Project Fees: \$1,091,142

Completion Date: 2017

The General Plan update encompasses a number of important community priorities, including economic vitality, continued preservation of the rural area, influencing and responding to regional policy influences, accommodating growth through infill and outward expansion strategies, addressing state requirements for Complete Streets and vehicle miles traveled, encouraging multimodal and active transportation, defining neighborhood and community character, and promoting a healthy and sustainable community. The project includes a comprehensive community engagement campaign including a kickoff Citizen Planning Academy, visioning workshops, mobile studio, and interactive web-based activities. A zoning code update to reflect change to the general plan is being prepared concurrently. A program EIR will be prepared for the General Plan update.

Areas of planning include General Plan update, Community engagement, Transportation studies, Alternatives analysis, Visioning workshops, Web-based outreach activities and Program EIR

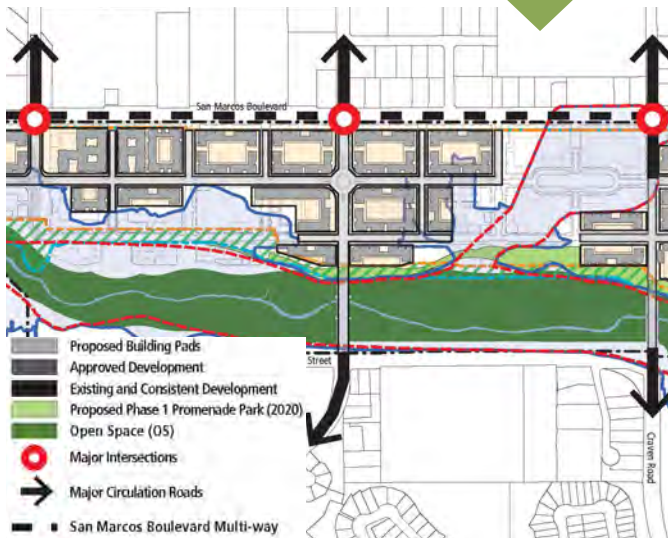
COOLNESS FACTOR

- Use of cloud-based, interactive scenario building software to rapidly evaluate and gain feedback for various land use and circulation alternatives against metrics such as greenhouse gas emissions, water use, and vehicle miles traveled.
- Citywide vehicle miles traveled limits by land use that inform what type of new infill and growth development are allowable.
- Public engagement efforts such as a planning academy and mobile studios to empower and educate the community to be involved in the planning process.

REFERENCES:

City of Elk Grove
Christopher Jordan
Phone: 916-478-2222
Email: cjordan@elkgrovecity.org

San Marcos Creek Specific Plan, *San Marcos, California.*



Originally adopted in 2007, the specific plan articulates a clear vision and establishes standard customized to guide future development and redevelopment of a new mixed-use district that will serve as the downtown of San Marcos. The plan includes regulating plans and standards for blocks, streets, and sidewalks; public parks, plazas, paseos; building location and height; land use and density; and frontages.

The specific plan includes the visioning, policy goals and objectives, design guidelines, and development standards and processes in one document. The amendment and update of the specific plan is necessary to reflect the market realities of a much smaller commercial market than hoped, the advent and impact of e-retail, the loss of redevelopment, and a unique set of extensive infrastructure needs and environmental constraints.

The update and amendment process involved background studies, creation of guiding principles, a developer focus group, land use alternative analyses, a retail market analysis, infrastructure analyses, development concept pro-forma analyses, and extensive outreach including over a dozen Steering Committee meetings, workshops with the Planning Commission and City Council, and a public workshop. The update and amendment recommendations led to a larger strategic evaluation of the downtown sub-area and the General Plan.

University District Specific Plan, *San Marcos, California.*



Michael Baker worked closely with stakeholders to prepare the University District Specific Plan for the City of San Marcos. The project site is approximately 200 acres and is located within the heart of San Marcos. The Specific Plan will emphasize the project area as a university-oriented, mixed-use district. The Plan includes a Form-Based Code for the District, to allow design flexibility for prospective developers and to provide development standards that respond to changing market conditions, as well as Parking/Transportation Demand Management (PDM/TDM) and Low-Impact Development (LID) strategies for reduced parking requirements, a future intra-City shuttle system and comprehensive stormwater runoff management system.

The project is envisioned as a truly sustainable development that integrates residential, employment, educational and recreational functions. Furthermore, the project anticipates the use of green building design, alternative energy, and was conceptualized as a walking, bicycling, and transit use district. The project aims to reduce traffic demand and operate as a pedestrian and bike-friendly, vibrant, mixed-use community with ease of access to a healthy balance of community events, plazas, live/work and recreational activities.

Pueblo Viejo Sixth Street Design

Coachella, California



Michael Baker worked with the City to develop and implement of the City's downtown vision plan. The project included developing public space improvements, cost opinions and financial planning for capital projects, development of design standards and guidelines to implement in-fill mixed-use development and compatible architecture. Michael Baker landscape architects partnered with City staff, downtown business owners, and residents to implement a vision for the Pueblo Viejo area in downtown Coachella. Improvements were a continuation of the work prepared by Michael Baker's Urban Design Studio and were approved by the City Council in March 2010. The concept plan and final construction plans were developed based on the Pueblo Viejo Revitalization Plan. The improvements included narrowing of traffic lanes along Sixth Street, widening of sidewalks, incorporating traffic calming features and decorative sidewalks at the intersections, constructing a public courtyard, installation of street trees, decorative street and pedestrian lighting, a central fountain, public art and street furniture.



Pueblo Viejo Revitalization Plan

Coachella, California



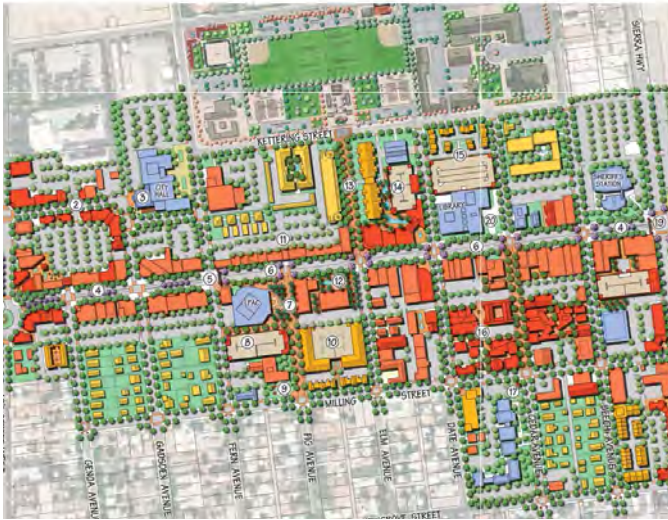
Michael Baker joined forces with city staff and the SunLine Transit Agency to work with local stakeholders in developing short- and long-term revitalization strategies for Pueblo Viejo, the city's downtown core primarily located along Sixth Street and in the area of City Hall.

The city had been experiencing rapid overall growth and deterioration of its historic downtown core. In 2008, the client funded planning and revitalization efforts within Pueblo Viejo as a priority project within the Compass Blueprint Demonstration Grant Program.

Specifically, planning efforts included extensive multilingual community outreach and an assessment of opportunities and constraints related to land uses, underutilized and/or vacant parcels, the local backbone circulation network, and facade rehabilitation of local main street businesses. These deliverables were developed using a market analysis prepared by a subconsultant economist.

The project culminated in a revitalization vision plan and poster (including renderings), facade improvement recommendations, illustrative streetscape improvement cross sections, and an implementation plan. Through a separate follow-up contract, Michael Baker was retained to construct the recommended streetscape improvements

Downtown Lancaster Revitalization Specific Plan and EIR, *Lancaster, California.*



Michael Baker prepared a Specific Plan and Environmental Impact Report for the Downtown Lancaster Revitalization Project. The Specific Plan emphasizes the City's goal to revitalize the unique Business Improvement District, to improve aesthetics, update infrastructure, attract new businesses, and improve the livability of surrounding neighborhoods. The Specific Plan includes a Transit District, which is located adjacent to the City's Metrolink Station. The Specific Plan process included an extensive community participation process, as well as an economic and market analysis to arrive at a single vision for Downtown Lancaster. The plan includes form-based development regulations, which are specifically designed to implement the community-based vision for the Downtown. The Specific Plan was unanimously recommended for approval by the Planning Commission, and was approved by the City Council. Michael Baker prepared the master environmental document for future project applications that are included in the Specific Plan area. The environmental review included land development, aesthetics, traffic, circulation and parking, air quality, noise, population and housing, public services, facilities and utilities and cultural resources.

Rim of the World Transportation Plan, *San Bernardino, California.*

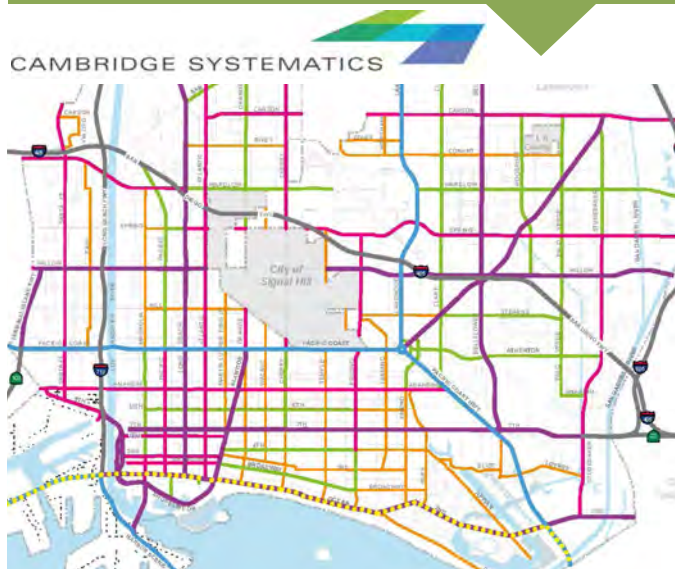


Michael Baker is preparing the Rim of the World Active Transportation Plan for the Rim of the World Recreation and Park District.

The district is an independent park and recreation provider serving the mountain communities of Blue Jay, Crestline, Green Valley Lake, Lake Arrowhead, Rimforest, and Running Springs. Historically, the district has provided recreational programs and facilities. However, the district and its stakeholders recognize the importance of bicycle and pedestrian improvements for advancing community health, improving the environment, increasing public safety, helping kids travel to school, placemaking, and promoting economic development.

For the Active Transportation Plan, Michael Baker is responsible for conducting extensive community outreach; assessing existing infrastructure; analyzing transit, traffic, land use, and economic conditions; and developing a plan that includes a vision, goals, and objectives. The plan will contain prioritized list of bicycle and pedestrian improvements and implementation strategies for the district to implement in partnership with community-based organizations, the County of San Bernardino Public Works Department, Land Use Services, Special Districts, the U.S. Forest Service, and the Rim of the World Unified School District.

City of Long Beach Mobility Element, *Long Beach, California*



Cambridge Systematics staff assisted the City of Long Beach with preparation of the updated Mobility Element, which included a fully multi-modal review of the City's circulation system and mobility challenges. CS staff assisted in reviewing proposed transportation improvement projects and policies, and also provided technical assistance in identifying current and future transportation conditions. CS staff assisted the City with development of new functional street classifications that take into account Complete Streets concepts. The previous circulation plan was largely auto oriented and Long Beach was one of the first jurisdictions to move toward a fully multimodal plan that treats other modes besides the automobile with greater weight and priority. CS staff assisted in reworking the standard functional classification system to account for transit, bicycle and pedestrian modes. A new set of street typologies was developed by the City to be context sensitive to the surrounding land uses and incorporate other modes of travel and purposes. Pedestrian priority areas, transit priority streets and a comprehensive bicycle master plan were all included in the Mobility Element. CS staff assisted in drafting and editing plan language and also provided technical assistance for various components of the Mobility Element. CS staff applied the Gateway Cities COG model to assess existing and future traffic conditions to set the stage for plan recommendations. The City's Mobility Plan won the statewide award of excellent in transportation planning by the American Planning Association.

Manhattan Beach Mobility Element *Manhattan Beach, California*



Cambridge Systematics staff led the update of the City of Manhattan Beach Circulation Element. While a major focus of the prior Circulation Element in 2003 was automobile oriented and development of a Neighborhood Traffic Management Program (NTMP), the current Mobility Plan update is a multi-modal plan that includes emphasis on all modes including bicycles, pedestrians, transit users as well as those who use automobiles. The new mobility plan responds to State of California mandates since 2006 such as 2008 California Complete Streets Act (AB 1358), the 2006 California Global Warming Solutions Act (AB 32) and the 2008 Sustainable Communities and Climate Protection Act (SB 375). During the public input process, all modes of travel were discussed and specific issues and areas/neighborhoods for follow-up study were recommended. Recommendations for a phased bicycle plan, a phased pedestrian plan and transit improvements are included in the Mobility Element update. The plan also includes a review of best practices related to Complete Streets as well as a review of multi-modal level of service (MMLOS) and how it may be applied in the City.

LA Metro Pedestrian & Bicycle Model Development, *Los Angeles County, California*



For the LA Metro, Cambridge Systematics has developed two models for bicycle and pedestrian modes in Los Angeles County. The first model, now complete, is a web-based, locally sensitive sketch-planning tool that was developed to evaluate the potential change in utilitarian and recreational trips, and associated benefits, upon construction of new and improved facilities. The model is based on American Community Survey and travel survey data and operates at the census block level. The second model integrates bicycle and pedestrian modes into the regional travel demand forecasting model, including bicycle and pedestrian trip generation, mode and route choice considering detailed network information and other factors influencing travel.

I-105 Corridor Sustainability Study, Los Angeles County, California.



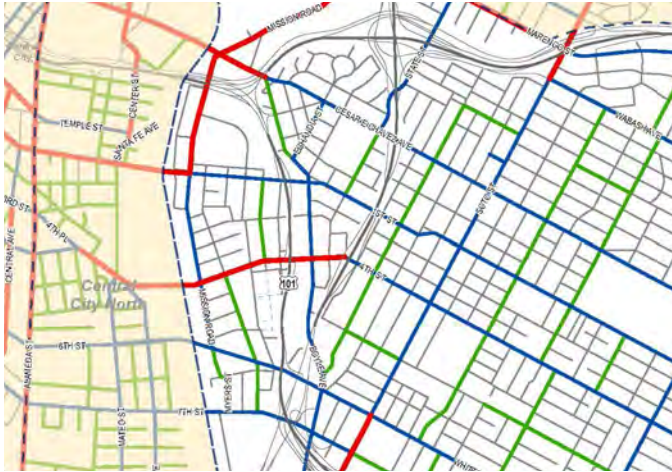
Cambridge Systematics is leading a study to examine the multimodal I-105 corridor and to assess its future potential through a Corridor Sustainability Study (CSS). Historically, SCAG and Caltrans have developed Corridor System Management Plans (CSMPs) for a number of freeway corridors throughout the region. CSMPs have traditionally focused on freeway and corridor operations and delay due to congestion along the mainline highway. The I-105 CSS goes beyond the freeway itself, and beyond the current CSMP framework. In it we are examining the entire I-105 corridor from a multimodal perspective, to identify and evaluate multimodal corridor projects and improvements that encourage and improve access to non-vehicle travel modes, and to preserve and maintain a sustainable system throughout a diverse and heavily populated freeway corridor in Los Angeles County. Prior work completed by CS is being integrated into the CSS, including the Caltrans I 105 Active Traffic Management (ATM) Congestion Relief Project, the Metro Mobility Matrix projects, Metro Bike Models, the Gateway Cities STP models, and other efforts. The I-105 CSS includes the development of a multimodal performance evaluation framework, assessments of active transportation, transit, freeway/arterial congestion, complete streets conditions, and development of multimodal improvement scenarios that meet corridor goals and objectives.

Gateway Cities Strategic Transportation Plan (STP), Los Angeles County, California.



Cambridge Systematics led development of the Gateway Cities STP, the first-ever comprehensive evaluation of all multimodal transportation improvement concepts within the Gateway Cities, a 28-city subregion in southeastern Los Angeles County that includes POLA and POLB. Tasks included synthesizing the wealth of recent freeway and arterial highway analysis already conducted in the region; developing a comprehensive, integrated three-tier micro-/meso-/macroscopic model to test the impact of improvement project scenarios; an ITS technology plan, including development of a zero-emission truck program serving the ports; new assessments of transit, park-and-ride, goods movement, active transportation, and other modal improvements; a demographic analysis; new conceptual design plans; air quality and health impact analyses; and a funding and financing plan. The result of the study was an integrated, multimodal subregional transportation strategy for planning year 2045. The STP was adopted in March 2016 unanimously by the Gateway Cities Board, and implementation efforts are now under way, including major freeway environmental studies, multijurisdictional arterial corridor plans and inter-jurisdictional bikeway projects.

Boyle Heights Community Plan Update EIR, Los Angeles, California.



For the City of Los Angeles (CA), Cambridge Systematics, as part of a team, is conducting the travel demand modeling, transportation analysis and preparation of the Community Plan transportation study for the Boyle Heights Community Plan. Boyle Heights is one of 38 designated Community Plan areas in the City of Los Angeles. The City is updating the Boyle Heights Plan to include updated socioeconomic data (SED) projections for housing and employment to include changes in density around transit nodes and other related changes to zoning and general plan designations. Cambridge Systematics is applying the City's recently developed TransCAD travel model to assess the effects of the land use and population changes on the transportation network. The model is being used to assess impacts on the roadway network and multi-modal transportation system. Various performance measures including trip generation, roadway volume/capacity ratios, trip length and vehicle miles travelled (VMT) are being assessed. VMT analysis is being conducted for the first time for a Community Plan study in response to requirements of California SB-743 which requires environmental documents to move away from reliance on volume/capacity and level of service on the highway system as the only measure of impacts.

Fullerton General Plan Update Economic Analysis, Fullerton, California



On a project team with RBF Consulting (now Micheal Baker International), we prepared an economic and demographic trends and conditions background report for the General Plan Update. We will be preparing a fiscal analysis of the General Plan with attention to alternative land use patterns for targeted revitalization or transition areas within the City.

Cypress General Plan Update Economic Analysis, Cypress, California



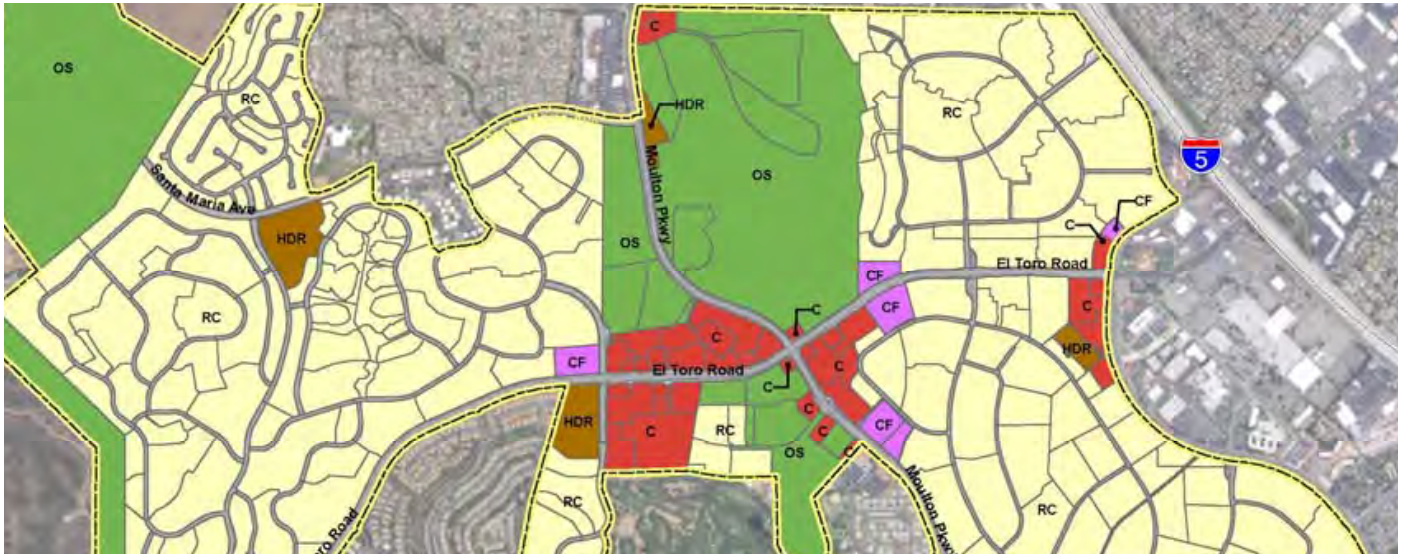
On a project team led by RBF Consulting (now Micheal Baker International), we prepared an Economic Development analysis for the City of Cypress that led to economic goals and policies being included within the General Plan Update. The analysis built upon existing surveys and documents, including policies developed from previous studies. This work has been supplemented by additional economic research.

Historic Evaluation of 14 Campuses

LAUSD, Los Angeles County, California



Rincon is currently working with the Los Angeles Unified School District to provide Historical Resources Evaluations for 14 School Campuses. This project is being completed to inform future planning efforts and compliance with CEQA and applicable local regulations. Through archival background research and intensive-level field surveys, each campus is being evaluated by qualified architectural historians to determine if it qualifies as a historical resource under CEQA. For those schools that meet this definition, contributing elements and character-defining features will then be cataloged to identify opportunities and constraints for campus modernization efforts.



LAGUNA WOODS GENERAL PLAN & ZONING CODE AMENDMENT

Laguna Woods, Orange County

Project Fees: \$319,900

Completion Date: 2018

Michael Baker prepared a comprehensive update to the City of Laguna Woods General Plan. Laguna Woods has a particularly large population of residents who are older than 65, and a large portion of the city is controlled by a homeowners' association that oversees the large retirement community in the city (formerly Leisure World). This was a major component of policy development for each General Plan element. In addition, climate adaptation strategies consistent with the recently adopted Climate Adaptation Plan were incorporated throughout the updated General Plan. The city's demographics were a significant factor in the preparation of a climate change vulnerability assessment, and guided many of the adaptation measures proposed within the city. Our team developed two land use and mobility alternatives to support limited infill development, greater commercial land use diversification, and alternative approaches to meeting the Regional Housing Needs Allocation obligation.

Updates were prepared to the Land Use Element, Circulation Element, Housing Element, and Noise Element. Michael Baker also prepared a program EIR for this project.

REFERENCES:

City of Laguna Woods

Chris Macon, Director of Public Safety

Email: macon@lagunawoodscity.org

COOLNESS FACTOR

- Community plans development
- Planning for Senior population
- Community capacity building
- Infrastructure and transportation planning, mobility alternatives
- Land use and urban design
- Environmental planning
- Housing
- Climate adaptation strategies



HUNTINGTON BEACH GENERAL PLAN UPDATE | SUSTAINABILITY ACTION PLAN

Huntington Beach, Los Angeles County

Project Fees: \$1,753,145

Completion Date: 2017

Michael Baker was retained by the City to update six major elements of the general plan including Land Use, Circulation, Environmental Resources and Conservation, Natural and Environmental Hazards, Noise and Infrastructure and Public Services. In addition, plans including, a sea level rise vulnerability assessment, Coastal Resiliency Plan, Greenhouse Gas Reduction Program and Sustainability Action Plan were incorporated into the update. The plan also developed Active Transportation Policy.

The plan provides a fully integrated goals for the future, with updated essential elements and additional details provided for sustainability and resiliency.

COOLNESS FACTOR

- The Sustainability Action Plan will integrate economic development, water and energy conservation, waste reduction and recycling, alternative and active transportation, open space preservation, and greenhouse gas emissions into the plan.
- The Coastal Resiliency Plan includes a climate-resilient vision for the City, guiding principles for resiliency, preparedness goals, and preparedness actions for each planning area.
- Through economic analysis and thorough analysis of existing industrial space, the plan proposed a new Research and Technology zone to help provide diversification of industrial and office use in areas of Huntington Beach and create more campus like atmospheres for aerospace and technology businesses.

REFERENCES:

City of Huntington Beach
Jennifer Villasenor, Planning Manager
Phone: 714-374-1661
Email: jvillasenor@surfcity-hb.org



CERRITOS GENERAL PLAN UPDATE / ENVIRONMENTAL IMPACT REPORT

Cerritos, Los Angeles County

Project Fees: \$300,000

Completion Date: 2004

Michael Baker completed a comprehensive update to the City's 1988 General Plan, which was adopted by the City Council in January 2004. The comprehensive General Plan Update involved a process of both consolidating and updating the City's existing 1988 General Plan. The goal was to reorganize the 14 existing General Plan elements into the seven mandated elements (Land Use, Circulation, Housing, Noise, Safety, Conservation and Open Space), along with several additional optional elements (Economic Development, Growth Management, Air Quality and Urban Design). In addition, Michael Baker prepared a Program EIR to provide the environmental baseline for future environmental review in the City.

COOLNESS FACTOR

- Michael Baker provided the City with the capability to publish Live GIS mapping products on the project website using Michael Baker's proven technology called LiveMap GIS®. A live GIS website provided City staff with immediate access to the planning information. The results of requested modifications could be viewed and studied online at the City. As project status maps and data were posted to the site, the tools made the job of project management and communication easier within Michael Baker and the City. The application used a standard web browser which allowed public use providing unprecedented access to planning maps and documents in a user-friendly and interactive web environment.

REFERENCES:

City of Cerritos

Torrey Contreras, Community Development Director

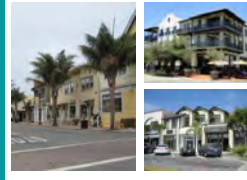
Phone: 562-916-1201

Email: tcontreras@safercerritos.com

PROJECT 5: FAMILY-ORIENTED ACTIVITIES AND ENTERTAINMENT

OPTION 1  Place stickers here Indoor Family Entertainment	OPTION 2  Place stickers here Outdoor Activities	OPTION 3  Place stickers here Live Theater
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PROJECT 7: MIXED-USE

OPTION 1  Place stickers here Office over Creative/Maker Space and Retail	OPTION 2  Place stickers here Residential over Retail	OPTION 3  Place stickers here Parking Garage Wrapped with Retail
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PLAN MORRO BAY: GENERAL PLAN AND LOCAL COASTAL PLAN UPDATE

Morro Bay, San Luis Obispo County

Project Fees: \$1,235,448

Completion Date: 2018 estimated

Michael Baker worked with the City of Morro Bay planning staff and the Coastal Commission to complete a comprehensive General Plan/Local Coastal Plan (GP/LCP) update and Downtown Waterfront Strategic Plan, titled Plan Morro Bay.

The GP/LCP update is the first comprehensive update since the mid-1980s. The project involved a citizen General Plan Advisory Committee, stakeholder interviews, and public workshops. The Michael Baker team worked closely with City and California Coastal Commission staff, particularly focusing on resiliency and analysis of how sea level rise might impact various land use alternatives under the update. The project was conducted on a compressed two-year schedule and is partially grant-funded.

The project included an extensive public outreach and public participation program that matches appropriate public involvement to each key decision point.

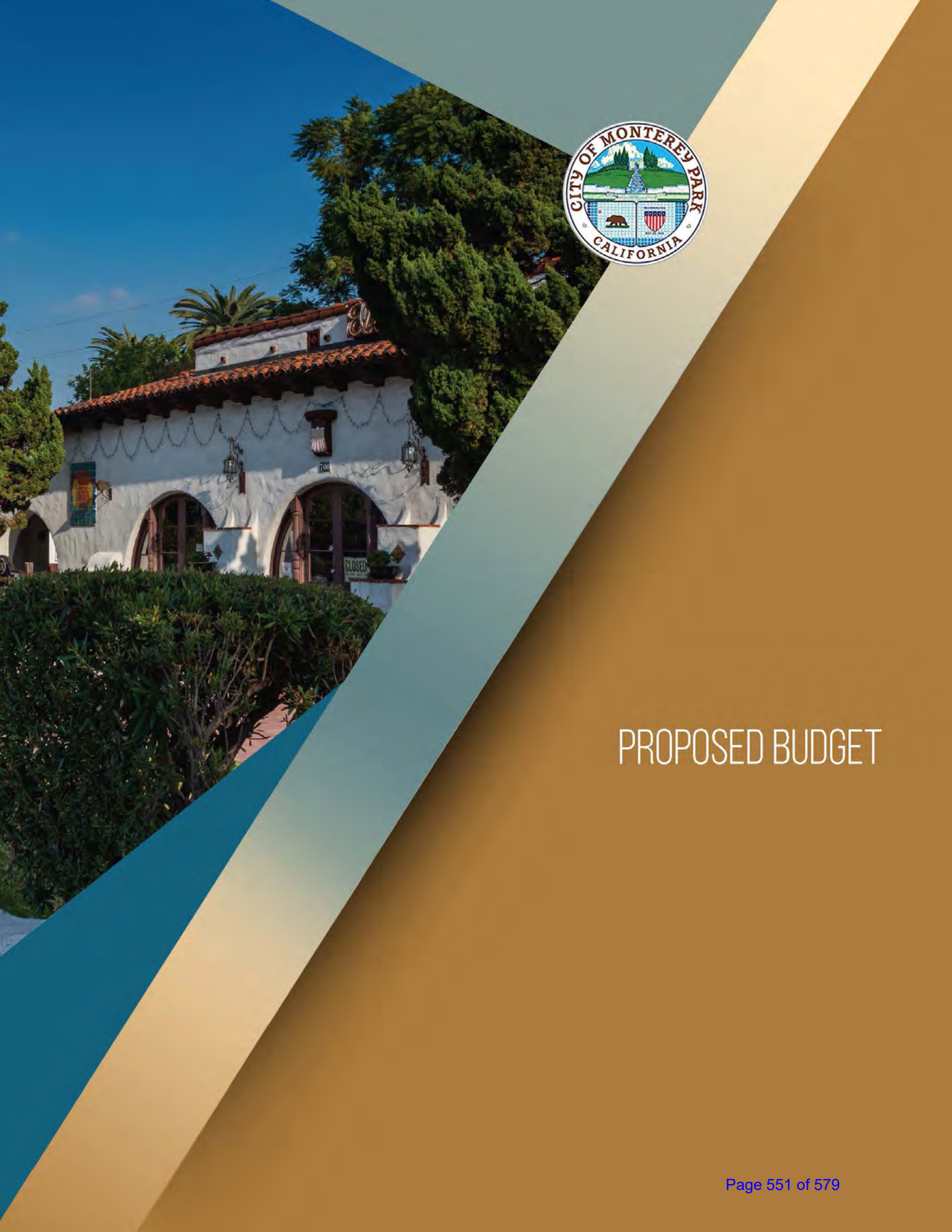
COOLNESS FACTOR

Various engagement activities included

- Visual Identity. Unique project branding ensures that the project was recognizable and garnered enthusiasm and unity. This involved a process of translating community personality, local culture, and unique environmental attributes into a graphic language of fonts, images, colors, and layout concepts.
- CityVoice Survey. A place-based telephone survey used in the initial phase of the project to collect input on the guiding vision and values statement.
- Stakeholder Focus Groups. Focus groups with key stakeholders designed to dig deeper on complex, nuanced issues before bringing forth policy questions to the larger community.
- Community Workshops. A workshop series responding to key topics identified through the visioning workshop and other community input; topics included water supply, growth, community identity, economic development, and sea level rise.
- Online Survey. In alignment with in-person activities, the survey offered opportunities to provide feedback online for those who were unable to participate in person.

REFERENCES:

City of Morro Bay
Scot Graham, Community Development Manager
Phone: 805-772-6291
Email: sgraham@morrobayca.gov



PROPOSED BUDGET

DULL, INERT CITIES, IT IS TRUE, DO
CONTAIN THE SEEDS OF THEIR OWN
DESTRUCTION AND LITTLE ELSE. BUT LIVELY,
DIVERSE, INTENSE CITIES CONTAIN THE
SEEDS OF THEIR OWN REGENERATION,
WITH ENERGY ENOUGH TO CARRY
OVER FOR PROBLEMS AND NEEDS
OUTSIDE THEMSELVES.

JANE JACOBS



PROPOSED FEE ESTIMATE

[illegible]

Continued on next page

PROPOSED FEE ESTIMATE

		MANHOURS																														EXPENSES															
TASK	TASK DESCRIPTION	Shane Burkhardt Project Director	Glenn Lajole Vice-President / OC/QA	Stanley Hoffman Associates - Economic Development Lead	Gary Hamrick Cambridge Systematics - Circulation Lead	Stacia Barker Optional Tasks and CEQA Lead	Siri Champion Senior Planner - Public Facilitation	Peter Quintanilla Senior Planner - Land Use Policy and Alternatives	Dan Wery Senior Planner - Land Use	Gary Warkentin Principal Transportation Planner	Perry Banner Senior Planner - Land Use and Land Use Policy	Derek Wong Resiliency and Financing	Dawn Wilson Principal Planner - Active Transportation Planning	Richard Beck Vice - President / Resources	Eddie Torres Vice - President / Noise	Surabhi Barbhaya Senior Planner - Active Transportation Planning Online Engagement	Jeanette Cappiello Graphic Designer - Branding	Rajat Parashar Cambridge Systematics - Senior Transportation Planner	Sean McAlee Cambridge Systematics - Senior Transportation Modeler	Ryan Chiene Environmental Planner - CEQA / Safety	Frances Yau Environmental Planner - CEQA / Safety	Dave Merder Principal Engineer / Resources	John Nagle Principal Engineer - Resources	Breanna Campbell King Rincon - Cultural Resources Expert	Technical Engineer/Planner/Landscape Architect/Architect	Senior Engineer/Planner/Landscape Architect/Architect	Project II Engineer/Planner/Landscape Architect/Architect	Project Engineer/Planner/Landscape Architect/Architect	Associate Engineer/Planner/Landscape Architect/Architect	GIS Technician II	GIS Technician I	Clerical Administrative Technical Writers	Senior Associate Stanley K Hoffman Associates	Regional Economist Stanley K Hoffman Associates	Project Planner Stanley K Hoffman Associates	TOTAL HOURS	TOTAL LABOR	Mileage (Miles)	Urban/Print Callthorpe Analytics	Translation Services	Interactive Online Engagement and Website Bang The Table	EnCodePlus Online Zoning	Lodging	Per Diem (# of Days)	Reproductions, Traffic Counts, Data and Miscellaneous Expenses	TOTAL EXPENSES	TOTAL FEE
5	General Plan Documents	48	0	16	36	0	0	0	0	0	0	0	0	0	0	0	60	64	210	114	114	246	246	140	218	150	135	125	100	118	100	76	46	180	160	100	846	\$111,466	0	0	0	0	200.00	\$80.00	\$775	\$780	\$112,300
5.1	General Plan Framework	2		4													4		0	0	0	0	0	0	0	0	16	16	8	16		66	\$7,904					0	0		\$50	\$50	\$8,000				
5.2	Screen-Check Draft General Plan Document 1 and 2	24		12	20												36	44								200	80	16	40	24	496	\$66,154								\$125	\$130	\$66,300					
5.3	Administrative Draft General Plan Document 1 and 2	16			10												16	12								40	40	8	24	16	182	\$23,742								\$200	\$200	\$23,900					
5.4	Hearing Draft General Plan Document 1 and 2	4			5												4	6								20	20	8		4	71	\$9,668								\$400	\$400	\$10,100					
5.5	Final General Plan Document	2			1													2									8	8	8		2	31	\$3,999								\$0	\$4,000					
																																0	\$0									\$0	\$0				
6	Zoning Regulations Update and Reconciliation	110	0	0	0	0	0	0	98	0	180	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	248	100	100	0	60	0	0	0	904	\$126,608	1,160	0	0	0	0	0	11	\$625	\$8,130	\$134,700
6.1	Zoning Update Kickoff Meeting with Staff	8							8		8									8								4							36	\$5,737	200					2	\$25	\$250	\$6,000		
6.2	Final Audit/Congruency Analysis Including Analysis of Recent Legislation and Case Law	8							8		16																	16							48	\$7,578								\$25	\$30	\$7,600	
6.3	Focus Groups and Interviews	8							8		8																	16							40	\$6,328	200						2	\$25	\$290	\$6,600	
6.4	City Staff Working Session	12							12		12																16		12					64	\$9,912	200					2	\$100	\$370	\$10,300			
6.5	Case Studies	2						4	8																		40							54	\$7,372								\$25	\$30	\$7,400		
6.6	Planning Commission and City Council Study Session(s)	4							4																				12					20	\$2,877	200					2	\$150	\$420	\$3,300			
6.7	Preparation and Review of Annotated Outline	8						2		12																	24						46	\$6,893				6,000			2	\$25	\$6,030	\$12,900			
6.8	GPAC Meeting	4							4																		8		12				28	\$3,877	200					2	\$50	\$320	\$4,200				
6.9	Preparation of Final Annotated Outline	2							4																		12						18	\$2,541								\$50	\$50	\$2,600			
6.10	Preparation of Screen Check Draft Public Draft Zoning Ordinance Update and Public Draft Zoning Map Update	40						40		80																	80	100	32		32		404	\$54,097								\$25	\$30	\$54,100			
6.11	Preparation of Administrative Draft Public Draft Zoning Ordinance Update and Public Draft Zoning Map Update	8						8		16																	24		16		24		96	\$12,288								\$25	\$30	\$12,300			
6.12	Public Open House (In Conjunction with 4.13)							8																								8	\$1,413	160					1	\$50	\$220	\$1,600					
6.13	Preparation of Public Hearing Draft	4								8																	8		8				28	\$4,029								\$25	\$30	\$4,100			
6.14	Final Zoning Code and Map	2																															14	\$1,666								\$25	\$30	\$1,700			
																																	0	\$0								\$0	\$0				
7	CEQA Addendum Document for Land Use Element	0	0	0	0	66	0	0	0	0	0	0	0	0	0	0	0	0	0	44	112	0	0	0	0	0	0	0	0	0	0	0	24	0	0	0	246	\$32,964	80	0	0	0	0	1	\$1,010	\$1,090	\$34,000
7.1	Environmental Analysis					30														24	60											126	\$16,553	80						1	\$50	\$130	\$16,700				
7.2	Screen Check Draft Addendum					18														12	24											60	\$8,206								\$140	\$140	\$8,300				
7.3	Administrative Draft Addendum					12														8	16											38	\$5,319								\$140	\$140	\$5,500				
7.4	Public Hearing Draft Addendum					4															8											14	\$1,874								\$450	\$450	\$2,300				
7.5	Final Addendum Document					2															4											8	\$1,013								\$230	\$230	\$1,200				
																																	0	\$0								\$0	\$0				
8	CEQA Initial Study/Mitigated Negative Declaration For All Other Elements/Zoning	0	0	0	0	110	0	0	0	0	0	0	0	0	0	0	0	0	0	112	262	0	0	32	0	0	0	0	0	0	0	40	0	0	0	556	\$72,367	80	0	0	0	0	1	\$1,880	\$1,960	\$74,400	
8.1	(IS/MND) Environmental Analysis					48														88	162			32								330	\$42,640	80						1	\$80	\$160	\$42,800				
8.2	Screen-Check Draft IS/MND					28														12	36									24			100	\$12,966								\$150	\$150	\$13,100			
8.3	Administrative Draft IS/MND					14														6	20									8			48	\$6,407								\$150	\$150	\$6,600			
8.4	Public Hearing Draft IS/MND					8															10										4		22	\$3,066								\$1,000	\$1,000	\$4,100			
8.5	Final IS/MND					12														6	34										4		56	\$7,288								\$500	\$500	\$7,800			
																																	0	\$0								\$0	\$0				
9	Hearings and Adoption	28	0	10	5	32	0	0	0	0	0	0	7	0	0	0	8	2	0	8	40	0	0	0	0	0	0	32	48	0	0	0	0	0	220	\$33,496	800	0	0	0	0	4	\$120	\$860	\$34,400		
9.1	Development of Land Use Element Hearing Materials, CEQA Document and Staff Reports	2				4															20											26	\$3,502								\$40	\$40	\$3,500				
9.2	Hearings and Presentations	8				12											4										16	24					68	\$9,303	400					2		\$370	\$9,700				
9.3	Development of Materials for Ballot Initiative	8																														8	\$1,666								\$40	\$40	\$1,700				
9.4	Development of Remaining Elements, CEQA Document Hearing Materials and Staff Reports	2				4							2								20											30	\$4,315								\$40	\$40	\$4,400				
9.5	Hearings and Presentations	8		10	5	12							5				4											16	24				88	\$14,711	400						2		\$370	\$15,100			
																																	0	\$0								\$0	\$0				
	TOTAL HOURS	578	40	127	179	208	130	58	98	40	340	8	39	0	0	66	92	358	240	172	414	0	0	32	0	24	48	1,122	736	280	228	194	88	100	40	6,079	\$922,063							\$50,370	\$961,100		

Fee is inclusive of all associated costs including labor, travel, and project

Total Fee: \$961,100

Michael Baker
INTERNATIONAL



REFERENCES

PRIVACY, SELF-RELIANCE, CHOICE – ALL
THESE CAN AND MUST REMAIN A CORE
AMERICAN VALUES. YET SO TOO MUST WE
REMEMBER THAT OTHER CORE AMERICAN
VALUE, THE VALUE OF COMMUNITY. AND WE
MUST REDEFINE COMMUNITY MORE BROADLY
TO INCLUDE NOT JUST OUR STREET
OR OUR TRACT, BUT OUR TOWN, OUR
METROPOLIS, OUR REGION.

WILLIAM FULTON



Reference Name and Title	Project and Location	Contact	Firm
Samantha Tewasart Senior Planner	Healthy Community and Sustainable Community Elements and General Plan EIR, South Garfield Avenue Specific Plan and Streetscape City of Monterey Park, California.	stewasart@monterey-park.ca.gov	Michael Baker International
Karen Watkins Project Manager	San Bernardino County Community Continuum Plans County of San Bernardino, California.	(909) 387-831 Karen.watkins@lus.sbcounty.gov	Michael Baker International
Joel Rosen, AICP Community Development Director	Buena Park General Plan Update and EIR City of Buena Park California	(714) 562-3741 jrosen@buenapark.com	Michael Baker International,
Heather Allen Planning Manager	Fullerton General Plan Update and EIR City of Fullerton California	(714) 738-6884 heathera@ci.fullerton.ca.us	Michael Baker International, Stan Hoffman
Luis Lopez Development Services Director	Pueblo Viejo Revitalization Plan, Zoning and Design Guidelines and Sixth Street Design City of Coachella, California.	(760) 398-3102 LLopez@coachella.org	Michael Baker International



CITY OF BUENA PARK

DEPARTMENT OF COMMUNITY DEVELOPMENT

Joel W. Rosen, AICP, Director

March 3, 2015

SUBJECT: LETTER OF REFERENCE

To Whom It May Concern:

RBF Consulting was retained by the City of Buena Park to prepare the 2035 General Plan Update and Program EIR. The update included internal staff summits as well as a community outreach process, resulting in a comprehensive vision, goals and objectives for Buena Park over a 25-year period. The Plan includes key focus areas in several distinct locations, including along the Beach Boulevard corridor. Through integration of higher density residential, concentrations of mixed use and improved mobility connections, these areas will help manage the anticipated growth of the City's population, improve retail/commercial centers and areas of employment.

The City of Buena Park is very pleased with the RBF team's performance in terms of process and ultimate products. The firm exceeded our expectations and we are proud of the Plan's recognition by the local Chapter of the American Planning Association as award-winning for comprehensive planning in 2011. The RBF team was highly experienced, knowledgeable and provided great determination in establishing a Plan that is workable for the City. RBF worked well with City staff and community members and completed the assignment on time and pursuant to the established budget.

We appreciate the work of the firm and would absolutely consider the firm and entire team for future contracts with the City.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Joel W. Rosen, AICP
Director of Community Development



ACCEPTANCE OF CONDITIONS



OUR MORAL RESPONSIBILITY IS NOT TO
STOP THE FUTURE, BUT TO SHAPE IT...
TO CHANNEL OUR DESTINY IN HUMANE
DIRECTIONS AND TO EASE THE
TRAUMA OF TRANSITION.

ALVIN TOFFLER

Exhibit B

INSURANCE REQUIREMENTS [MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful proposer must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Professional liability	\$1,000,000
Business automobile liability	\$500,000
Workers compensation	Statutory requirement.

Commercial general liability insurance must meet or exceed the requirements of the most recent ISO-CGL Form Number. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Professional liability coverage must be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," the Consultant must continue to maintain the insurance in effect for a period of three (3) years after this Agreement expires or is terminated ("extended insurance"). Such extended insurance must have the same coverage and limits as the policy that was in effect during the term of this Agreement, and cover the Consultant for all claims made by the City arising out of any errors or omissions of the Consultant, or its officers, employees or agents during the time this Agreement was in effect.

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Consultant must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Consultant will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the proposer certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's consultant. Failure to provide this form may render the proposer's proposal "nonresponsive."

January 28, 2019

Date



Proposer Richard Beck, CEP
Practice Executive - Planning and GIS
Michael Baker International

We can comply with the types and limits of insurance shown on this form, just not all the coverage wording. Suggested that this form be signed as-is, but include a introductory statement such as: Michael Baker has reviewed and signed Exhibit B as required. We can easily comply with the types and limits required, but there are some coverage terms which are not commercially available, as follows: (a) Most carriers will provide written advance notice only for cancellation of a policy. Therefore policy wording or endorsements for advance notice due to reduction in coverage is not available for CGL policies; (b) the professional liability insurance commercially available to a design professional firm covers the policy-holder and its employees only. "Agents" are not a coverable term; (c) ISO forms change over time, and if possible we request that this clause be modified similar to the CGL requirement in the first paragraph)

To be awarded this contract, the successful proposer must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Professional liability	\$1,000,000
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Workers compensation	Statutory requirement.

Commercial general liability insurance must meet or exceed the requirements of the most recent ISO-CGL Form Number. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable ~~or subject to reduction~~ except upon thirty (30) days prior written notice to the City.

Professional liability coverage must be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," the Consultant must continue to maintain the insurance in effect for a period of three (3) years after this Agreement expires or is terminated ("extended insurance"). Such extended insurance must have the same coverage and limits as the policy that was in effect during the term of this Agreement, and cover the Consultant for all claims made by the City arising out of any errors or omissions of the Consultant, or its officers, employees ~~or agents~~ during the time this Agreement was in effect. and

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92¹ including symbol 1 (Any Auto).

or current ISO form

The Consultant must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Consultant will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the proposer certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's consultant. Failure to provide this form may render the proposer's proposal "nonresponsive."

Date

Proposer

AGREEMENT NO. Click here to enter text.
PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF MONTEREY PARK AND
Consultant name
FOR ENVIRONMENTAL CONSULTANT SERVICES

THIS AGREEMENT is entered into this Click here to enter text. day of Click here to enter text. 20Click here to enter text., by and between the CITY OF MONTEREY PARK, a municipal corporation and general law city ("CITY") and Consultant name, a type of organization, e.g., corporation, and state of incorporation ("CONSULTANT").

1. CONSIDERATION.

- A. As partial consideration, CONSULTANT agrees to perform the work listed in the SCOPE OF SERVICES, below;
- B. As additional consideration, CONSULTANT and CITY agree to abide by the terms and conditions contained in this Agreement;
- C. As additional consideration, CITY agrees to pay CONSULTANT a sum not to exceed Click here to enter text. for CONSULTANT's services. CITY may modify this amount as set forth below. Unless otherwise specified by written amendment to this Agreement, CITY will pay this sum as specified in the attached Exhibit "Click here to enter text.," which is incorporated by reference.

2. SCOPE OF SERVICES.

- A. CONSULTANT will perform services listed in the attached Exhibit "Click here to enter text.," which is incorporated by reference.
- B. CONSULTANT will, in a professional manner, furnish all of the labor, technical, administrative, professional and other personnel, all supplies and materials, equipment, printing, vehicles, transportation, office space and facilities, and all tests, testing and analyses, calculation, and all other means whatsoever, except as herein otherwise expressly specified to be furnished by CITY, necessary or proper to perform and complete the work and provide the professional services required of CONSULTANT by this Agreement.

3. PERFORMANCE STANDARDS. While performing this Agreement, CONSULTANT will use the appropriate generally accepted professional standards of practice existing at the time of performance utilized by persons engaged in providing similar services. CITY will continuously monitor CONSULTANT's services. CITY will notify CONSULTANT of

(Standard of Care).

Explanation: We appreciate the inclusion of the Standard of Care for professional services, and if possible, request that such standard be the guideline for judgment of performance of services. Terms that hold the consultant to the satisfaction of the client are subjective and not easily defined.

conform with the Standard of Care herein.

any deficiencies and CONSULTANT will have fifteen (15) days after such notification to cure any shortcomings to CITY's satisfaction. Costs associated with curing the deficiencies will be borne by CONSULTANT.

4. PAYMENTS. For CITY to pay CONSULTANT as specified by this Agreement, CONSULTANT must submit a detailed invoice to CITY which lists the hours worked and hourly rates for each personnel category and reimbursable costs (all as set forth in Exhibit "Click here to enter text.") the tasks performed, the percentage of the task completed during the billing period, the cumulative percentage completed for each task, the total cost of that work during the preceding billing month and a cumulative cash flow curve showing projected and actual expenditures versus time to date.

5. ADDITIONAL WORK.

with CONSULTANT's mutual agreement

- A. CITY's city manager ("Manager") may determine, ~~at the Manager's sole discretion~~, that CONSULTANT must perform additional work ("Additional Work") to complete the Scope of Work. If Additional Work is needed, the Manager will give written authorization to CONSULTANT to perform such Additional Work.

Explanation:
Certainly we are willing to provide additional services is needed, but there needs to be agreement between the parties.

If CONSULTANT believes Additional Work is needed to complete the Scope of Work, CONSULTANT will provide the Manager with written notification that contains a specific description of the proposed Additional Work, reasons for such Additional Work, and a detailed proposal regarding cost.

- C. Payments over \$Click here to enter text. for Additional Work must be approved by CITY's city council. All Additional Work will be subject to all other terms and provisions of this Agreement.

6. NON-APPROPRIATION OF FUNDS. Payments due and payable to CONSULTANT for current services are within the current budget and within an available, unexhausted and unencumbered appropriation of the CITY. In the event the CITY has not appropriated sufficient funds for payment of CONSULTANT services beyond the current fiscal year, this Agreement will cover only those costs incurred up to the conclusion of the current fiscal year.

7. POLITICAL REFORM ACT. CONSULTANT agrees that it will be considered a public official subject to the Political Reform Act of 1974 for purposes of this Agreement. CONSULTANT agrees and warrants that it has no financial interests which may be materially affected by the project for which the Initial Study, as specified in the SERVICES, is being prepared. Such financial interests may include, without limitation, interests in business entities, real property, or sources of income exceeding \$500 received within the past year. CONSULTANT further warrants that, before executing

this Agreement, it reviewed the Political Reform Act of 1974 and the Fair Political Practices Commission regulations, including, without limitation, Chapter 7 of Title 2 of the California Code of Regulations, Section 18700, et seq., in order to determine whether any conflict of interest would require CONSULTANT to refrain from performing the SERVICES or in any way attempting to use its official position to influence the governmental decisions underlying the subject environmental clearances.

8. FAMILIARITY WITH WORK.

- A. By executing this Agreement, CONSULTANT agrees that it has:
 - i. Carefully investigated and considered the scope of services to be performed;
 - ii. Carefully considered how the services should be performed; and
 - iii. Understands the facilities, difficulties, and restrictions attending performance of the services under this Agreement.
- B. If services involve work upon any site, CONSULTANT agrees that CONSULTANT has or will investigate the site and is or will be fully acquainted with the conditions there existing, before commencing the services hereunder. Should CONSULTANT discover any latent or unknown conditions that may materially affect the performance of the services, CONSULTANT will immediately inform CITY of such fact and will not proceed except at CONSULTANT's own risk until written instructions are received from CITY.

9. **TERM.** The term of this Agreement will be from [Click here to enter a date.](#) to [Click here to enter a date.](#) Unless otherwise determined by written amendment between the parties, this Agreement will terminate in the following instances:

- A. Completion of the work specified in Exhibit "[Click here to enter text.](#)";
- B. Termination as stated in Section 17.

10. TIME FOR PERFORMANCE.

- A. CONSULTANT will not perform any work under this Agreement until:
 - i. CONSULTANT furnishes proof of insurance as required under Section 23 of this Agreement; and
 - ii. CITY gives CONSULTANT a written notice to proceed.

- B. Should CONSULTANT begin work on any phase in advance of receiving written authorization to proceed, any such professional services are at CONSULTANT's own risk.

11. TIME EXTENSIONS. Should CONSULTANT be delayed by causes beyond CONSULTANT's control, CITY may grant a time extension for the completion of the contracted services. If delay occurs, CONSULTANT must notify the Manager within forty-eight hours (48 hours), in writing, of the cause and the extent of the delay and how such delay interferes with the Agreement's schedule. The Manager will extend the completion time, when appropriate, for the completion of the contracted services.

12. CONSISTENCY. In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the attached Exhibits; this Agreement supersedes any conflicting provisions. Any inconsistency between the Exhibits will be resolved in the order in which the Exhibits appear below:

List exhibits with scope of work first; budget second; and proposal last (all if applicable)

13. CHANGES. CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONSULTANT and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with written agreement between the parties.

14. TAXPAYER IDENTIFICATION NUMBER. CONSULTANT will provide CITY with a Taxpayer Identification Number.

15. PERMITS AND LICENSES. CONSULTANT, at its sole expense, will obtain and maintain during the term of this Agreement, all necessary permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.

16. WAIVER. CITY's review or acceptance of, or payment for, work product prepared by CONSULTANT under this Agreement will not be construed to operate as a waiver of any rights CITY may have under this Agreement or of any cause of action arising from CONSULTANT's performance. A waiver by CITY of any breach of any term, covenant, or condition contained in this Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this Agreement, whether of the same or different character.

17. TERMINATION.

- A. Except as otherwise provided, CITY may terminate this Agreement at any

time with or without cause.

- B. CONSULTANT may terminate this Agreement at any time with CITY's mutual consent. Notice will be in writing at least thirty (30) days before the effective termination date.
- C. Upon receiving a termination notice, CONSULTANT will immediately cease performance under this Agreement unless otherwise provided in the termination notice. Except as otherwise provided in the termination notice, any additional work performed by CONSULTANT after receiving a termination notice will be performed at CONSULTANT's own cost; CITY will not be obligated to compensate CONSULTANT for such work.
- D. Should termination occur, all finished or unfinished documents, data, studies, surveys, drawings, maps, reports and other materials prepared by CONSULTANT will, at CITY's option, become CITY's property, and CONSULTANT will receive just and equitable compensation for any work satisfactorily completed up to the effective date of notice of termination, not to exceed the total costs under Section 1(C).
- E. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.
- F. By executing this document, CONSULTANT waives any and all claims for damages that might otherwise arise from CITY's termination under this Section.

18. OWNERSHIP OF DOCUMENTS. All documents, data, studies, drawings, maps, models, photographs and reports prepared by CONSULTANT under this Agreement are CITY's property. CONSULTANT may retain copies of said documents and materials as desired, but will deliver all original materials to CITY upon CITY's written notice. CITY agrees that use of CONSULTANT's completed work product, for purposes other than identified in this Agreement, or use of incomplete work product, is at CITY's own risk.

19. CONFIDENTIALITY OF DOCUMENTS. CONSULTANT may receive or prepare certain work product for the City Attorney under this Agreement that is required in connection with anticipated litigation and is intended to, and will be, subject to the attorney-client privilege and the attorney work product privilege. Should that occur, CONSULTANT will not disclose the contents of the report or any information gathered in connection with report preparation, report update, or post-report investigation to any third party, except at the direction of CITY or its City Attorney. Furthermore, CONSULTANT will not communicate directly or indirectly on the subject of any report authorized by this Agreement or any pending or future action or claim involving the CITY with the adverse party, the attorney for the adverse party, or any agent of the

City of Monterey Park
Agreement No. enter no.
Name of contracted party
Page 6 of 13

Explanation: We understand our responsibility to hold client information confidential, but request the following common clarification to Section 19.

Notwithstanding the foregoing, CONSULTANT shall not be prohibited from releasing information required by court order or other legal demand, as long as CONSULTANT first notifies the CITY in writing upon receipt of such legal demand.

adverse party, the attorney for the adverse party, an consultant or other expert retained by the adverse party without the express consent of CITY or its City Attorney. Furthermore, CONSULTANT will not disclose any information relating to valuation, terms of settlement or any other subject bearing upon potential litigation to any person except as authorized by the CITY or the City Attorney.

20. PUBLICATION OF DOCUMENTS. Except as necessary for performance of service under this Agreement, no copies, sketches, or graphs of materials, including graphic art work, prepared pursuant to this Agreement, will be released by CONSULTANT to any other person or public CITY without CITY's prior written approval. All press releases, including graphic display information to be published in newspapers or magazines, will be approved and distributed solely by CITY, unless otherwise provided by written agreement between the parties.

21. INDEMNIFICATION.

A. CONSULTANT agrees to the following:

- i. *Indemnification for Professional Services.* CONSULTANT will save harmless and indemnify and at CITY's request reimburse defense costs for CITY and all its officers, volunteers, employees and representatives from and against any and all suits, actions, or claims, of any character whatever, brought for, or on account of, any injuries or damages sustained by any person or property resulting or arising from any negligent or wrongful act, error or omission by CONSULTANT or any of CONSULTANT's officers, agents, employees, or representatives, in the performance of this Agreement, except for such loss or damage arising from CITY's sole negligence or willful misconduct.
- ii. *Indemnification for other Damages.* CONSULTANT indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance, except for such loss or damage arising from CITY's sole negligence or willful misconduct. Should CITY be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of this Agreement, or its performance, CONSULTANT will defend CITY (at CITY's request and with counsel satisfactory to CITY) and will indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.

- iii. *Exclusion for CEQA Actions.* Notwithstanding the foregoing, CONSULTANT need not indemnify, defend, or hold CITY harmless in CEQA actions initiated pursuant to Public Resources Code §§ 21167 and 21168 where CONSULTANT's work may form the basis of a lawsuit. However, should CONSULTANT's work, as contemplated by this Agreement, contain errors or omissions that results in an adverse ruling against CITY, CONSULTANT agrees to indemnify and hold CITY harmless to the extent provided for in Section 18(A)(i).
- B. For purposes of this section "CITY" includes CITY's officers, officials and employees.
- C. It is expressly understood and agreed that the foregoing provisions will survive termination of this Agreement.
- D. The requirements as to the types and limits of insurance coverage to be maintained by CONSULTANT as required by Section 22, and any approval of said insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONSULTANT pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

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

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

24. AUDIT OF RECORDS. CONSULTANT will maintain full and accurate records with respect to all services and matters covered under this Agreement. CITY will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. CONSULTANT will retain such financial and program

service records for at least three (3) years after termination or final payment under this Agreement.

25. INSURANCE.

- A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, CONSULTANT will procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Explanation: Due to the policies and procedures of carriers, and current ISO forms available, not all the wording in this insurance section is coverage that is available to a design professional firm.

<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Professional Liability	\$1,000,000
Business automobile liability	\$1,000,000
Workers compensation	Statutory requirement

- B. Commercial general liability insurance will meet or exceed the requirements of the most recent ISO-CGL Form. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies will be endorsed to name CITY, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable ~~or subject to reduction~~ except upon thirty (30) days prior written notice to CITY.
- C. Professional liability coverage will be on an "occurrence basis" if such coverage is available, or on a "claims made" basis if not available. When coverage is provided on a "claims made basis," CONSULTANT will continue to renew the insurance for a period of three (3) years after this Agreement expires or is terminated. Such insurance will have the same coverage and limits as the policy that was in effect during the term of this Agreement, and will cover CONSULTANT for all claims made by CITY arising out of any errors or omissions of CONSULTANT, or its officers, employees ~~or agents~~ or during the time this Agreement was in effect.
- D. Automobile coverage will be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

or current ISO form

Explanation: Decisions about insurance coverage are made by high level management of our corporation. We cannot allow purchases outside of that structure, but certainly agree that it is our responsibility to comply with the agreed upon insurance types and limits. Should we default in that responsibility, our client has every right to terminate any agreement.

- E. CONSULTANT will furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII."
- F. Should CONSULTANT, for any reason, fail to obtain and maintain the insurance required by this Agreement, CITY may ~~obtain such coverage at CONSULTANT's expense and deduct the cost of such insurance from payments due to CONSULTANT under this Agreement or~~ terminate pursuant to Section 17.
- G. Self-Insured Retention/Deductibles. All policies required by this Agreement must allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and deductible of the policy in lieu of CONSULTANT (as the named insured) should CONSULTANT fail to pay the SIR or deductible requirements. The amount of the SIR or deductible is subject to the approval of the City Attorney and the Finance Director. CONSULTANT understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONSULTANT as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CITY's behalf upon the CONSULTANT'S failure or refusal to do so in order to secure defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against CONSULTANT for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

26. USE OF SUBCONTRACTORS. CONSULTANT must obtain CITY's prior written approval to use any consultants while performing any portion of this Agreement. Such approval must approve of the proposed consultant and the terms of compensation.

27. INCIDENTAL TASKS. CONSULTANT will meet with CITY monthly to provide the status on the project, which will include a schedule update and a short narrative description of progress during the past month for each major task, a description of the work remaining and a description of the work to be done before the next schedule update.

28. NOTICES. All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

If to CONSULTANT:

Attention: Click here to enter text.
Click here to enter text.
Click here to enter text.
Click here to enter text.
phone
email

If to CITY:

Attention: Click here to enter text.
City of Monterey Park
Click here to enter text.
Click here to enter text.
phone
email

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

29. **CONFLICT OF INTEREST.** CONSULTANT will comply with all conflict of interest laws and regulations including, without limitation, CITY's conflict of interest regulations.

30. **SOLICITATION.** CONSULTANT maintains and warrants that it has not employed nor retained any company or person, other than CONSULTANT's bona fide employee, to solicit or secure this Agreement. Further, CONSULTANT warrants that it has not paid nor has it agreed to pay any company or person, other than CONSULTANT's bona fide employee, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. Should CONSULTANT breach or violate this warranty, CITY may rescind this Agreement without liability.

31. **THIRD PARTY BENEFICIARIES.** This Agreement and every provision herein is generally for the exclusive benefit of CONSULTANT and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of CONSULTANT's or CITY's obligations under this Agreement.

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

33. **COMPLIANCE WITH LAW.** CONSULTANT agrees to comply with all federal, state, and local laws applicable to this Agreement.

34. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets forth the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written. There are Click here to enter text.

Attachments to this Agreement. This Agreement will bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.

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

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

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

38. ELECTRONIC SIGNATURES. This Agreement may be executed by the Parties on any number of separate counterparts, and all such counterparts so executed constitute one Agreement binding on all the Parties notwithstanding that all the Parties are not signatories to the same counterpart. In accordance with Government Code §16.5, the Parties agree that this Agreement, Agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a party is delivered by electronic transmission. Such electronic signature will be treated in all respects as having the same effect as an original signature.

39. CAPTIONS. The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

40. TIME IS OF ESSENCE. Time is of the essence for each and every provision of this Agreement, , subject, however, to the exercise of the Standard of Care.

41. FORCE MAJEURE. Should performance of this Agreement be prevented due to fire, flood, explosion, acts of terrorism, war, embargo, government action, civil or military authority, the natural elements, or other similar causes beyond the Parties' reasonable control, then the Agreement will immediately terminate without obligation of either party to the other.

42. STATEMENT OF EXPERIENCE. By executing this Agreement, CONSULTANT represents that it has demonstrated trustworthiness and possesses the quality, fitness

Explanation: In our experience, most project delays are caused by circumstances outside of the consultant's control. When delays occur, the consultant is still bound by a professional standard of care in performance of services and cannot necessarily speed services up to make up for lost time.

and capacity to perform the Agreement in a manner satisfactory to CITY. CONSULTANT represents that its financial resources, surety and insurance experience, service experience, completion ability, personnel, current workload, experience in dealing with private consultants, and experience in dealing with public agencies all suggest that CONSULTANT is capable of performing the proposed contract and has a demonstrated capacity to deal fairly and effectively with and to satisfy a public CITY.

Explanation: We request the addition of the following clauses which are usual for our client agreements for professional services.

43. Waiver of Consequential Damages. Neither party shall have any claim or right against the other, whether in contract, warranty, tort (including negligence), strict liability or otherwise, for any special, indirect, incidental, or consequential damages of any kind or nature whatsoever, such as but not limited to loss of revenue, loss of profits on revenue, loss of customers or contracts, loss of use of equipment or loss of data, work interruption, increased cost of work or cost of any financing, howsoever caused, even if same were reasonably foreseeable.

Cambridge Systematics Comments on Sample Contract:

Errors and omissions in Consultant's work have to be corrected at no cost to the City. CS routinely requests adding language to clarify that in the event that the error or omission in the work is based on inaccurate or incomplete information provided by the City, the consultant will be compensated for correction. Everything prepared belongs to the City. This is not problematic if CS will not be using any pre-existing IP, whether belonging to CS or a third party (data?). If CS will be using/buying any pre-existing IP.

There are three different indemnification clauses in the contract:

- The first is based on professional services. It is generally acceptable except that the consultant has to indemnify the City for the City's contributory negligence. To the extent that the team will be reliant on information provided by the City, it would be advisable to suggest an edit to this language.
- The second indemnity is based on "Other damages." The language does not limit the application of this subsection to personal injury, property damage or death. It would be advisable to revise the language to limit its application to these circumstances.
- The final indemnity carves out CEQA actions but only if there are no errors or omissions in the documentation. It would be advisable to modify the language so that the Consultant is not responsible for errors or omissions based on inaccurate or incomplete information provided by the City or third parties over which the Consultant does not have the legal right to control.

CS cannot comply with all of the insurance requirements as written. Specifically, CS cannot make its professional liability or workers compensation insurance primary or name the City as an additional insured on either of those policies. Similarly, CS cannot provide auto insurance on the specified coverage form- CS carries CHUBB insurance and CHUBB does not use those forms. CS can provide equivalent coverage. And finally, CS carries limits of \$1M occurrence and \$2M aggregate on GL which is not consistent with the requirements listed in the agreement.

Notice is effective on mailing rather than receipt. It is preferable to have it effective on receipt.

City of Monterey Park
Agreement No. enter no.
Name of contracted party
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IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first hereinabove written.

CITY OF MONTEREY PARK

Consultant name

Click here to enter text., **City Manager**

Click here to enter text.

ATTEST:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, Assistant City Attorney

Taxpayer ID No. enter no.

Doc enter no



NBC SEAFOOD RESTAURANT
海寶潮粵酒家

Michael Baker

INTERNATIONAL

5 Hutton Centre Drive, Suite 500

Santa Ana, CA 92707

949.472.3505

MBAKERINTL.COM

Metro Rapid

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City Council Staff Report

DATE: February 20, 2019

AGENDA ITEM NO: New Business
Agenda Item 5-B.

TO: Honorable Mayor and Members of the City Council
FROM: Michael A. Huntley, Community and Economic Development Director
SUBJECT: Appoint members to the General Plan Advisory Committee

RECOMMENDATION:

It is recommended that the City Council consider:

1. Appointing members to the General Plan Advisory Committee;
2. Appointing five alternates: and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City Council authorized staff to proceed with circulating a Request for Proposal (RFP) to solicit proposals from professional planning firms to assist the City with the preparation of an update to the City's General Plan. Proposals were submitted to the City and reviewed by an internal review committee. Once the City Council awards the contract, it is staff's intent to meet with the General Plan Advisory Committee (GPAC) to begin the General Plan update process. It is therefore important to appoint the GPAC members so that staff can conduct an orientation and begin the General Plan update process.

BACKGROUND:

The City's last comprehensive General Plan update occurred in 2001. As part of the General Plan update process at that time, the City Council established a GPAC and appointed members from the community to assist City staff and consulting team. The establishment of an ad-hoc committee is not an uncommon practice since community outreach and feedback are key components to ensure the development of a community based comprehensive long-range plan.

At the City Council meeting on December 20, 2018, staff provided the City Council an opportunity to review the draft Request for Proposal (RFP) soliciting professional planning services to update the General Plan. The RFP included a section that identifies the establishment of the GPAC. The City Council did provide general comments on the GPAC.

It is now time for the City Council to consider appointments to GPAC. The GPAC is an ad-hoc committee with a total of eleven members. Each Council member will appoint two members each, and the City Manager will appoint the eleventh member. Staff is also requesting that each Council member appoint one alternate to the committee as well just in case one of the members decides not to participate. This will allow the GPAC to proceed without having to return to the City Council to seek another appointment.

To facilitate in the establishment of the GPAC, staff reached out to the community seeking interested individuals who wish to participate in the General Plan update process. Below is a list of individuals who are interested in participating and who the City Council may wish to consider. The list is not exclusive and Councilmembers may, of course, select someone other than those on the list. However, staff would suggest that those other potential committee members have some understanding of planning, land use, environmental, development, real estate, public administration or public sector financial experience.

General Plan Advisory Committee Candidates. The following is a list of 21 candidates interested in participating with the General Plan update process. Staff has reached out to each and confirmed his or her interest in participating.

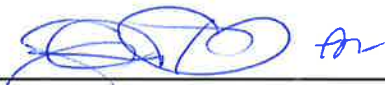
Lincoln Lee
Rodrigo Garcia
Jack Chiang
Yukio Kawaratani
Andrew Ho
Thomas Wong
Bob Machuca
Mario Bustamante
Chet Yoshizaki
Michael Hamner
Krystal Hamner
Paul Isozaki
Dominic Lombardo
Danny Johnson
Carol Sullivan
Walter Beaumont
Joe Reichenberger
Michael Schlegel
David Barron
Nancy Arcuri
Dave Jones

FISCAL IMPACT:

The staff time necessary to establish a General Plan Advisory Committee is covered by the FY 2018/2019 operating budget of the Community and Economic Development Department.

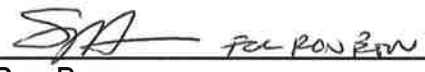
Respectfully submitted,

By:



Michael Huntley
Director of Community and
Economic Development

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
Assistant City Attorney