CITY COUNCIL OF MONTEREY PARK
THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE FORMER REDEVELOPMENT AGENCY, THE HOUSING AUTHORITY, THE MONTEREY PARK FINANCING AUTHORITY AND THE MONTEREY PARK GEOLOGIC HAZARD ABATEMENT DISTRICT
AGENDA

REGULAR CITY COUNCIL MEETING
MONTEREY PARK CITY HALL COUNCIL CHAMBERS
320 W. NEWMARK AVENUE, MONTEREY PARK, CA 91754

Wednesday
December 4, 2024
6:30 p.m.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent service, foster growth and opportunity, and create a joyous and collaborative environment.

LAND ACKNOWLEDGMENT

We would like to acknowledge that the land we inhabit today was once known as Tovangaar, the home of the Gabrieleño-Tongva people. We show our respect to the Gabrieleño-Tongva people, as well as all Indigenous people, past, present, and future, and honor their labor as original caretakers of this land. We commit to uplifting the Gabrieleño-Tongva people, invite you to acknowledge the history, and join us in caring for this land.

GENERAL INFORMATION

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 http://www.montereypark.ca.gov/AgendaCenter/City-Council-17.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos. 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.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on an/each 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. Written Communication will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov or by completing an online form at www.montereypark.ca.gov/writtencomm.

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.

CALL TO ORDER **Mayor**
FLAG SALUTE **The Monterey Park Fire Explorers**
ROLL CALL **Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu**

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

PUBLIC COMMUNICATIONS

STAFF COMMUNICATIONS:

- City Manager's Office
- Finance
- Fire Department
- Library
- Police Department
- Public Works
- Recreation and Community Services

[1.] PRESENTATION – None.

[2.] OLD BUSINESS – None.

[3.] CONSENT CALENDAR ITEM NOS. 3A-3K

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

3-A. MINUTES

It is recommended that the City Council consider:

(1) Approving the minutes from the regular meetings of September 18, 2024, October 2, 2024 and October 16, 2024; and

(2) Taking such additional, related, action that may be desirable.

3-B. RECEIVE AND FILE 2023-2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT

It is recommended that the City Council consider:

(1) Receiving and filing the City's 2023-2024 Annual Comprehensive Financial Report (ACFR); and

(2) Taking such additional, related, action that may be desirable.

3-C. RECEIVE AND FILE DEVELOPMENT IMPACT FEES FOR FISCAL YEAR 2023-2024

It is recommended that the City Council consider:

(1) Receiving and filing the Annual Report on Development Impact Fees for Fiscal Year 2023-2024; and

(2) Taking such additional, related, action that may be desirable.

3-D. FISCAL YEAR 2024 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM

It is recommended that the City Council consider:

(1) Adopting a resolution authorizing the City Manager or designee, to apply for, and administer the Assistance to Firefighters Grant ("AFG") program, including without limitation, accepting and spending grant funds, with the City cost share match of $78,023.95, for use towards replacing the aging self-contained breathing apparatuses for the Fiscal Year 2024-2025;

(2) Supplement the City's budget for Fiscal year 2024-2025 to appropriate monies to pay the City's cost share match, conditioned upon the City being awarded the AFG grant; and

(3) Taking such additional, related, action that may be desirable.

3-E. CODE ENFORCEMENT SERVICES AUGMENTATION WITH WILLDAN GROUP, INC.

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute an agreement with Willdan Group, Inc. to provide code enforcement services to assist the Fire Department, in a form approved by the City Attorney, for an amount not to exceed $150,000 annually; and

(2) Taking such additional, related, action that may be desirable.

3-F. CONSIDERATION AND POSSIBLE ACTION TO REINTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE SETTING SPEED LIMITS BASED UPON CERTIFICATION OF THE 2017 ENGINEERING AND TRAFFIC SURVEY FOR SPEED LIMITS EFFECTIVE THROUGH OCTOBER 2031 AND THE 2024 ENGINEERING AND TRAFFIC SURVEY OF 26 LOCATIONS FOR SPEED LIMITS THROUGH OCTOBER 2038

It is recommended that the City Council consider:

(1) Reintroducing and waiving first reading for an Ordinance setting speed limits throughout the City; and

(2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of speed control regulations established in accordance with California law and will not have the effect of deleting or substantially changing any regulatory standards or findings. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

3-G. BRUGGEMEYER LIBRARY IMPROVEMENTS – AUTHORIZE PURCHASE OF NEW INDUSTRIAL POWER DIESEL GENERATOR FROM GENERAC INDUSTRIAL

It is recommended that the City Council consider:

(1) Waiving the bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4), and authorizing the City Manager to execute a contract with Generac Industrial, in a form approved by the City Attorney, not to exceed $167,497;

(2) Authorizing the Director of Public Works to approve change orders and contingency up to $16,750; and

(3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates purchasing equipment only. Subsequent installation and construction will be evaluated separately under CEQA. Accordingly, this activity is exempt from further review.

3-H. JANITORIAL SERVICES RFP – REJECT ALL SUBMITTED PROPOSALS

It is recommended that the City Council consider:

(1) Rejecting all proposals received for the Request for Proposal for janitorial services and supplies, Janitorial Services, Proposal # 2024-M01; and

(2) Taking such additional, related, action that may be desirable.

3-I. LANGLEY SENIOR CITIZEN CENTER, GARVEY RANCH MUSEUM, AND GEORGE ELDER GYMNASIUM ROOFS REPLACEMENT PROJECT – AWARD OF PUBLIC WORKS CONTRACT TO BEST CONTRACTING SERVICES, INC.

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Best Contracting Services, Inc. in the contract amount of $978,450 for the Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project;

(2) Authorizing the Director of Public Works to approve change orders not to exceed $97,845 over the total contract amount; and

(3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

3-J. PAVEMENT MANAGEMENT PROGRAM – AWARD OF PROFESSIONAL SERVICES AGREEMENT TO NCE

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute a professional services agreement, in a form approved by the City Attorney, with Nichols Consulting Engineers, CHTD dba NCE in the contract amount of $98,977 for the Pavement Management Program and asset inventory services;

(2) Authorizing the Director of Public Works to approve change orders and contingency up to $9,900 (10%) of the contract amount, for a total project cost of $108,877; and

(3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15061(b)(3) exempts activities that do not have the potential for causing a significant effect on the environment. This activity is purely administrative and does not contemplate any physical changes to the environment. Accordingly, it is not subject to further CEQA review.

3-K. ON-CALL PROFESSIONAL SERVICES FOR PUBLIC WORKS DEPARTMENT

It is recommended that the City Council consider:

(1) Authorizing the City Manager to execute 3-year professional services agreements with consulting firms listed in Attachment 1, in a form approved by the City Attorney, for On-call Engineering services;

(2) Approving Task Order No. 1 with Transtech Engineers, Inc., in a form approved by the City Attorney, for staff augmentation in the Public Works department, not to exceed $845,000 annually;

(3) Approving Task Order No. 2 with Transtech Engineers, Inc, in a form approved by the City Attorney, for staff augmentation and plan check services in the Community Development department, not to exceed $1,150,000 annually;

(4) Appropriating $275,000 unanticipated General Fund revenue and allocating the funds to the FY 24-25 Budget for Task Order No. 2; and

(5) Taking such additional, related, action that may be desirable.

[4.] PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCTION AND FIRST READING OF ZONE CHANGE NO. ZC-24-03 ("ZC-24-03"), AN ORDINANCE TO REZONE CERTAIN PROPERTIES WITHIN THE CITY TO BE CONSISTENT WITH THE GENERAL PLAN LAND USE AND URBAN DESIGN ELEMENT

It is recommended that the City Council consider:

(1) Opening a public hearing and taking testimonial and documentary evidence;

(2) After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ amending the zoning map for certain properties for consistency with the General Plan, Land Use and Urban Design Element; and

(3) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City's Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

[5.] NEW BUSINESS – None.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, REAFFIRMING THE CITY'S ADHERENCE TO RESOLUTION 11895, AFFIRMING THE CITY'S COMMITMENT TO COMPLYING WITH CALIFORNIA STATE LAW SB 54, THE CALIFORNIA VALUES ACT, REGARDING IMMIGRATION ENFORCEMENT AND AFFIRMING THAT THE POLICIES OF THE MONTEREY PARK POLICE DEPARTMENT, INCLUDING POLICY 413, ARE CONSISTENT WITH SB 54 (As Requested by Mayor Wong)

It is recommended that the City Council consider:

(1) Adopting a Resolution reaffirming the City's adherence to Resolution 11895, affirming the City's commitment to complying with California State Law SB 54, the California Values Act, regarding immigration enforcement and affirming that the policies of the Monterey Park Police Department, including Policy 413, are consistent with SB 54; and

(2) Taking such additional, related, action that may be desirable.

[7.] FUTURE AGENDA ITEMS

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

ADJOURN

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3A

TO: The Honorable Mayor and City Council

FROM: Maychelle Yee, City Clerk

SUBJECT: Minutes

RECOMMENDATION:

It is recommended that the City Council consider:

1. Approving the minutes from the regular meetings of September 18, 2024, October 2, 2024 and October 16, 2024; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted by:

Maychelle Yee
City Clerk

Prepared by:

Michelle Martinez
Office Assistant II

Approved by:

Inez Alvarez
City Manager

ATTACHMENT(S):

1. Draft Minutes

ATTACHMENT 1
Draft Minutes

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
SEPTEMBER 18, 2024

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) 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, September 18, 2024, at 6:30 p.m.

CALL TO ORDER:
Mayor Wong called the meeting to order at 6:40 p.m.

FLAG SALUTE:
Mayor Wong led the flag salute. Pledge of Allegiance presented by Civic Superstar Claudia Vigil.

ROLL CALL:
City Clerk Maychelle Yee called the roll:

Council Members Present:	Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu
Council Members Absent:	None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Fire Chief Chris Thompson, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Police Chief Scott Wiese, Planning Manager Beth Chow, Engineering Manager/Transtech Consultant Ziad Mazboudi, Deputy City Clerk Cindy Trang.

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: City Manager Alvarez requested to move Agenda Item Nos. 3F and 4A to be heard after Presentation.

PUBLIC COMMUNICATIONS

- Rogelio Espinosa talked about the need to implement traffic rules on motorized bikes and scooters on the sidewalk.

- Julia Clark conveyed her concerns about the lack of space for the proposed 64-unit condominium. She spoke about a possible decrease in safety and an increase in traffic around her neighborhood.

- Christopher Lam showed his support towards the proposed 64-unit condominium project. He claimed the city needs more housing.

- Sally Lam spoke of her support towards the proposed 64-unit condominium project.

- Rosalyn Escobar expressed her support for Item No. 3F, the Greetings Tour Art Project. She spoke about the value of art in public spaces and has experienced the positivity it brings to a community.

STAFF COMMUNICATIONS- None.

1. PRESENTATION

The matters listed under presentation are informational content and for discussion only.

1-A. HEALING FUND UPDATE

Amy Lee, City Treasurer and liaison of the Monterey Park Community Healing Fund provided an update. She introduced three new members: Keith Miller, Dora Quach, and Bethelwel Wilson and spoke about a recent grant given to Therapicasso, a nonprofit started by high school students that provide mental health workshops for Alhambra Unified School District. She specified that grant applications are still open and briefly spoke about the opportunity to work with the Recreation Department to provide more programs to the community.

2. OLD BUSINESS- None.

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

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3C, 3E, 3G, 3I, 3J on Consent Calendar, excluding Item Nos. 3B, 3D, and 3F, and 3H which were pulled for separate discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Lo and seconded by Council Member Yiu motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-A. MONTHLY INVESTMENT REPORT – AUGUST 2024

As of August 31, 2024, invested funds for the City of Monterey Park total $94,054,435.96.

Action Taken: The City Council received and filed the monthly investment report, on Consent Calendar.

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT THE 2024 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

Pursuant to the Political Reform Act, Government Code § 81000, *et seq*., every local agency is required to review its Conflict of Interest Code disclosure biennially to determine if the Code is accurate or in need of amendment. City staff has reviewed its previous determinations relating to disclosure levels and determined that Resolution No. 2022-R77 should be amended to include revisions consistent with existing positions in the City.

This item was heard after Agenda Item No. 4A.

Action Taken: The City Council adopted Resolution No. 2024-R74 amending the City's Conflict of Interest Code.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R74
A RESOLUTION ADOPTING THE 2024 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT

3-C. APPROVAL OF AN AMENDMENT TO THE AGREEMENT WITH CIVICPLUS LLC FOR A NEW AGENDA AND MEETING MANAGEMENT SYSTEM

CivicPlus, LLC currently manages the city's website. Staff recommends an amendment to Agreement No. 1775-A to add an Agenda and Meeting Management Software to assist staff with the drafting, routing, and creation of agenda packets for both City Council and Commission/Board meetings. The proposed system will also provide enhanced features such as a voting system and assistance with the preparation of meeting minutes.

Action Taken: The City Council authorized the City Manager to execute an amendment to Agreement No. 1775-A with CivicPLus, LLC, in a form approved by the City Attorney, to provide an Agenda and Meeting Management Software for an amount not to exceed $60,000 for the term ending July 31, 2028; and authorized the Finance Director to appropriate $12,908.60 from the Administration, - General Fund to the FY2024-25 Budget, on Consent Calendar.

3-D. 2024 BANNED BOOKS WEEK RESOLUTION

The Monterey Park Bruggemeyer Library is observing the week of September 22-28, 2024 as Banned Books Week. Banned Books Week is observed nationwide annually in the fall to celebrate the freedom to read, highlight the value of free and open access to information and spotlight current and historical attempts to censor books in libraries and schools.

This item was heard after Agenda Item No. 3B.

Action Taken: The City Council adopted Resolution No. 2024-R75 declaring the week of September 22-28, 2024 as Banned Books Week in Monterey Park.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R75
A RESOLUTION DECLARING SEPTEMBER 22-28, 2024 AS BANNED BOOKS WEEK

3-E. 2024/2025 CANNABIS TAX FUND GRANT PROGRAM (CTFGP) FUNDING FOR TWO LAW ENFORCEMENT MOTORCYCLES

The Police Department has two motorcycles that need to be replaced (Units 096 and 104). Unit 096 has transitioned into a training motorcycle for newly assigned traffic officers to prepare for motor school. Unit 104 is high mileage and will be reprioritized as a spare motorcycle to use periodically when other units are down for scheduled maintenance. The new motorcycles will be purchased utilizing 2024/25 CHP Cannabis Tax Fund Grant Program (CTFGP) grant award (#17914) approved by Council on July 17, 2024.

Action Taken: The City Council waived bidding requirements pursuant to Monterey Park Municipal Codes §3.20.050 (2) through (4) and authorized the City Manager to execute an amendment to Agreement No. 2004-A with Long Beach BMW Motorcycles, in a form approved by the City Attorney, for the purchase of two (2) 2024 BMW R1250 RT-P 753 law enforcement motorcycles, on Consent Calendar.

3-F. AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE GREETINGS TOUR AND ARTIST VICTOR VING IN A FORM APPROVED BY THE CITY ATTORNEY FOR A COMMUNITY MURAL PROJECT FOR AN AMOUNT NOT TO EXCEED $40,000

The City Council has expressed interest in public art in the City of Monterey Park. In an effort to learn more about the various options available and provide the Council with options to consider, the Director of Recreation & Community Services researched and met with various artists who specialize in working with cities on mural projects that promote civic pride and promote local economic development.

This Agenda Item was heard after Consent Calendar Item.

Public Speaker:

- Victor Ving, an artist from the San Gabriel Valley shared his appreciation to the city for the opportunity to work on a grand project and spoke about his experience with completed murals that have been placed in neighboring cities.

Discussion: Recreation and Community Services Director Robert Aguirre provided a PowerPoint presentation about the opportunity to work with Victor Ving on a proposed mural project to help reflect the city's identity and values.

Action Taken: The City Council authorized the City Manager to negotiate and execute an agreement, in a form approved by the City Attorney, with the Greetings Tour and artist Victor Ving for a community mural for an amount not to exceed $40,000 and provided direction on the process for final art and location selection by directing staff to conduct community engagement and bring back several renderings for the City Council's consideration.

Motion: Moved by Council Member Sanchez and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-G. EMERGENCY REPLACEMENT OF THE HVAC SYSTEM AT THE LANGLEY SENIOR CITIZEN CENTER– ADOPT A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY AGREEMENTS, WITHOUT THE NEED FOR COMPETITIVE BIDDING TO COMPLETE THE HVAC REPLACEMENT

On September 4, 2024, Public Works staff completed temporary repairs for the failing HVAC system at Langley Senior Citizen Center. The HVAC system has reached and exceeded its useful service life and is in need of immediate replacement. Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute necessary Agreements, without the need for competitive bidding for the replacement of the HVAC system at the Langley Senior Center. This includes a contract with Westco for $34,249 and with Carrier Global Corporation for $ 28,730.74.

CEQA (California Environmental Quality Act):
This matter is categorically exempt from review under the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15269 (emergency repair to this public facility is necessary to maintain service essential to the public, health and welfare) and § 15301 (Existing Facilities). The extended repairs would result in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant impacts with regard to regarding traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project. Additionally, the City Council's actions are exempt from additional CEQA review as they are being made to protect public and private property and necessary to maintain services essential to the public, health and welfare (see, *CalBeach Advocates v. City of Solana Beach* (2002) 103 Cal.App.4th 529: CEQA findings regarding an anticipated imminent emergency are valid).

Action Taken: The City Council adopted Resolution No. 2024-R76 authorizing the City Manager to execute necessary Agreements, not to exceed $75,000, without the need for competitive bidding to complete emergency replacement of the HVAC system at the Langley Senior Citizen Center and appropriated $75,000 to the FY 2024-2025 Budget from the General Fund for the project, on Consent Calendar.

Resolution No. 2024-R76
A RESOLUTION ADOPTED PURSUANT TO PUBLIC CONTRACTS CODE § 20168 FINDING THAT AN EMERGENCY EXISTS WITHIN THE CITY AS TO HVAC FAILURE AT THE LANGLEY CENTER AND AUTHORIZING CONTRACTING WITHOUT THE NEED FOR BIDDING PURSUANT TO § 22050 AND MONTEREY PARK MUNICIPAL CODE ("MPMC") CHAPTER 2.52 AND FINDING THAT THE PROJECT IS EXEMPT FROM REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AS AN EMERGENCY REPAIR

3-H. BRUGGEMEYER LIBRARY IMPROVEMENTS – AUTHORIZE PURCHASE OF 26 NEW HVAC UNITS FROM CARRIER CORPORATION

The Bruggemeyer Library HVAC units have reached the end of their useful service life and are due for replacement. Capital Improvement Project ("CIP") No. 95038 – Building Forward Library Facilities Improvements Program allows for the replacement of the City library's HVAC units. Staff recommends the City Council authorize the City Manager to purchase 26 HVAC units from Carrier Corporation based on one of the options identified, plus a contingency amount not to exceed $10,000. The recommendation includes the purchase of equipment only.

This item was heard after Agenda Item No. 3D.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates purchasing equipment only. Subsequent installation and construction will be evaluated separately under CEQA. Accordingly, this activity is exempt from further review.

Discussion: Public Works Director Shawn Igoe presented a PowerPoint presentation about the staff's evaluation on the HVAC units for the Bruggemeyer Library Improvements. He spoke about the different HVAC options and the potential project timeline changes from the options presented to the City Council.

Action Taken: The City Council waived the bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4) and authorized the City Manager to execute a contract with Carrier Corporation, in a form approved by the City Attorney, not to exceed the listed cost per Council's selected Option A, B or C to purchase 26 new HVAC Units for the Bruggermeyer Library. City Council selected Option C to replace all electric and gas units with only electric units and authorized the Director of Public Works to approve change orders and contingency up to $10,000.

Motion: Moved by Council Member Sanchez and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-I. FIRE STATION 63 UPGRADES AND REMODEL

In October 2023, Assembly member Mike Fong announced he had secured $2 million in funding from the California 2023-24 State budget for the reconstruction of Fire Station 63. The state funds will be used for the design, demolition and reconstruction of Fire Station

Action Taken: The City Council adopted Resolution No. 2024-R77 to add Fire Station 63 upgrades and remodel to the Fiscal Year 2024-25 Capital Improvement Program and Appropriating $2 million in State funds for the proposed Capital Improvement Project, on Consent Calendar.

Resolution No. 2024-R77
A RESOLUTION AMENDING RESOLUTION NO. 2024-R48 TO ADD FIRE STATION 63 UPGRADES TO THE CAPITAL IMPROVEMENT PLAN (“CIP”) AND FINDING SUCH AMENDMENT CONFORMS WITH THE GENERAL PLAN

3-J. RUSSELL RESERVOIR 1A REHABILITATION PROJECT – AWARD OF PUBLIC WORKS CONTRACT TO CROSNO CONSTRUCTION INC.

Per Resolution No. 2023-R52, the Public Works Director solicited bids for the Russell Reservoir 1A Rehabilitation project, Capital Improvement Project (“CIP”) No. 99007 (Specification No. 2022-009). Russell Reservoir 1A Rehabilitation project includes the application of protective coatings to interior surfaces and paint to exterior surfaces, including surface preparation, handling of hazardous and non-hazardous materials/wastes, disinfection of interior surfaces and additions, replacement and modification of miscellaneous structural items to bring the structure into compliance with current safety and health codes, standards and regulations.

The public bid opening for the Russell Reservoir 1A Rehabilitation project was held on August 28, 2024. Two bids were received: Crosno Construction, and Capital Industrial Coating. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Crosno Construction, Inc., the lowest responsible bidder, for the Russell Reservoir 1A Rehabilitation in the amount of $2,168,516, plus a contingency amount not to exceed $325,277.

Additionally, it is recommended that City Council authorize the City Manager to execute a Professional Services Agreement with SA Associates for project support services including construction assistance, general inspection services, and coating and painting quality control inspection in the amount of $120,000.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

Action Taken: The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Crosno Construction Inc. in the contract amount of $2,168,516 for the Russell Reservoir 1A Rehabilitation Project; (2) authorized the Public Works Director to approve change orders not to exceed $325,277 over the total contract amount; and (3) authorized the City Manager to execute a Professional Services Agreement, in a form approved by the City Attorney, with SA Associates in the contract amount of $120,000 for Project Support Services for Russell Reservoir 1A Rehabilitation Project, on Consent Calendar.

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER APPROVAL OF THE CONSTRUCTION AND SUBDIVISION OF AIR RIGHTS FOR A 64-UNIT CONDOMINIUM DEVELOPMENT ("PROJECT") ON THE REAL PROPERTY LOCATED AT 338 – 410 SOUTH ALHAMBRA AVENUE, ALSO IDENTIFIED BY ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038.

The proposed project is a 64-unit mixed-market rate and affordable housing development on the real property located at 338 – 410 South Alhambra Avenue (the "Property") and includes the construction of seven townhomes at the front of the Property and a rear building containing 57 stacked condominium units. By developing seven units affordable to very-low income households, the Project is able to utilize State density bonus law, including incentives, to increase the number of units that can be built which contributes towards the City's Regional Housing Needs Assessment ("RHNA").

This item was heard after Agenda Item No. 3F

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the Project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). An initial study was prepared in accordance with the CEQA Guidelines § 15063 ("IS") which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration ("MND") of environmental impacts for the Project. Based on the IS findings, and with proposed mitigation measures for air quality, biological resources, cultural resources, geology and soils, and noise, the Project would not result in significant environmental impacts.

The IS, MND and a notice of intent to adopt the MND was prepared, circulated, and made available for public review between Thursday, May 23, 2024, and Wednesday, June 12, 2024. During this period, the City received 32 comments in support of the project and 35 comments protesting the project. While many of the comments received did not include CEQA related issues, those that did were evaluated and incorporated into the MND as appropriate. Accordingly, no further environmental review is required.

Public Speakers:

- Victor Daniel Freedman from Jeffer Mangels Butler & Mitchell LLP representing Alex Lai, the applicant, reiterated the information presented by the staff. He highlighted the project's compliance with the city, issues regarding parking around the neighborhood and introduced Alex Lai to speak on the item. Mr. Freedman was given the opportunity to provide a rebuttal to the public comments presented by residents during the public hearing.

- Alex Lai, the applicant, provided a PowerPoint Presentation about the item, shared his experience with development and his company, The Commons of MPK, LLC., highlighted the need for affordable housing to help the city thrive and improve and clarified the guidelines on relocation for the tenants currently living on the project's site. He provided the City Council with petition documentation for 164 people in support of the project and 1 in opposition of the project. Mr. Lai was given the opportunity to provide a rebuttal to the public comments presented by residents during the public hearing.

- Steven Chen, Architect from TAG Design Works presented a PowerPoint presentation about the project's plans, conveyed his opinion on the importance of listening to the residents and their need for affordable housing, spoke about the allegations on the project's underground parking plan and reiterated the courtyard's walking path to be an opportunity to increase the quality of life. Mr. Chen was given the opportunity to provide his opinion to the statements that were provided from residents during the public hearing. Mr. Chen was given the opportunity to provide a rebuttal to the public comments presented during the public hearing.

- Hagar Benitez claimed she is not against the development of the 64-unit condominium, but rather the proposed 7 low-income units. She questioned the application process for the low-income units and requested more development of low-income units.

- Rex Lin voiced his support for the project and stated the need for more housing in the community.

- Kevin Khuong conveyed his support for the project and spoke about the positivity it will bring to the community.

- Hang Ying Chen, resident, accompanied by translator Felix Zhang from Reliable Translation, voiced her opposition of the project claiming the city failed to inform the neighborhood of the development, and that the project is not up to code. She provided a written documentation regarding her comment.

- Angela Chen, resident, accompanied by translator Felix Zhang from Reliable Translation, shared her opposition of the project stating Alhambra Ave is very narrow, leading to potential maneuvering issues and claimed the developer was not honest about the project plan.

- Ali Sapirman from the Housing Action Coalition, a nonprofit organization, reviewed the proposals of the project and received 31 letters of support which she provided as a written communication to this item. She recommended to increase the unit density and lower the amount of parking spaces and spoke about the need to approve this project, so the city may meet the state requirements for market rate and affordable housing.

- Ari Reza voiced his support for the project claiming this project will bring in positivity and greatly grow the community.

- Allen Xie expressed his opposition to the project, questioned the maintenance procedures that will improve the quality of the city and explained his concern of losing the suburban lifestyle and the quality of life in the community.

- Melanie Xie stated she understands the need for housing but believed Alhambra Ave is not the right location for such a project. She explained her concerns over potential parking issues.

- Salvador Ocampo shared his support of the project and claimed Alhambra Ave is a wide street.

- John Gacis, spoke on behalf of Nathaniel Guo, resident, who supports the project. He stated the project meets city compliance and will benefit low-income families.

- Artemas Wang voiced his support for the condominium project.

- Chat Phoo conveyed his opinion about the projects potential parking issue and questioned the selection plan for the affordable units and the transparency of communication to the residents.

- Andrew Lee expressed his support for the project stating the project will be great to the community and help beautify the city.

- Brandon Tan claimed it is difficult to find housing, and believed the project will help increase the opportunity for affordable housing.

- David Choi voiced his opposition to the project claiming the project is inconsistent with the city's municipal code. He provided documentation regarding his comment as a written communication.

- Ming Hsu conveyed her support for the project and believed it will benefit the economy.

- Gary Lai voiced his support for the project.

- Yinchi Chang, a resident representing the tenants in her building conveyed her her opposition to the project. She presented her opinion on the project's alleged code violations and violation of a city ordinance and claimed the city failed to notify the residents of the project development.

- An Huynh shared her opposition to the project, spoke about the project's alleged code violations and requested the design of the driveway to follow the city's ordinance.

- Minnie Nguyen voiced her opposition to the project and believed the project was against building code compliance claiming the developer was not transparent to the residents about the building plans and gathered 200 petitions from nearby residents who also opposed the project.

- James Saga expressed his support for the project and stated it will benefit the community in the long-time future.

- Sha Vhu Jea, accompanied by translator Felix Zhang from Reliable Translation, conveyed his support of the project.

- Barnard Bermanash voiced his opposition to the project. He believed the development is not in compliance with the city code. He provided a 16-page petition in opposition of the project.

- Gary Lau conveyed his opinion that more housing was necessary in the city and suggested to implement more parking spaces in the development plan.

- Lisa Wang, a homeowner in Monterey Park, stated a 64-unit condominium is irresponsible and spoke about the lack of parking in the neighborhood.

- Eddie Trieu voiced his support of the project stating more homes will allow the economy to flourish.

- Tiffany Truong expressed her opposition to the project.

- Peter Phung shared his opposition to the project claiming there is a lack of parking and approving the project would cause an increase of traffic in the neighborhood.

- Joseph Cohen May, Consultant from the Los Angeles Housing Production Institute, was given the opportunity to provide a rebuttal to the public comments presented during the public hearing. He spoke in detail about the height requirements and restrictions regarding the code compliance allegations mentioned by the residents.

- Juliana Famili, Attorney from Richardson Ober LLP, representing Alex Lai spoke about the relocation requirements for the tenants currently living on the project's site.

- City Clerk Yee received and filed into the record 11 written communications in support of the project from Tulio Diaz, Maday Ocotlan Sanchez, Yingli Yang, Jian Li Hu, Enrique Garcia, Edward Hernandez, Karla G Canales, Yarely Casas, Azalea Boyd, Johnny Murakami and Ali Sapirman and (4) written communications in opposition of the project from Cynthia Sadofski, Victoria Chin, Gs Lau, and Michelle Yew.

Discussion: The City of Monterey Park hired Reliable Translation to assist with Mandarin and Cantonese public speakers.

Community Development Director Serrano presented Planning Manager Chow to speak on the item. Planning Manager Chow presented a PowerPoint presentation on the tentative map and provided details about the 64-unit condominium project.

Director Serrano spoke about the requirements for implementing underground parking, the affordability of the low-income housing, and clarified opportunities to add security during the construction process and decrease the speed limit whilst going down Alhambra Ave.

City Attorney Berger directed the City Council to include an operating memorandum agreement with the applicant as an opportunity to implement the recommendations made by the City Council without jeopardizing the project's agreement.

RECESSED AND RECONVENED
The City Council recessed at 9:54 p.m. and reconvened with all Council Members present at 10:07 p.m.

Action Taken: The City Council (1) opened the public hearing at 7:43 p.m. and took testimonial and documentary evidence; (2) received documentary and testimonial evidence; (3) and closed the public hearing at 8:58 p.m.; and (4) after considering the evidence received during the public hearing for the construction and subdivision of air rights for a 64-unit condominium development: adopted Resolution No. 2024-R78 to adopt a Mitigated Negative Declaration ("MND") (State Clearing House Number 2024051026) and approved Tentative Map No. 84188 ("TM-23-05"), Design Review ("DRB-23-105") and introduced and waived the first reading of an ordinance approving Development Agreement ("DA-23-03") as amended with the condition of entering into an Operating Memorandum agreement, in a form approved by the City Attorney, with the applicant prior to issuance of the final certificate of occupancy.

Motion: Moved by Council Member Lo and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R78
RESOLUTION OF THE MONTEREY PARK CITY COUNCIL APPROVING TENTATIVE MAP NO. 84188 (TM-23-05) TO ALLOW THE SUBDIVISION FOR 64 CONDOMINIUM UNITS AND ADOPTING MITIGATED NEGATIVE DECLARATION STATE CLEARING HOUSE NUMBER 2024051026 FOR REAL PROPERTY LOCATED AT 338-410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

Ordinance 1st reading, entitled:
AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (DA-23-03) BY AND BETWEEN THE CITY OF MONTEREY PARK AND THE COMMONS OF MPK, LLC, FOR THE DEVELOPMENT OF 64-UNIT CONDOMINIUM PROJECT ON REAL PROPERTY LOCATED AT 338- 410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

5. NEW BUSINESS- None.

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK, CALIFORNIA, IN SUPPORT OF MEASURE G FOR A MORE ACCOUNTABLE, TRANSPARENT, AND REPRESENTATIVE LOS ANGELES COUNTY GOVERNMENT (REQUESTED BY MAYOR WONG)

This item was heard after Agenda Item No. 3H.

Action Taken: The City Council adopted Resolution No. 2024-R79 of the City Council of Monterey Park, California, in support of Measure G for a more accountable, transparent, and representative Los Angeles County government.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R79
A RESOLUTION OF THE CITY COUNCIL OF MONTEREY PARK, CALIFORNIA, IN SUPPORT OF MEASURE G FOR A MORE ACCOUNTABLE, TRANSPARENT, AND REPRESENTATIVE LOS ANGELES COUNTY GOVERNMENT

6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 2024 AS DOMESTIC VIOLENCE AWARENESS MONTH (REQUESTED BY COUNCIL MEMBERS SANCHEZ AND LO)

Action Taken: The City Council adopted Resolution No. 2024-R80 of the City Council of Monterey Park, California, declaring and recognizing October 2024 as Domestic Violence Awareness Month.

Motion: Moved by Council Member Lo and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R80
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 2024 AS DOMESTIC VIOLENCE AWARENESS MONTH

6-C. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 3, 2024, AS LATINA EQUAL PAY DAY (REQUESTED BY COUNCIL MEMBER SANCHEZ)

Action Taken: The City Council adopted Resolution No. 2024-R81 of the City Council of Monterey Park, California, declaring and recognizing October 3, 2024, as Latina Equal Pay Day.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R81
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 3, 2024, AS LATINA EQUAL PAY DAY

CITY COUNCIL COMMUNICATIONS

Council Member Sanchez spoke of his attendance at the California Contract Cities Association's Conference and recommended to implement a Resolution supporting Proposition 2, to authorize bonds for public school and community college facilities.

Council Member Lo mentioned his attendance at the promotion ceremony for Fire Chief Chris Thompson, congratulated him and showed recognition to the Fire Department for the work they have done for the city.

Council Member Yiu talked about the States's low parking requirement and her recent purchase of a cyber truck.

Mayor Pro Tem Ngo congratulated Fire Chief Thompson on his promotion and spoke about his attendance to the Little Library opening, the 9/11 Memorial held outside City Hall, the Woman's Club monthly meeting, and his participation at 5 Mid-Autumn festivals.

Mayor Wong congratulated Fire Chief Thompson on his promotion and talked about his attendance at many of the events spoke by the City Council.

7. FUTURE AGENDA ITEMS

Council Member Sanchez directed staff to implement a Resolution supporting Proposition 2, authorizing bonds for public school and community college facilities.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:49 p.m.

_____
Maychelle Yee
City Clerk

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 2, 2024

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) 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, October 2, 2024 at 6:30 p.m.

CALL TO ORDER:
Mayor Pro Tem Ngo called the meeting to order at 6:43 p.m.

FLAG SALUTE: The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:
City Clerk Maychelle Yee called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Yvonne Yiu
Council Members Absent: None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Fire Chief Chris Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, Director of Public Works Shawn Igoe, Police Chief Scott Wiese, Fire Battalion Chief Robert DeRosa, Fire Captain Scott Kelley, Fire Marshal Jessica Estrella, Recreation Manager Christina Alatorre, Planning Manager Beth Chow, Police Captain Gustavo Jimenez, Police Corporal Michelle Contreras, Firefighter Paramedic Carter Ponce, Literacy Coordinator Victor Castellanos, Senior Code Enforcement Officer Rey Lozano, Senior Account Clerk Maggie Poon, Assistant Deputy City Clerk Helena Cho.

VIRTUALLY PRESENT: Mayor Thomas Wong, Acting Building Official and Transtech Consultant, Dennis Tarrango

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: City Attorney Berger requested an amendment to the agenda by 4/5 vote to add teleconferencing information due to Mayor Wong announcing that he is Covid positive at 6:05 p.m. pursuant to Government Code Section 54953(f). City Attorney Berger announced the Zoom meeting information, Meeting ID No. 89464262105 and passcode #576011 for the public to access the meeting via Zoom in addition to the same information displayed on the city's live stream.

Action Taken: The City Council approved City Attorney Berger's recommendation to add teleconferencing information to the agenda by 4/5 vote.

Motion: Moved by Council Member Sanchez and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	Wong
Recusal:	Council Members:	None

PUBLIC COMMUNICATIONS

- Chen Gu expressed her concerns about her current living situation at the condominium she resides in, claiming a tenant in her building is allegedly using the unit as a boarding house. She conveyed her opinion about the alleged tenant's tax evasion, excessive water usage, the safety of her neighbors and requested the City Council to inspect the tenant's unit and to stop the implementation of boarding houses.

- City Clerk Yee read, received and filed into the record a written communication from Cindy Yee. Cindy expressed her concern about the overdevelopment of hotels in the city, the lack of retail businesses and recommended the property located on the corner of Garvey and Atlantic be developed as a first-floor retail and a second-floor affordable housing property. She requested the City Council to add a moratorium in City Hall and establish a Citizens Committee to redesign and improve the quality of life within the city and proposed an International Food Court that includes Mediterranean and Jewish Delicatessen.

- City Clerk Yee read, received and filed into the record a written communication from Bill Lam. Bill questioned if there will be a candidate forum for the upcoming 2024 election. He spoke about candidate forums from previous years and requested the City Council to implement at least one candidate forum to allow the residents to speak to the candidates and inquire more about the local election.

STAFF COMMUNICATIONS

- City Clerk: Assistant Deputy City Clerk Cho presented a PowerPoint presentation about the upcoming election. She expressed her appreciation to the individuals who participated in National Voter Registration Day, the Alhambra and Montebello Unified School Districts for educating students about early voter registration, and to the Public Works Department for assisting the City Clerk's Office and the Los Angeles County Registrar Office in making modifications to the Langley Senior Center so it may be a viable vote center. She provided more information about election key dates, information on the ballot, and vote centers available to the public.

- Fire Department: Fire Chief Thompson introduced a PowerPoint presentation presented by the members of the department about upcoming events. Senior Code Compliance Officer Lozano talked about Code Enforcement Officer Appreciation Week. Fire Marshall Estrella spoke about Fire Prevention Week and provided more information about public outreach to the residents about fire prevention and smoke alarms. Fire Captain Kelley, with Firefighter Paramedic Ponce next to him, spoke about Breast Cancer Awareness Month and presented fundraising t-shirts. Fire Battalion Chief DeRosa introduced the Community Emergency Response Team Training for disaster preparedness and the Great California ShakeOut.

- Library: Adult Literacy Coordinator Castellanos provided more information about the events occurring at the library which include the Kawaii Kitty Art Contest, SAT preparedness workshop for high school students, Teen Domestic Violence Workshop, an In-n-Out reading program for children, Books and Cooks Workshop, an Early Reading Resource Fair, and a Resume and Fire Safety in the Home Workshop. He invited the City Council to the Fall Classic Gala, a benefit for the Bruggermeyer Library and elaborated on the celebration of 40 years of adult literacy in Monterey Park.

- Police Department: Corporal Contreras spoke about the Pink Patch Project and invited the public to attend the Breast Cancer Awareness Car Show on October 12, 2024.

- Recreation and Community Services: Recreation Manager Alatorre provided a PowerPoint presentation on the upcoming events occurring with the department including Health Screenings/ Mental Health Seminars, a new class called Sit and Get Fit, the Electric Park Event, the Dia De Los Muertos community altar, older adult trips to the Vincent Price Museum and the Aquarium of the Pacific, an unveiling of self-portraits event held at the Langley Center, the upcoming Monster Mash, Community Health Fair and the Pickleball Tournament.

- Public Works: Public Works Director Igoe provided more information about the free bus ride services during Clean Air Week, the SoCalREN Public Agency Program.

1. PRESENTATION

The matters listed under presentation are informational content and for discussion only.

None.

2. OLD BUSINESS

2-A. SATURN PARK ADVISORY REVIEW COMMITTEE ("SPARC") OUTREACH AND RECOMMENDATION

The SPARC was formed on May 22, 2024 by the City Council to solicit public input and develop a recommendation regarding potential future land uses as part of the implementation of the LUE. A four-part series of community workshops was held by the SPARC beginning on July 29, 2024 and ending on August 29, 2024. At the final meeting, the SPARC voted 8-1 to recommend that City Council expand allowed uses at Saturn Park and create two different zones for properties to the north vs. properties to the south of Saturn Street. The recommended action includes that City Council consider providing direction regarding any desirable "next steps" for implementing the LUE based upon the SPARC Community Visioning Workshop Series – Outreach Report (dated October 2024).

Public Speakers:

- Charles Stapleton, voiced his support of the Saturn Park project.

- Jim Pugh, from Sheppard, Mullin Richter & Hampton LLP representing the applicant, Bryan Marsh, for StratCap Data Center, said he submitted a letter of request to the City Council about his opinion on the extended permitted land use in the Saturn Park area and requested the City Council to allow the moratorium to expire on its own.

- Bryan Marsh the applicant, from StratCap Data Center, showed his appreciation to the SPARC Committee's support for a data center claiming it will explore the community benefits and help the city economically.

- Jairo, spoke in support of expanding the uses in Saturn Park and urged the city to consider providing community benefits such as parks for families.

- Damian Joa conveyed his opinion about the development plans at Saturn Park.

- Maychelle Yee spoke as a resident and expressed her appreciation to the City Council's support regarding the Alhambra Ave Project, but not towards the Saturn Park project. She conveyed her opinion regarding the City Council's alleged dishonesty towards the community and urged the residents to vote in the elections.

- City Clerk Yee read, received and filed into the record a written communication from Cindy Yee who explained her support for a data center project.

- City Clerk Yee read, received and filed into the record a written communication from Caleb Swyers. Swyers conveyed his opinion that the zoning should be updated to allow diverse development such as affordable housing, parks/playgrounds, and affordable shopping.

- City Clerk Yee read, received and filed into the record a written communication from Lucia and Eric Roybal expressing their concerns regarding the zoning change in Saturn Park.

- City Clerk Yee read, received and filed into the record a written communication from James Pugh, Partner from Sheppard, Mullin, Richter & Hampton LLP expressing his and the applicant's recommendations towards the Data Center Zoning Requirements at Saturn Park.

Discussion: Director of Community Development Serrano introduced Willdan's Principal Planner Juliet Arroyo and Principal Planner Salvador Lopez, virtually present, to speak on the item.

Principal Planner Lopez provided a PowerPoint presentation about the Saturn Park project and was available to answer questions.

By Consensus, The City Council recommended staff to return with research on data centers and recommendations for potential mix land use regulations within the Saturn Park area.

Recommendation: It is recommended that the City Council considers (1) receiving and filing the SPARC Community Visioning Workshop Series – Outreach Report (Attachment 1 to the staff report); (2) approving the minutes for the SPARC's regular meeting of August 29, 2024 (Attachment 2 to the staff report); (3) and receiving the Saturn Park Advisory Review Committee's ("SPARC's") recommendation to expand allowed uses within Saturn Park and directing staff regarding the land uses for Saturn Park as deemed appropriate.

Action Taken: The City Council received and filed the SPARC Community Visioning Workshop Series – Outreach Report (Attachment 1 to the staff report).

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Action Taken: The City Council approved the minute for the SPARC's regular meeting of August 29, 2024 (Attachment 2 to the staff report).

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

Ayes:	Council Members:	Lo, Yiu, Ngo, Wong, Sanchez
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

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

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3A, 3C, 3D, 3E, 3F, 3G, 3I, 3J, 3K on Consent Calendar, excluding Item Nos. 3B and 3H which were pulled for separate discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Lo and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-A. MINUTES

Approving the minutes from the special meetings of May 22, 2024.

Action Taken: The City Council approved the minutes from the special meeting of May 22, 2024, on Consent Calendar.

3-B. ADOPTION OF CITYWIDE MISSION, VISION AND VALUES STATEMENTS

In an effort to foster a refreshed and unified organizational culture and align all departments, City of Monterey Park staff have collaboratively developed citywide Mission, Vision, and Values (MVV) statements. These statements were crafted through a comprehensive process that included a survey of all staff members; a half-day workshop on July 31, 2024, involving 49 staff members across all levels and departments; and additional work by staff teams to craft values statements. The finalized MVV statements aim to guide the city's decision-making and daily operations, reinforcing a cohesive approach to public service.

Action Taken: The City Council officially adopted the Monterey Park Team Charter, containing the citywide Mission, Vision and Values Statements.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-C. PROFESSIONAL SERVICES AMENDMENT FOR INFORMATION TECHNOLOGY (IT) SERVICES

On December 21, 2022, City Council authorized the City Manager to enter into a 5-year professional services agreement from March 23, 2023 to February 29, 2028 in an amount not to exceed $2,484,674 with Knight Communications. At the time, IT support for the City's Police Department was being provided by a City employee and was not included as part of the agreement.

It is recommended that Council authorize the City Manager to execute a first amendment to the Knight Communications Agreement No. 2346-AA to add IT support for the City's Police Department which will be retroactively applied to have started July 1, 2024, for an amount of $763,877. This amounts to a total not to exceed amount of $3,248,551 for the term of the Agreement.

Action Taken: The City Council authorized the City Manager to execute a retroactive first amendment from July 1, 2024 to February 29, 2028, to the Knight Communications Agreement No. 2346-AA, in a form approved by the City Attorney. This first amendment will add IT services to the City's Police Department in the amount of $763,877, for a total not to exceed $3,248,551 for the term of the Agreement, on Consent Calendar.

3-D. WAIVE FURTHER READING AND ADOPT ORDINANCE FOR DEVELOPMENT AGREEMENT (DA-23-03) A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND THE COMMONS OF MPK, LLC, FOR THE DEVELOPMENT OF A 64-UNIT CONDOMINIUM PROJECT ON REAL PROPERTY LOCATED AT 338-410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

The proposed project is a 64-unit mixed-market rate and affordable housing development on the real property located at 338 – 410 South Alhambra Avenue (the "Property") and includes the construction of seven townhomes at the front of the Property and a rear building containing 57 stacked condominium units. By developing seven units affordable to very-low income households, the Project is able to utilize State density bonus law, including incentives, to increase the number of units that can be built which contributes towards the City's Regional Housing Needs Assessment ("RHNA").

The Ordinance was introduced and received first reading at the September 18, 2024 City Council meeting. Second reading and adoption of these Ordinances is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2249, on Consent Calendar.

Ordinance No. 2249
AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (DA-23-03) BY AND BETWEEN THE CITY OF MONTEREY PARK AND THE COMMONS OF MPK, LLC, FOR THE DEVELOPMENT OF 64-UNIT CONDOMINIUM PROJECT ON REAL PROPERTY LOCATED AT 338- 410 S. ALHAMBRA AVENUE (ASSESSOR'S PARCEL NUMBERS 5259-004-036, 5259-004-037, AND 5259-004-038)

3-E. CODE ENFORCEMENT OFFICER APPRECIATION WEEK RESOLUTION

The Monterey Park Division of Code Enforcement is celebrating the week of October 6 through October 12, 2024, as Code Enforcement Officer Appreciation Week. This week, sponsored by the California Association of Code Enforcement Officer (CACEO), honors, and recognizes the Code Enforcement profession as an integral part of local government, celebrated throughout the State. The proposed resolution honors Code Enforcement Officer Appreciation Week for providing support to the Council, departmental staff, other agencies, and residents of Monterey Park.

Action Taken: The City Council adopted Resolution No. 2024-R82 declaring the week of October 6 – October 12, 2024, as Code Enforcement Officer Appreciation Week in Monterey Park, on Consent Calendar.

Resolution No. 2024-R82
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING OCTOBER 6 THROUGH OCTOBER 12, 2024, AS “CODE ENFORCEMENT OFFICER APPRECIATION WEEK"

3-F. OFFICE OF TRAFFIC SAFETY (“OTS”) PEDESTRIAN AND BICYCLE SAFETY PROGRAM GRANT FUNDING FOR FISCAL YEAR 2024/2025

The City of Monterey Park Police Department was notified of an approval of $25,555 from the office of traffic safety (OTS) for the pedestrian and Bicycle Safety Program for Fiscal Year 2024/2025. The police department will utilize the grant funding to continue its education of the community on pedestrian and bicycle safety to reduce injury and fatal traffic collisions.

Action Taken: The City Council accepted grant funds and authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Office of Traffic Safety (OTS) in the amount of $25,555 for the Pedestrian and Bicycle Safety Program and adopted Resolution No. 2024-R83 authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2024-25, and execute an agreement, in a form approved by the City Attorney, with the OTS in the amount of $25,555 for the Pedestrian and Bicycle Safety Program, on Consent Calendar.

Resolution No. 2024-R83
A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE PEDESTRIAN AND BICYCLE SAFETY PROGRAM

3-G. OFFICE OF TRAFFIC SAFETY SELECTIVE (OTS) TRAFFIC ENFORCEMENT PROGRAM (STEP) GRANT FUNDING FOR FISCAL YEAR 2024/2025

The City of Monterey Park Police Department was notified of an award of $190,000 from the Office of Traffic Safety ("OTS") for the Selective Traffic Enforcement Program ("STEP") for Fiscal Year 2024/2025. The police department will utilize the grant funding to continue its education and enforcement of traffic related laws to reduce injury and fatal traffic collisions.

Action Taken: The City Council accepted grant funds and authorized the City Manager, or designee, to execute an agreement, in a form approved by the City Attorney, with the Office of Traffic Safety (OTS) in the amount of $190,000 for the Selective Traffic Enforcement Program (STEP) and adopted Resolution No. 2024-R84 authorizing the City Manager, or designee, to receive and appropriate grant funds in fiscal year 2024-25, and execute an agreement, in a form approved by the City Attorney, with the OTS in the amount of $190,000 for the STEP, on Consent Calendar.

Resolution No. 2024-R84
A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO RECEIVE AND APPROPRIATE GRANT FUNDS FOR THE SELECTIVE TRAFFIC ENFORCEMENT PROGRAM

3-H. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF SISTER CITIES COMMISSION AD-HOC COMMITTEE

On January 17, 2024, City staff requested direction from City Council regarding the Sister Cities Commission due to concerns with the structure and limitations on oversights on the Commission. Subsequently, the City Council suspended operations of the Sister Cities Commission and formed an ad-hoc committee to meet with the five individual Sister City Associations with representatives on the Sister City Commission.

Action Taken: The City Council received and filed the staff report summarizing the status of the Sister Cities Commission Ad-Hoc Committee.

Motion: Moved by Council Member Sanchez and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-I. MONTEREY PASS ROAD OVERLAY – AWARD OF PUBLIC WORKS CONTRACT TO HARDY & HARPER, INC.

Capital Improvement Project ("CIP") No. 96046 –Monterey Pass Road Overlay Project includes the application of Asphalt Rubber Hot Mix and AC Overlay along Monterey Pass Road from Vagabond Road to Floral Drive. Pursuant to Resolution No. 2024-R48, the Public Works Director solicited bids for the Monterey Pass Road Overlay (Specification No. 2023-004).

The public bid opening for the Monterey Pass Road Overlay project was held on September 5, 2024. Five bids were received: Hardy & Harper, All American Asphalt, Onyx Paving, Excel Paving, and Sully-Miller. As required by HUD for the use of Federal Transportation Improvement Program (FTIP) funds, staff held a pre-bid meeting that was attended by 6 potential bidders including Hardy & Harper, Inc. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Hardy & Harper, Inc., the lowest responsible bidder, for the Monterey Pass Road Overlay in the amount of $1,133,912, plus a contingency amount not to exceed $113,392.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

Action Taken: The City Council (1) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Hardy & harper, Inc. in the contract amount of $1,133,912 for the Monterey Pass Road Overlay Project; (2) appropriated an additional $150,000 from Fund 241 Prop C Funds, and an additional $100,000 from Fund 100 General Funds to the FY2024-25 budget; (3) and authorized the Director of Public Works to approve change orders not to exceed $113,392 over the total contract amount, on Consent Calendar.

3-J. PURCHASE OF BULK CHEMICALS FOR WATER DIVISION

The Water Division requires hydrogen peroxide and sodium chloride (i.e., food grade salt) for treatments of the city's groundwater. Pursuant to Monterey Park Municipal Code Chapter 3.20, a bid for the purchase and delivery of bulk chemicals was completed on September 16, 2024. Staff requests city council authorization for the City Manager to execute three-year agreements with Pacific Star Chemical, LLC; Univar Solutions USA LLC; and USP Technologies for the purchase and delivery of hydrogen peroxide in a combined total not to exceed $240,000 annually. Staff also requests City Council authorization to execute a three-year agreement with Gallade Chemical, Inc. For the purchase and delivery of sodium chloride for a total not to exceed $40,000 annually.

Action Taken: The City Council (1) authorized the City Manager to execute three-year agreements, in a form approved by the City Attorney, with Pacific Star Chemical, LLC; Univar Solutions USA, LLC; and USP Technologies for the purchase and delivery of hydrogen peroxide for a combined total not to exceed $240,000 annually; (2) authorized the City Manager to execute a three-year agreement, in a form approved by the City Attorney, with Gallade Chemical, Inc. for the purchase and delivery of sodium chloride for an amount not to exceed $40,000 annually; and (3) appropriated to the FY 2024-25 budget, $140,000 in water treatment funds for the purchase and delivery of hydrogen peroxide, and $15,000 in water operations funds for sodium chloride, on Consent Calendar.

3-K. EASEMENT WITH THE LOS ANGELES COMMUNITY COLLEGE DISTRICT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE ELAC NORTHEAST DRAINAGE AREA AND BIOFILTRATION PROJECT

The Los Angeles Community College District ("District") owns and operates the East Los Angeles College ("ELAC") located in the City of Monterey Park. As part of the District's sustainable stormwater program, it has proposed to construct the ELAC Northeast Drainage Area and Biofiltration Project ("Project") to improve drainage at the ELAC campus. The District is requesting the City grant an easement and access to ELAC for the construction, operation, and maintenance of the Project.

Action Taken: The City Council authorized the City Manager to execute the grant of easement, in a form approved by the City Attorney, with the Los Angeles Community College District for a biofiltration project located in the ELAC Northeast Drainage area, on Consent Calendar.

4. PUBLIC HEARING

4-A. PUBLIC HEARING TO REVIEW AND APPROVE THE FISCAL YEAR (FY) 2023-24 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR SUBMITTAL TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

The City of Monterey Park's Housing Division has completed its Consolidated Annual Performance Evaluation Report (CAPER) for the period July 1, 2023, through June 30, 2024. The CAPER describes the overall use of federal Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) funds received from the US Department of Housing and Urban Development (HUD) in relationship to the needs of the community as outlined in its Fiscal Year (FY) 2023-24 Annual Action Plan. The City's overall objective in the CDBG and HOME programs is the development of viable communities by providing decent housing, a suitable living environment, and expansion of economic opportunities primarily for low-to-moderate income persons. It is recommended that the City Council conduct a public hearing to receive community feedback on the FY 2023-24 CAPER and approve its submission to the HUD.

Discussion: Davila & Associates City Consultant, Priscilla Davila was available for questions.

Action Taken: The City Council (1) opened the public hearing to receive documentary and testimonial evidence at 9:32 p.m.; (2) after closing the public hearing at 10:01 p.m. with no registered speakers during that public hearing, approved the draft FY 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant ("CDBG"), and HOME Investment Partnerships ("HOME") Programs; (3) Directed staff to prepare and transmit the final documents to the U.S. Department of Housing and Urban Development ("HUD"); and (4) authorized the City Manager, or her designee, to take all actions necessary or desirable to complete and submit the CAPER.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

5. NEW BUSINESS

5-A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE AMENDING SECTION 105.3.2 TO THE ADMINISTRATIVE PROVISIONS OF THE CALIFORNIA BUILDING CODES GOVERNING TIME LIMITATIONS FOR BUILDING PERMIT APPLICATIONS.

On November 16, 2022, the City Council adopted the 2022 California Building Standards Code ("CBSC") that became effective on January 1, 2023. California law allows local governments to amend the CBSC for administrative reasons. Monterey Park Municipal Code ("MPMC") Title 16, entitled *Buildings and Construction*, includes § 16.01.040 which codifies administrative sections of the CBSC including, without limitation, Section 105.3.2 which governs the time during which building permit applications are valid.

CEQA (California Environmental Quality Act):
The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, *et seq*., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), 15378, and 15308 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, activities that do not constitute a "project" as defined, and actions to protect the environment, respectively. This activity is for general policies and procedure-making that applies to building applications. Any subsequent construction or development will be evaluated separately under the CEQA Guidelines. Accordingly, this Ordinance is exempt from further CEQA review.

Action Taken: The City Council introduced and waived first reading for an Ordinance amending Section 105.3.2 to the Administrative Provisions of the California Building Standards Code (as codified at Monterey Park Municipal Code § 16.01.040).

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

6. CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, SUPPORTING PROPOSITION 2: THE KINDERGARTEN THROUGH GRADE 12 SCHOOLS AND LOCAL COMMUNITY COLLEGE PUBLIC EDUCATION FACILITIES MODERNIZATION, REPAIR, AND SAFETY BOND ACT OF 2024

Action Taken: The City Council adopted Resolution No. 2024-pR85 of the City Council of Monterey Park, California, supporting Proposition 2: the Kindergarten Through Grade 12 Schools and Local Community College Public Education Facilities Modernization, Repair, and Safety Bond Act of 2024

Motion: Moved by Council Member Sanchez and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R85
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, SUPPORTING PROPOSITION 2: THE KINDERGARTEN THROUGH GRADE 12 SCHOOLS AND LOCAL COMMUNITY COLLEGE PUBLIC EDUCATION FACILITIES MODERNIZATION, REPAIR, AND SAFETY BOND ACT OF 2024

6-B A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 9, 2024, AS NATIONAL WALK & ROLL TO SCHOOL DAY

Action Taken: The City Council adopted Resolution No. 2024-R86 of the City Council of Monterey Park, California, declaring and recognizing October 9, 2024, as National Walk & Roll to School Day.

Motion: Moved by Council Member Sanchez and seconded by Council Member Lo, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R86
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING OCTOBER 9, 2024, AS NATIONAL WALK & ROLL TO SCHOOL DAY

CITY COUNCIL COMMUNICATIONS

Council Member Sanchez showed his appreciation to Mexico for their first female President and spoke about Hispanic Heritage Month, the events occurring at the Farmers Market and mentioned his attendance to the Chinatown Service Centers 53rd Anniversary Gala and the ribbon cutting for Book-Off, a new business in the city.

Council Member Lo spoke of his attendance to the ribbon cutting for Book-Off with Council Member Sanchez and mentioned his trip to Washington D.C with Mayor Wong to the Executive Order Signing on gun violence prevention.

Council Member Yiu spoke about the new Robotaxi, a self-driving car service and recommended the public to learn new working skills for the future of innovation.

Mayor Pro Tem Ngo spoke of his attendance to many events including the Chinese American Museum Gala, the Chinatown Service Center Gala, the ending of the Mid-Autumnn Moon Festivals held by the Cambodian Ethnic Chinese Association, the Monterey Park Police Golf Tournament and the opening day-act for the Bilingual Foundations of the Art of “Our Lady of the Tortilla.”

Mayor Wong talked about his attendance to many events mentioned by the City Council. He highlighted his trip to Washington D.C with Council Member Lo and spoke about gun violence in the United States.

7. FUTURE AGENDA ITEMS

Council Member Sanchez directed staff to implement a Resolution declaring and recognizing the month of November as Native American Heritage Month.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)
None.

ADJOURNMENT
There being no further business for consideration, the meeting was adjourned at 10:25 p.m.

_____
Maychelle Yee
City Clerk

Approved on MM DD, 2024, at the Regular City Council Meeting

MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY (MPFA)
HOUSING AUTHORITY (MPHA)
GEOLOGIC HAZARD ABATEMENT DISTRICT (GHAD)
SUCCESSOR AGENCY (SA)
REGULAR MEETING
OCTOBER 16, 2024

The City Council, the Financing Authority (MPFA), the Housing Authority (MPHA), the Geologic Hazard Abatement District (GHAD), and the Successor Agency (SA) 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, October 16, 2024 at 6:30 p.m.

CALL TO ORDER:
Mayor Wong called the meeting to order at 6:33 p.m.

FLAG SALUTE: The Monterey Park Police Explorers led the flag salute. Pledge of Allegiance was presented by Civic Superstar Aria Jun.

ROLL CALL:
City Clerk Maychelle Yee called the roll:

Council Members Present:	Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Yvonne Yiu
Council Members Absent:	None

ALSO PRESENT: City Treasurer Amy Lee, City Manager Inez Alvarez, City Attorney Karl Berger, Assistant City Manager Diana Garcia, Director of Finance Martha Garcia, Fire Chief Chris Thompson, Director of Human Resources and Risk Management Christine Tomikawa, Director of Community Development Jessica Serrano, Director of Recreation and Community Services Robert Aguirre, City Librarian Kristin Olivarez, Director of Public Works Shawn Igoe, Police Chief Scott Wiese, Economic Development Manager Joseph Torres, Public Works Manager Chris Reyes, Deputy City Clerk Cindy Trang

VIRTUALLY PRESENT: None

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS: None.

PUBLIC COMMUNICATIONS

- Tenica Zsou, Treasurer from the Friends of the Library, a non-profit organization that supports the Bruggermeyer Library through volunteer efforts and financial contributions, explained ways to support their organization and volunteer opportunities for residents.

- Bin Zhang spoke about his and his neighbors' decrease in happiness due to alleged activities from a tenant in their condominium. Bin spoke about strangers using the unit as a boarding house, excessive use of water, tax evasion, fire safety, and disruptive behavior that weakens the safety in the community. He requested the City Council to investigate the matter.

- Margaret Leung spoke about a Harvard Law Review article regarding alleged information about City Council candidate, Elizabeth Yang and urged the City Council to read the article and make their own inquiries about the candidate. She provided a copy of the Harvard Law Review Article as documentation.

- City Clerk Yee read, received and filed into the record a written communication from Bill Lam. Bill talked about the 2024 Election, and requested a candidate forum, claiming it will provide the opportunity for residents to receive information and meet the candidates before the election.

STAFF COMMUNICATIONS

This Item was heard after Agenda Item No. 1B.

- City Clerks: Deputy City Clerk Trang with City Clerk Yee provided a PowerPoint presentation about key dates in the election, information on the ballot, vote center locations, vote-by-mail drop off information and additional resources. City Clerk Yee spoke to the residents, encouraging them to vote in this year's election.

- Community Development: Community Development Director Serrano presented a PowerPoint Presentation about the Short-term Rental Workshop on October 21, 2024, to help increase compliance with short term rental regulations, and introduced Economic Development Manager Torres. Manager Torres spoke about a new pilot program supported by the Business Improvement District Advisory Committee to help attract more people to Downtown called "Taste of Downtown Monterey Park." He depicted the program details, introduced the mobile application "Open Rewards", explained the application's user interface and spoke about potential outreach opportunities.

- Public Works: Public Works Director Igoe presented an update on the upcoming Community Clean-up Event and spoke about the city's partnership with Care for the Children's, a non-profit where they will provide address curb painting services throughout the city.

- Recreation and Community Service: Recreation and Community Service Director Aguirre shared a PowerPoint presentation about upcoming events held by the department which include the Monster Mash, the Life and Culture Art Unveiling in the Langley Center and the ribbon cutting of Langley's Center new restroom. He spoke about past events which include the adult trip to the Vincent Price Museum and the Aquarium of the Pacific and encouraged residents to participate in the Dia De Los Muertos Community Altar, the Community Health Fair, and the Pickle Ball Tournament.

1. PRESENTATION

The matters listed under presentation are informational content and for discussion only.

1-A. 2024 SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS (SGVCOG) UPDATE

SGVCOG's Sustainability Program Manager Nicholas Ryu presented a PowerPoint presentation about the San Gabriel Valley Council of Governments, the work they have been doing, their plan for a better future, and spoke about the programs provided to help support the community.

1-B. CERTIFICATE OF RECOGNITION FOR NADINE PAGE PHILLIPS, DRAMA TEACHER AT MARK KEPPEL HIGH SCHOOL IN RECOGNITION AS ONE OF THE LOS ANGELES COUNTY TEACHERS OF THE YEAR FOR 2024-25

This Agenda item was heard after Public Communications.

Mayor Wong presented a Certificate of Recognition to Nadine Phillips drama teacher at Mark Keppel High School in recognition as one of Los Angeles County Teachers of the Year for 2024-2025. He presented a video created by Nadine's students showcasing her work at Mark Keppel over the years. Nadine spoke about her gratitude towards the community's support for the arts.

2. OLD BUSINESS: - None.

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

All items under the Consent Calendar are considered by the City Council to be routine and will be enacted by one motion. Specific items may be removed from the Consent Calendar at the request of any member of the City Council for separate consideration.

Action Taken: The City Council approved and adopted Agenda Item Nos. 3B, 3D, 3E, 3H on Consent Calendar, excluding Item Nos. 3A, 3C, 3F, and 3G which were pulled for separate discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-A. MONTHLY INVESTMENT REPORT – SEPTEMBER 2024

As of September 30, 2024, invested funds for the City of Monterey Park total $90,005,821.64.

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

Motion: Moved by Council Member Yiu and seconded by Council Member Sanchez, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-B. CONSIDERATION AND POSSIBLE ACTION TO ADOPT A RESOLUTION APPROVING REVISED PERSONNEL RULES AND REGULATIONS FOR THE CITY OF MONTEREY PARK

The Personnel Rules and Regulations provide the standard for processes and procedures related to City staff and volunteers. The City reviewed the existing Personnel Rules and Regulations (which was last updated in 2009) to update practices, processes, and procedures related to recruitment, employee relations, and City regulations. The City met and conferred with the association/union representatives related to the impacts of the revisions. The association/union representatives and the City agreed on the revised Personnel Rules and Regulations. The Human Resources Director recommends the revised Personnel Rules and Regulations be approved.

Action Taken: The City Council adopted Resolution No. 2024-R87 approving the revised Personnel Rules and Regulations, on Consent Calendar.

Resolution No 2024-R87
A RESOLUTION APPROVING THE REVISED PERSONNEL RULES AND REGULATIONS

3-C. RESOLUTION DECLARING THE MONTH OF NOVEMBER 2024 AS "MOVEMBER" TO RAISE AWARENESS OF PROSTATE AND OTHER MALE CANCERS

The Movember Foundation is the leading global organization committed to changing the face of men's health. The Movember community has raised $1.3 billion to date and funded over 1,320 programs in 20 countries (https://us.movember.com/). This work is saving and improving lives of men affected by prostate cancer, testicular cancer, and funding mental health programs.

The Foundation challenges men to grow mustaches during Movember (formerly known as November), to spark conversation and raise vital funds for its men's health programs.

The mustaches are a symbol to promote awareness regarding men's health issues and to encourage annual checkups regarding prostate and testicular cancer. The growth of a new mustache prompts a conversation, which in turn generates awareness and educates people on the health issues men face.

The Vision of the Movember Foundation is to have an everlasting impact on the face of men's health.

Action Taken: The City Council adopted Resolution No. 2024-R88 declaring the month of November 2024 as "Movember".

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R88
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DECLARING THE MONTH OF NOVEMBER AS "MOVEMBER," AN ANNUAL EVENT INVOLVING MEN GROWING MUSTACHES DURING THE MONTH TO RAISE AWARENESS OF PROSTATE CANCER AND OTHER MALE CANCER AND ASSOCIATED CHARITIES

3-D. CONSIDERATION AND POSSIBLE ACTION TO WAIVE SECOND READING OF AND ADOPT AN ORDINANCE AMENDING SECTION 105.3.2 TO THE ADMINISTRATIVE PROVISIONS OF THE CALIFORNIA BUILDING CODES GOVERNING TIME LIMITATIONS FOR BUILDING PERMIT APPLICATIONS

On November 16, 2022, the City Council adopted the 2022 California Building Standards Code ("CBSC") that became effective on January 1, 2023. California law allows local governments to amend the CBSC for administrative reasons. Monterey Park Municipal Code ("MPMC") Title 16, entitled *Buildings and Construction*, includes § 16.01.040 which codifies administrative sections of the CBSC including, without limitation, Section 105.3.2 which governs the time during which building permit applications are valid.

The draft Ordinance proposes to amend these time limits. This is intended to encourage applicant responsiveness during the plan check process and ensure permits are secured within two years from the application date, including extensions.

The Ordinance was introduced and received first reading at the October 2, 2024 City Council meeting. Second reading and adoption of these Ordinances is recommended. If adopted, the ordinance will take effect in 30 days.

Action Taken: The City Council waived the second reading and adopted Ordinance No. 2250, on Consent Calendar.

Ordinance No. 2250
AN ORDINANCE AMENDING SECTION 105.3.2 OF THE ADMINISTRATIVE PROVISIONS OF THE CALIFORNIA BUILDING CODE AS CODIFIED IN MONTEREY PARK MUNICIPAL CODE SECTION 16.01.040 GOVERNING THE TIME DURING WHICH A BUILDING PERMIT APPLICATION IS VALID

3-E. FIRE DEPARTMENT UNIFORM AND TURNOUT GEAR PURCHASE – APPROVAL OF AGREEMENT

The Fire Chief ("Chief") released a request for proposals for the purchase of fire personnel uniforms, solicited vendors for turnout gear and found that only one vendor provides turnout gear that meets the City's requirements. Accordingly, the Chief recommends that the City Council award a contract to Municipal Emergency Services, Inc. ("MES"), the lowest responsible bidder and sole source vendor, for the purchase of both department uniforms and turnout gear.

Action Taken: The City Council authorized the City Manager to execute an agreement with Municipal Emergency Services, Inc., in a form approved by the City Attorney, to purchase Fire Department uniforms and turnout gear in an amount not to exceed $596,000, on Consent Calendar.

3-F. CALIFORNIA STATE LIBRARY ZIP BOOKS GRANT FISCAL YEAR 2024/25

The Library was notified of a $5,664 award from the California State Library. The grant funds will be utilized to continue to offer the Zip Books program, which allows library cardholders to request books that are not already owned by the Library and have them delivered directly to their home via Amazon Prime.

Action Taken: The City Council accepted $5,664 in California State Library grant funding to purchase books and an Amazon Prime membership and appropriated the $5,664 funding into the 2024-25 Fiscal Year budget.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

3-G. URBAN FOREST MASTER PLAN AND RESOLUTION UPDATING THE CITY'S PARKWAY AND PLANTING EASEMENT MAINTENANCE STANDARDS

The Urban Forest Master Plan (UFMP) is a strategic plan that establishes a vision with industry established principles that address the City's entire urban forest composed of both private and public trees. The UFMP is intended to provide City officials, City staff, and members of the community with guidance, best practices, and standards to maintain a sustainable and healthy urban forest. Staff recommends City Council receive and file the UFMP prepared by West Coast Arborist, the City's tree maintenance and management contractor. Additionally, it is recommended that City Council adopt a Resolution updating the City's Parkway and Planting Easement Maintenance Standards to better align with UFMP's management standards.

CEQA (California Environmental Quality Act):
The item is exempt from the California Environment Quality Act (CEQA) per CEQA Guidelines. Taking the recommended action would not result in a direct or physical change in the environment, and accordingly, does not qualify as a "project" under the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.; "CEQA") or CEQA regulations (Cal. Code Regs. tit. 14, §§ 15000, et seq.; see Cal. Code Regs. tit.14, §§ 15061(b)(3), 15378).

Discussion: Public Works Director Igoe introduced Public Works Manager Reyes to speak on the item. Manager Reyes presented a PowerPoint presentation about the Urban Forest Master Plan, highlighted its environmental benefits and values and depicted the plan's vision to optimize urban forest management standards and practices.

West Coast Arborists Area Manager Gonzalo Regalado and Master Arborist Jeff Crain were available for questions.

Action Taken: The City Council received and filed the Urban Forest Master Plan (UFMP) and adopted Resolution No. 2024-R89 amending Resolution 10541 updating the City's Parkway and Planting Easement Maintenance Standards.

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

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Resolution No. 2024-R89
A RESOLUTION AMENDING RESOLUTION 10541 TO UPDATE PARKWAY AND PLANTING EASEMENT MAINTENANCE STANDARDS

3-H. RECEIVE AND FILE STAFF REPORT SUMMARIZING THE STATUS OF THE EMERGENCY REPLACEMENT OF THE HVAC SYSTEM AT THE LANGLEY SENIOR CITIZEN CENTER

It is recommended that the City Council consider receiving and filing the staff report summarizing the status of the emergency replacement of the HVAC system at the Langley Senior Citizen Center.

Action Taken: The City Council received and filed the staff report summarizing the status of the emergency replacement of the HVAC system at the Langley Senior Citizen Center, on Consent Calendar.

4. PUBLIC HEARING

4-A. A PUBLIC HEARING TO CONSIDER INTRODUCING AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT (DA-24-01) BY AND BETWEEN THE CITY OF MONTEREY PARK AND ATLANTIC SQUARE, LLC (TRC) TO FACILITATE IMPROVEMENTS ON AND ADJACENT TO THE ATLANTIC SQUARE SHOPPING CENTER LOCATED AT 2100 SOUTH ATLANTIC BOULEVARD; TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE ("BRDZ") IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45; AND TO AMEND THE ZONE MAP (ZA-24-02)

By letter dated December 22, 2023, the owner of the Atlantic Square shopping center located at 2100 S. Atlantic Boulevard ("Shopping Center"), Atlantic Square, LLC, d/b/a/ TRC ("TRC") submitted an application to the City to amend the existing Conditional Use Permit (CUP) that governs the development and types of uses allowed at the shopping center. The existing CUP was issued in 1989 (with subsequent amendments).

Starting in 2023, the City Council considered the Shopping Center in a series of meetings. On March 26, 2024, the City Council created an ad hoc committee (comprised of Mayor Thomas Wong and Council Member Jose Sanchez) to meet with TRC representatives regarding the Shopping Center's future. Following those meetings, the City Manager, City Attorney, and other officials negotiated the proposed Development Agreement between the City and TRC.

CEQA (California Environmental Quality Act):
The City conducted an environmental review of the proposed project under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*.), and the CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq*.) ("CEQA") and determined it is categorically exempt pursuant to CEQA Guidelines § 15302 as a Class 2, replacement or reconstruction project. Under CEQA Guidelines § 15004(b)(4), this Development Agreement comprises a preliminary agreement not subject to CEQA insofar as the Intersection Improvements and New Drive-Thru are concerned.

Public Speakers:

- Byron de Arakal, Land Use Entitlement Consultant from TRC Retail for Atlantic Square, conveyed his support for the item, claiming it will help consumerism in the city and community.

Discussion: Community Development Director Serrano introduced Representative Jeff Stewart from Willdan Group Inc. to speak on the item.

Representative Stewart presented a PowerPoint presentation depicting the parameters of a development agreement between Monterey Park and Atlantic Square to facilitate improvements in the area.

City Attorney Berger recommended to implement an operating memorandum, requiring the developer to provide an update on the development every 6 months.

Action Taken: The City Council (1) opened the public hearing at 8:32 p.m. (2) received documentary and testimonial evidence; (3) closed the public hearing at 8:34 p.m. and (4) introduced and waived first reading of an ordinance adopting DA-24-01 and amending the zoning map (ZA-24-02). Second reading and adoption would occur on November 6, 2024. The DA would become effective December 6, 2024. As amended to add an Operating Memorandum in a form approved by the City Attorney, which will include the developer providing an update on the development every six months.

Motion: Moved by Council Member Sanchez and seconded by Council Member Yiu, motion carried by the following vote:

Ayes:	Council Members:	Sanchez, Lo, Yiu, Ngo, Wong
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Ordinance 1st reading, entitled:
AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF MONTEREY PARK AND ATLANTIC SQUARE, LLC, D/B/A TRC, A DELAWARE LIMITED LIABILITY COMPANY, TO FACILITATE DEVELOPMENT OF AN EXISTING SHOPPING CENTER; AND TO ACTIVATE THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (“BRDZ”) IN MONTEREY PARK MUNICIPAL CODE CHAPTER 21.45

5. **NEW BUSINESS:** None

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Sanchez shared his appreciation to the Recreation and Community Services Department for their efforts in organizing the city's Electric Park event, mentioned his attendance to the Life and Culture Art Unveiling at the Langley Center, spoke of his travels to Baltimore, Maryland where he visited John Hopkins University and Fort McHenry and encouraged residents to vote.

Council Member Lo spoke of his attendance at the Life and Culture Art Unveiling at the Langley Center, the Hope and Healing Center, the East Los Angeles Presidents Luncheon, expressed his appreciation to the Chinatown Service Center for their support towards the city, and talked about Senator Butler's visit to the city.

Council Member Yiu spoke to the residents about investing money for the future.

Mayor Pro Tem Ngo talked about attending the same events, mentioned his participation in Senator Butler's panel in Monterey Park about community engagement, Electric Park, the Hope and Healing Center, the Asian Americans Advancing Justice Gala, the Business Improvement District Advisory Committee's Luncheon, highlighted the Monterey Park Pink Patch Project and urged residents to vote.

Mayor Wong conveyed his attendance to the same events, shared his appreciation to staff for their efforts on providing events to the community and encouraged the community to vote.

7. FUTURE AGENDA ITEMS

City Council Member Sanchez requested a Resolution declaring the month of November as Native American Heritage Month.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:57 p.m.

_____
Maychelle Yee
City Clerk

Approved on MM DD, 2024, at the Regular City Council Meeting

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3B

TO: The Honorable Mayor and City Council

FROM: Laura Borjon, Finance Manager

SUBJECT: Receive and File 2023-2024 Annual Comprehensive Financial Report

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the City's 2023-2024 Annual Comprehensive Financial Report ("ACFR"); and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City's auditor, The Pun Group LLP, an independent auditor and one of the nation's leading CPA firms, completed the audit of the City's annual financial statements for the fiscal year ending June 30, 2024. The audited financial statements are incorporated into an Annual Comprehensive Financial Report ("ACFR").

This is the second year that the Pun Group LLP is performing the annual audit of the City's financial records. The auditor issued an unmodified ("clean") opinion on the City's financial statements. An unmodified opinion indicates that the financial data of the City is fairly presented in accordance with generally accepted accounting principles ("GAAP") in the United States of America and the standards are applicable to the financial audits contained in Government Audit Standards, issued by the Comptroller General of the United States. These standards require that the auditors plan and perform the audit to obtain reasonable assurance as to whether the financial statements are free of material misstatement and accurately reflect the City's financial position. Additionally, the auditors' report does not indicate any negative findings, internal control deficiencies, or instances of noncompliance with applicable laws and regulations.

BACKGROUND:

The ACFR includes the financial information for all funds of the City. The Introductory Section of the report includes a table of contents, the organization chart, a transmittal letter, and financial awards. The Financial Section contains the independent auditor's report, the management discussion and analysis ("MD&A"), the financial statements, notes to the financial statements, and supplementary information. The Statistical Section provides financial trend and demographic data, which is useful for assessing the City's financial condition. Users of the ACFR should read the financial statements in conjunction with the transmittal letter, MD&A, notes, and supplementary information to gain a full understanding of the City's financial activities.

The City's ACFR was prepared according to the Governmental Accounting Standard Board ("GASB") Statement, and the government-wide financial statements provide information about the City's overall financial status with the addition of long-term perspective. The focus is on the City as a whole organization, providing a comprehensive presentation of the City's financial information from a commercial (private) business point of view. Full accrual accounting and information for capital assets (including infrastructure) and long-term obligations are required as part of the financial statements.

The City's ACFR is submitted to the Government Financial Officer's Association of the United States and Canada ("GFOA") for consideration of Award of the Certificate of Achievement for Excellence in Financial Reporting. To receive the award, a government must publish an efficiently organized report that satisfies both GAAP and applicable laws and regulations. The City has received this award for 35 consecutive years and staff has again submitted the 2023-2024 ACFR for award consideration.

On June 30, 2024, the City's net position totaled $68.1 million in the Statement of Net Position, reflecting total assets and deferred outflow of resources for $290.2 million, and liabilities and deferred inflow of resources for $247.9 million. Net position serves as an indicator of a government's financial position over time. The City's financial results displayed a positive financial position.

On June 30, 2024, the City's governmental funds reported combined fund balances of $73.3 million, which is an increase of $3.8 million from $69.5 million on June 30, 2023. The increase is related to increased revenues.

Among all governmental funds, the General Fund is a major governmental fund and the most important fund of the City. The General Fund's balance increased by $13.4 million from $28.4 million on June 30, 2023 to $41.9 million as of June 30, 2024.

General Fund revenues have increased by $13.8 million from $56.4 million on June 30, 2023, to $70.2 million on June 30, 2024. The increase was due primarily to the collection of Measure MP sales tax and an increase in investment income. General Fund expenses and other financing uses increased $3 million from $53.7 million on June 30, 2023, to $56.7 million on June 30, 2024.

The following table details the General Fund balances breakdown:

GF Fund Balances as of June 30, 2024		
Committed:		
Catastrophic Event & Economic Development	$	10,726,927
Total Committed	**$**	**10,726,927**
Assigned:		
Carryover POs and Capital Improvements	$	31,029,418
Total Assigned	**$**	**31,029,418**
Unassigned:		
Unassigned	$	135,435

Total Unassigned	**$**	**135,435**
Total GF Fund Balances	***$***	***41,891,780***

The $41.9 million fund balance of the General Fund as of June 30, 2024, is comprised of $10.7 million committed, $31 million assigned, and $0.1 million unassigned.

2024-25 STRATEGIC PLAN GOAL:

The FY2023-24 Annual Comprehensive Financial Report meets the strategic plan goal of maintaining fiscal stability of our city's financial resources by providing an in-depth review of the city's accounting and fiscal policies by an independent third-party.

FISCAL IMPACT:

There is no fiscal impact associated with receiving and filing the City's 2023-2024 Annual Comprehensive Financial Report

Respectfully submitted by:

Laura Borjon
Finance Manager

Reviewed by:

Martha Garcia
Director of Finance

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. 2023-2024 Annual Comprehensive Financial Report

ATTACHMENT 1
2023-2024 Annual Comprehensive Financial Report

Click here to download the 2023-2024 Annual Comprehensive Financial Report

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3C

TO: The Honorable Mayor and City Council

FROM: Laura Borjon, Finance Manager

SUBJECT: Receive and File Development Impact Fees for Fiscal Year 2023-2024

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the Annual Report on Development Impact Fees for Fiscal Year 2023-2024; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Government Code § 66006 requires cities to report annually on the status of Development Impact Fees, including the collection of revenue and expenditures of these funds. The report attached as Attachment 1 and incorporated by reference summarizes the required financial information for Fiscal Year 2023-2024.

BACKGROUND:

The Government Code contains certain procedural requirements that apply to the collection of development impact fees and the expenditure of these revenues. Government Code §66006 specifies accountability and annual reporting requirements pertaining to development impact fees. Specifically, cities must report the following annually, within 180 days of the end of the fiscal year:

1. A description of the fee type in the account;
2. The amount of the fee;
3. Beginning and ending balances;
4. The amount of fees collected and the interest earned;
5. Identification of each public improvement on which fees were expended and the amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees;
6. Identification of an approximate date by which the construction of the public improvement will commence if the city determines that sufficient funds have been collected to complete financing on an incomplete public improvement and the public improvement remains incomplete;
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the interest rate that the account or fund will receive on the loan;

8. The amount of refunds made and any allocations pursuant to Government Code § 66001(f).

The attached report presents a review only of the development impact fee activity, by account, for the fiscal year. It does not include any recommendations for any fee changes.

FISCAL IMPACT:
There is no fiscal impact to receive and file the Annual Report on Development Impact Fees for Fiscal Year 2023-2024.The Fund balances as of June 30, 2024, are included in Attachment 1.

Respectfully submitted by:

Laura Borjon
Finance Manager

Reviewed by:

Martha Garcia
Director of Finance

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. Development Impact Fees Annual Report Fiscal Year 2023-2024

ATTACHMENT 1
Development Impact Fees Annual Report
Fiscal Year 2023-2024

Development Impact Fees
Annual Report
Fiscal Year 2023-2024

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SUMMARY

Pursuant to Chapter 3.110 of the Monterey Park Municipal Code ("MPMC") and Government Code Section 66006, et seq. (the Mitigation Fee Act), local agencies are authorized to condition approval of development projects on the payment of development impact fees for the purpose of defraying all or a portion of the cost of public facilities related to the development project. Any local agency that imposes a development impact fee is required to make available to the public a summary of each mitigation fee account on an annual basis.

At this time, the City imposes nine types of development impact fees on development projects: (1) Law enforcement; (2) Fire suppression/medic; (3) Public meeting facilities; (4) Library facilities and collection; (5) Water distribution; (6) Sewer collection; (7) Aquatics facilities; (8) Park land and improvements; (9) Circulation.

BACKGROUND

The Mitigation Fee Act, regulates the means by which public agencies collect, maintain, and spend development impact fees imposed on development projects. The regulations include specific requirements pertaining to governmental accounting, spending, and annual reporting of development impact fees. Each year, within the first 180 days following the previous fiscal year, the City is required to make available to the public a summary of each mitigation fee account ("Annual Report").

TABLE OF DISCLOSURE REQUIREMENTS

The City imposes nine types of development impact fees on development projects. The City records the nine fees in five funds: (1) Circulation; (2) Law enforcement and Fire suppression/medic; (3) Facilities (library, public meeting, and aquatics) and Park land and improvement; (4) Water distribution; and (5) Sewer collection. Accordingly, as required in the Mitigation Fee Act, the City must make an Annual Report which includes:

Government Code Section	Requirement
66006 (b) (A)	A brief description of the type of fee in the account or fund.
66006 (b) (B)	The amount of the fee.
66006 (b) (C)	The beginning and ending balance of the account or fund.
66006 (b) (D)	The amount of the fees collected and interest earned.
66006 (b) (E)	Identification of each public improvement on which fees were expended and the total amount of the expenditures on each improvement, including the total percentage of the cost of the public improvement that was funded with fees
66006 (b) (F)	An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, and the public improvement remains incomplete.
66006 (b) (G)	A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid, and the rate of interest that the account or fund will receive on the loan
66006 (b) (H)	The amount of any refunds made pursuant to Government Code Section 66001(e) and the amount of any allocations pursuant to Government Code Section 66001(f).

Furthermore, Government Code Section 66008 provides that a local agency must expend a fee for public improvements solely and exclusively for the purpose for which it is collected. The fee may not be levied, collected, or imposed for general revenue purposes nor may it be comingled with any other account (see, MPMC section 3.110.070).

DESCRIPTION OF IMPACT FEE

The City of Monterey Park has established the following Impact Fees:

- Circulation
- Law Enforcement
- Fire Suppression/Medic
- Park Land and Improvement
- Library
- Public Meeting Facilities
- Aquatics
- Water Distribution
- Sewer Collection

Pursuant to MPMC Chapter 3.110, these impact fees were established to pay for the design, development and construction of public improvement projects for: streets; public facilities; parks; law enforcement facilities, vehicles, equipment; Fire suppression facilities and fire equipment; water system and sewer collection infrastructure.

AMOUNTS CHARGED BY THE CITY FOR IMPACT FEES

Fee by Use Type	Detached Dwelling Units	Attached Dwelling Units	Commercial Lodging Units	Retail/ Services/ Office Uses	Manufacturing/ Industrial Uses	Institutional Uses
Circulation	$1,791	$1,129	$942	$3.22	$1.31	$0.88
Law Enforcement	$526	$503	$191	$0.37	$0.05	$0.07
Fire Suppression/ Medic	$640	$418	$381	$0.35	$0.02	$0.05
Park Land Acquisition & Improvements	$3,677	$3,730	$17	$0.06	$0.03	$0.16
Library	$191	$194	$0	$0	$0	$0
Public Meeting Facilities	$1,660	$1,684	$0	$0	$0	$0
Aquatics	$732	$743	$0	$0	$0	$0
Water Distribution	$2,786	$2,570	$1,672	$0.769	$0.386	$0.528
Sewer Collection	$385	$356	$231	$0.138	$0.069	$0.095
Unit of Measurement	Per dwelling unit	Per dwelling unit	Per dwelling unit	Per square foot	Per square foot	Per square foot

STATUS OF FUNDS:

The following is the status of funds as of June 30, 2024 for activity from 7/1/2023-6/30/2024:

	Fund 204 Circulation	Fund 205 Law Enforcement & Fire Suppression /Medic	Fund 231 Facilities, Park Land and Improvements	Fund 409 Water Distribution	Fund 419 Sewer Collection
Fund Balance as of 6/30/2023	$332,588	($79,933)	$870,608	$534,613	$44,965
Fees Collected	$296,789	$110,612	$592,604	$264,466	$38,295
Interest Earned	$19,604	$89	$35,023	$26,706	$2,194
Expenditures	$0	$30,768	$348,101	$0	$1,182
Interfund Loans & Transfers per CGC 66001	$0	$0	$0	$0	$0
Refunds per CGC 66001	$0	$0	$0	$0	$0
Fund Balance as of 6/30/2024	$648,981	$0	$1,150,135	$825,785	$84,272

EXPENDITURE AND BUDGET ALLOCATIONS, AND PROJECT STATUS

Circulation Fees Expenditures:

There were no expenditures in FY 2023-2024 and no budget allocations for FY 2024-2025.

Law Enforcement and Fire Suppression/Medic Expenditures:

Description	FY2023-24 Expenditures	FY2024-2025 Budget Allocation
Verdugo Dispatch	$30,768	$0

Facilities (Park, Library, Public and Aquatics) Expenditures and Allocation:

CIP	Description	FY 2023-24 Expenditures	FY 2024-2025 Budget Allocation
N/A	Grounds Maintenance	$2,640	$56,000
95011	Library Story Room & Stained Glass	$19,970	$10,030
95013	Barnes Park Gym Restroom Upgrades	$16,755	$223,412
95014	Langley Restroom Upgrades	$14,437	$196,763
95018	Sequoia Park Small Playground	$167,440	$14,971
95019	Garvey Ranch Park Big Playground	$48,184	$0
95021	Bella Vista Park	$78,675	$0
95012	George Elder Park Court	$0	$40,000

N/A	Recreation Supplies	$0	$56,000
	TOTAL	$348,101	$597,176

Status of Facilities (Park, Library, Pubic and Aquatics) Projects:

CIP	Project Name	Total DIF Expenditures at 6/30/2024	Total Other Funds Expenditures at 6/30/2024	Total Project Expenditures at 6/30/2024	DIF Percent of Total	Status
95011	Library Story Room Expansion	$19,970	$0	$19,970	100.00%	Completed
95013	Barnes Park Gym Restroom	$23,088	$0	$23,088	100.00%	Ongoing
95014	Langley Restroom Upgrades	$14,437	$0	$14,437	100.00%	Ongoing
95018	Sequoia Park Small Playground	$167,440	$229,000	$396,440	42.25%	Completed
95019	Garvey Ranch Park Playground	$48,184	$479,999	$528,183	9.12%	Completed
95021	Bella Vista Park Playground	$78,675	$199,118	$277,793	28.32%	Completed

Water Distribution Expenditures and Allocations:

CIP	Description	FY2023-24 Expenditures	FY2024-2025 Budget Allocation
99022	PLC Upgrade	$0	$600,000
99023	Water Main Replacement	$0	$113,939
		$0	$713,939

Sewer Collection Expenditures and Allocations:

CIP	Description	FY2023-24 Expenditures	FY2024-2025 Budget Allocation
86005	Sewer Master Plan	$1,182	$23,275
		$1,182	$23,275

Sewer Collection Project Status

CIP	Project Name	Total DIF Expenditures at 6/30/2024	Total Other Funds Expenditures at 6/30/2024	Total Project Expenditures at 6/30/2024	DIF Percent of Total	Status
86005	Sewer Master Plan	$49,137	$0	$49,137	100.00%	Ongoing

City Council Staff Report

DATE: December 4, 2024
AGENDA ITEM NO: Consent Calendar - 3D

TO: The Honorable Mayor and City Council
FROM: Chris Thompson, Fire Chief
SUBJECT: Fiscal Year 2024 Assistance to Firefighters Grant (AFG) Program

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a resolution authorizing the City Manager or designee, to apply for, and administer the Assistance to Firefighters Grant ("AFG") program, including without limitation, accepting and spending grant funds, with the City cost share match of $78,023.95, for use towards replacing the aging self-contained breathing apparatuses for the Fiscal Year 2024-2025;
2. Supplement the City's budget for Fiscal year 2024-2025 to appropriate monies to pay the City's cost share match, conditioned upon the City being awarded the AFG grant; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City of Monterey Park Fire Department received a Notice of Funding Opportunity ("NOFO") from the Federal Emergency Management Agency ("FEMA") regarding a formal invitation to submit a full application for consideration for Assistance to Firefighters Grant ("AFG") funds. The Fire Chief ("Chief") seeks to apply for this grant funding cycle.

The grant funds would be used to replace the Fire Department's ("Department") aging self-contained breathing apparatus. If the City is awarded grant funds for this project, the total proposed budget is $858,263.45, which includes a federal share request of $780,239.50, and a required applicant match of $78,023.95. The application Activity Title is Personal Protective Equipment: Respirator Decontamination System.

The Fire Chief recommends that the Council adopt a resolution authorizing the City Manager or designee, to apply for, receive, and appropriate grant funds for the Fiscal Year 2024 Assistance to Firefighters Grant Program for this project. The Application is due December 20, 2024. When the grant award decision is made and if the grant award is received, staff will inform City Council.

BACKGROUND:

The AFG was established under FEMA in 2001 as a funding resource for firefighters and first responders to obtain the necessary tools, equipment, and other critical resources needed to safely perform job duties while protecting the public.

The Department seeks funding to replace the aging self-contained breathing apparatuses ("SCBA"). SCBAs are a vital component to firefighters as they are used to supply oxygen when responding to fire related incidents and are considered critical Personal Protective Equipment ("PPE"). The certification for the Department's current SCBAs will expire in the next two years, and they are no longer being produced, making finding replacement parts nearly impossible. The desired new SCBAs meet current and future National Fire Protection Association ("NFPA") and the National Institute for Occupational Safety and Health ("NIOSH") standards. The new SCBAs are lighter in weight and have newer technology, such as built in radio communications and thermal imaging cameras, which significantly improve firefighter safety and health.

If the City is awarded grant funds for the replacement of the SCBAs, the total proposed budget is $858,263.45, which includes a federal share request of $780,239.50 and a required applicant match of $78,023.95.Per AFG, the required applicant match is factored in accordance with the size of the applicant's jurisdiction. For jurisdictions with a population of 20,000 but less than 1,000,000, a ten percent match is required.

The Chief asks that Council adopt a resolution authorizing the City Manager or designee, to apply for, receive, and appropriate grant funds for the Fiscal Year 2024 AFG for this project, and appropriate the required application match. The due date to submit the application and required documents is December 20, 2024. If awarded to the City, it will need to complete the purchase within 24 months. When the grant award decision is made and if the grant award is received, staff will inform Council.

FISCAL IMPACT:

Potential impact to the City's fiscal year budget would be contingent upon whether the application is approved and awarded. If the grant is awarded, the total proposed FY 2024-25 budget appropriation request is $858,263.45, which includes the Fiscal Year 2024 Assistance to Firefighters Grant in the amount of $780,239.50 and a required General Fund match of $78,023.95.

Respectfully submitted by:

Chris Thompson
Fire Chief

Prepared by:

Rebecca Bojorquez
Principal Management Analyst

Reviewed by:

Martha Garcia
Finance Director

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

1. Assistance to Firefighters Grant Resolution
2. Self-Contained Breathing Apparatus Quote
3. Assistance to Firefighters Grant Program: Cost Share Calculator

ATTACHMENT 1
Assistance to Firefighters Grant Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR, RECEIVE, AND APPROPRIATE GRANT FUNDS FOR THE FISCAL YEAR 2024-2025 ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM – PERSONAL PROTECTIVE EQUIPMENT: RESPIRATOR DECONTAMINATION SYSTEM (SCBA)

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

SECTION 1: The City Council finds as follows:

A. The City plans to apply for the Assistance to Firefighters Grant program ("AFG") from the Department of Homeland Security Federal Emergency Management Agency ("DHS FEMA"). The City plans to apply for funding to replace existing self-contained breathing apparatuses for the Fire Department.

B. The primary goal of AFG is to meet the firefighting and emergency response needs of fire departments, and nonaffiliated emergency medical service organizations. Since 2001, AFG helped firefighters and other first responders obtain equipment, protective gear, emergency vehicles, training and other resources needed to protect the public and emergency personnel from fire and related hazards; and

C. The City plans to apply for AFG funds before the December 20, 2024 deadline. The application to replace the existing self-contained breathing apparatuses totals a federal award amount of $780,239.50. If the grant is awarded, the City Council believes that it is in the public interest to accept these grant monies and match the grant with $78,023.95 in City funds.

SECTION 2: *Authorization/ Action.*

A. The City Manager, or designee, is authorized to:

1. Apply for, accept, and administer the AFG program, including without limitation, accepting and spending AFG program monies with the City cost share match of $78,023.95 from the City funds, for use towards replacing the aging self-contained breathing apparatuses.

2. Execute all required documents, in a form approved by the City Attorney, to receive and spend the AFG program monies for the purpose identified in this Resolution.

3. Accept and spend the grant monies for the purposes set forth in this Resolution.

4. Supplement the City's Budget for Fiscal Year 2024-2025 to appropriate the

monies identified by this Resolution to pay for the cost share match plan proposed by the City in support of its AFG grant application, conditioned upon the City being awarded the grant.

SECTION 3: *Preservation*. This resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 4: *Severability*. If any part of this Resolution or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Resolution are severable.

SECTION 5: *Reliance* On Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6: *Limitations*. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the City Council's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

SECTION 9: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 10: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 11: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED, APPROVED AND ADOPTED this 4th day of December, 2024.

_____
Thomas Wong, Mayor

Attest:

_____
Maychelle Yee, City Clerk

Approved as to Form:
Karl H. Berger, City Attorney

By: _____
Justin A. Tamayo, Assistant City Attorney

ATTACHMENT 2
Self-Contained Breathing Apparatus Quote

Ph: 323-780-0254
TF: 866-557-0254
Fax: 714-522-5001
lasales@lncurtis.com
UEI#: DDLSADSWN7U7

CURTIS
TOOLS FOR HEROES

Pacific South Division
15523 Carmenita Road
Santa Fe Springs, CA 90670
www.LNCurtis.com

Quotation

CUSTOMER:

Monterey Park City Fire Department CA
320 West Newmark Avenue
Monterey Park CA 91754

SHIP TO:

Monterey Park City Fire Department CA
320 West Newmark Avenue
Monterey Park CA 91754

QUOTATION NO.	ISSUED DATE	EXPIRATION DATE
322755	11/15/2024	12/15/2024

SALESPERSON	CUSTOMER SERVICE REP
Tracy Rabe trabe@lncurtis.com 909-679-7062	Tyler Dennison tdennison@lncurtis.com 385-414-1492

REQUISITION NO.	REQUESTING PARTY	CUSTOMER NO.	TERMS	OFFER CLASS
	Chase Hendrich	C34541	Net 30	FR

F.O.B.	SHIP VIA	DELIVERY REQ. BY
SP	Standard Shipping	

NOTES & DISCLAIMERS

Thank you for this opportunity to quote. We are pleased to offer requested items below. If you have any questions, need additional information, or would like to place an order, please contact your Customer Service Rep as noted above.

Safety Warning Notice: Products offered, sold, or invoiced herewith may have an applicable Safety Data Sheet (SDS) as prepared by the manufacturer of the product. The SDS is provided with the product. In addition, manufacturer's safety and/or warning notices, instructions and information relating to the proper use and care of the product is provided with the product. All applicable SDS, safety and/or warning notices, instructions and other information provided with the product should be thoroughly read, reviewed, and understood prior to handling, distributing, using, reselling, or servicing any and all products provided by Curtis. Materials utilized to clean, repair, maintain and/or service your owned equipment, as well as Curtis owned equipment, may contain per-and polyfluoroalkyl substances (PFAS) to meet national standards or original equipment manufacturer specifications. For other important product notices and warnings, or to request an SDS, product specifications, manufacturer's safety notices, instructions and/or warning notices, please contact Curtis or visit https://www.lncurtis.com/product-notices-warnings

Thank you for this opportunity to provide grant budget pricing. Please contact our office for firm pricing at time of order.

Pricing per SourceWell Contract# SWE SCBA 011824 – Self Contained Breathing Apparatus.

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
1	50	EA	A-G1FS-444MD2Q2 LGR MSA	4500PSIg G1 Fire Service SCBA; * CGA Quick Connect Remote Connection * Serviceable Tunnel with Chest Strap * Metal Band Cradle Type * Adjustable Swiveling Solid Buckle * Solid Cover Regulator Type, Left Shoulder (As Worn) * Quick Connect Regulator Hose Type * ExtendAire II Emergency Breathing Support * Left Chest (As Worn) Speaker Module * PASS Telemetry Right Shoulder (As Worn) with Integrated TIC * Rechargeable Battery Type WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.	SFR	$9,530.00	$476,500.00

Ph: 323-780-0254
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UEI#: DDLSADSWN7U7

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Santa Fe Springs, CA 90670
www.LNCurtis.com

LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
2	110	EA	10204946 MSA	Black G1 Rc Cylinder Assembly, 45Min, 4500PSI, Eclipse With Air And Quick Connect Adapter For Use With The G1 SCBA To have custom lettering in Black letters on white luminescent background to read: MPR	SFR	$1,605.00	$176,550.00
3	6	EA	10175710 MSA	60Min 4500# G1 SCBA Cylinder, With Air, With Quick Connect Remote Connection To have custom lettering in Black letters on white luminescent background to read: MPR	SFR	$1,700.00	$10,200.00
4	6	EA	10206313 MSA	Uebss 2018 Edition G1 Rit Extendaire II System, 4500#, Medium Facepiece, Regulator, 6Ft Quick-Fill Hose, Urc, Quick-Connect WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.	SFR	$5,323.50	$31,941.00
5	53	EA	10156459 MSA	Medium G1 Facepiece With Medium Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1Fp-Fm1M401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.	SFR	$395.00	$20,935.00

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LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
6	5	EA	10156458 MSA	Small G1 Facepiece With Small Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * Ato Number: A-G1FP-FS1S401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.	SFR	$395.00	$1,975.00
7	5	EA	10156460 MSA	Large G1 Facepiece With Large Nosecup, Includes: * 4-Point Adjustable Cloth Head Harness * Fixed Push-To-Connect Regulator Connection * ATO Number: A-G1Fp-Fl1L401 WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable.	SFR	$395.00	$1,975.00
8	4	EA	A-PCG MSA CUSTOM	G1 PremAire Cadet Escape Respirator WARNING: This product contains PFAS to reduce the risk of parts sticking or becoming inoperable. A-PCG41DC1P1 G1 PremAire Cadet Escape Respirator 4- Kevlar, Bag Carrier, STD Carrier and Harness Assembly 1-Should pad option D- 10-min. Carbon Escape Cylinder C- G1, Solid, Bypass w/CBRN Regulator Type 1- No Facepiece P- CEJN Locking Quick Discount 1- Hardcase	SFR	$2,273.75	$9,095.00
9	24	EA	455022 MSA	50' Airline Hose Assy	SFR	$364.75	$8,754.00

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LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
10	4	EA	479009 MSA	CEJN Locking Socket Assembly w/ Plug	SFR	$172.00	$688.00
11	3	EA	10158385 MSA	G1 SCBA Charging Station Kit	SFR	$871.25	$2,613.75
12	18	EA	10148741-SP MSA	Battery Pack, G1, Rechargeable	SFR	$450.00	$8,100.00
13	120	EA	10083875 MSA	Tag Assy, Electronic Id, M7	SFR	$51.00	$6,120.00
14	1	EA	10186214 MSA	RFID Contactless Reader, * 13.56 Mh	SFR	$685.00	$685.00
15	1	EA	10158407 MSA	Kit, Rfid Reader/Writer, G1	SFR	$835.00	$835.00
16	10	EA	SCBAQD SCBAS	Quick Disconnect Coupling x ¼" NPT Male, fits MSA /Dragger SCBA cylinders * Used for Refilling Systems Only		$630.00	$6,300.00
17	1	EA	10164447 MSA	Basic G1 SCBA Repair Tool Kit	SFR	$4,108.00	$4,108.00
18	26	EA	10144231-SP MSA	Kit, Filter Adapter Assy, G1, Facepiece **ONE EXTRA FOR FIT TESTING**	SFR	$155.00	$4,030.00
19	25	EA	10046570 MSA	Threaded CBRN Canister	SFR	$105.00	$2,625.00

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LN	QTY	UNIT	PART NUMBER	DESCRIPTION	PL	UNIT PRICE	TOTAL PRICE
20	1	EA	10197700 MSA	Hub Fire Service, US Hub kit includes 10195747-SP Ethernet Cable, M12-> RJ45, 5M	SFR	$4,440.50	$4,440.50
21	1	EA	ZT-G1CARE-12HR MSA	Care G1 Initial Certification Training Price included at no charge with the purchase of above MSA G1 SCBAs		$0.00	$0.00
22	1	EA	CURTIS SERVICE NC	LABOR ONLY, NON CONTRACT AS BELOW First year fit testing, included at no charge with the purchase of the above MSA G1 SCBAs		$0.00	$0.00

Small Business
CAGE Code: 5E720
SIC Code: 5099
Federal Tax ID: 94-1214350
UEI #DDLSADSWN7U7

This pricing remains firm until 12/15/2024. Contact us for updated pricing after this date.

Due to market volatility and supply shortages, we recommend contacting your local L.N. Curtis and sons office prior to placing your order to confirm pricing and availability. This excludes our GSA Contract and other Fixed Price Contracts which are governed by contract-specific prices, terms, and conditions.

Subtotal	$778,470.25
Estimated Tax Total	$79,793.20
Transportation*	$0.00
***(to be added when order ships)**	
Total	$858,263.45

View Terms of Sale and Return Policy

ATTACHMENT 3
Assistance to Firefighters Grant Program: Cost Share Calculator

EXAMPLE COST SHARE FORMULA

X = Federal Funding Assistance
Y = Total Project Cost
P = Local Cost Share percentage (decimals used in the calculation)
X + (P)(X) = Y

X = Federal Funding Assistance
Y = $100,000
P =15% or 1.15
X + (P)(X) = Y
X = Y/1.15

X = Federal Funding Assistance
Y = $100,000
P =15%
X = $100,000/1.15 X = $86,956.52
Local Cost Share = $13,043.48

Use the Calculator Below to Determine the Local Cost Share for your Organization

Total Project Cost:	$ 858,263.45
Local Cost Share Percentage:	10%

Example: For 15% enter .15 into the calculator, for 10% enter .10, for 5% enter .05

Federal Funding Assistance:	$ 780,239.500
Local Cost Share:	$ 78,023.950

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3E

TO:	The Honorable Mayor and City Council
FROM:	Chris Thompson, Fire Chief
SUBJECT:	Code Enforcement Services Augmentation with Willdan Group, Inc.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an agreement with Willdan Group, Inc. to provide code enforcement services to assist the Fire Department, in a form approved by the City Attorney, for an amount not to exceed $150,000 annually; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 26, 2024, the City executed an on-call professional services agreement with the Wildan Group to provide special planning and municipal-related services. Wildan has provided multiple City departments with specialized services.

The Fire Chief would like to supplement routine code enforcement services with Willdan's assistance. This is a result of the City's ongoing challenge in finding qualified employees to fully staff the City's various departments.

Willan's current professional services agreement allows the City to issue task orders for various services. Here, the requested action is to authorize the City Manager to issue a task order for supplemental code enforcement services in an amount not to exceed $150,000 per year.

BACKGROUND:

Currently, the Fire Department's Code Enforcement Division has a vacancy for a Code Enforcement Officer. This vacancy has affected Code Enforcement staff, as the call volume for code-related issues continues to increase, yet the division does not have the staff to address the calls in the desired response time.

Willdan Group, Inc. has over 60 years of experience in municipal consulting services. can help mitigate the delays in response to code-related issues. To assist while the Department works to fill the vacancy, Willdan will provide a qualified employee, who would provide part-time, onsite Code Enforcement services, assisting City Code Enforcement Officers with their current workload.

2024-25 STRATEGIC PLAN GOAL:

This contract for code enforcement services meets the 2024-25 Strategic Plan of **maintaining public safety with a flexible and enhanced service model** by ensuring that code-related issues and services are not impacted due to a staff vacancy. The contract with Willdan will allow for the needs of residents and business owners to be addressed in a timely and efficient manner and reduce service issues.

FISCAL IMPACT:

The funding for this task order for code enforcement staff augmentation would come from salary savings resulting from on-going vacancies in the Fire Department. No additional funding is being requested for this task order.

Respectfully submitted by:

Chris Thompson
Fire Chief

Prepared by:

Rebecca Bojorquez
Principal Management Analyst

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. Willdan Code Enforcement Services Proposal

ATTACHMENT 1
Willdan Code Enforcement Services Proposal

July 11, 2024

Fire Marshal Jessica Estrella
City of Monterey Park Fire Department
320 W. Newmark Ave.
Monterey Park, CA 91754

Subject: Code Enforcement Services

Dear Fire Marshal Estrella,

Willdan Engineering (Willdan) is honored to submit this unique proposal to provide contract code enforcement services to the City of Monterey Park. Our innovative approach to these services, along with the presentation of our key staff, is detailed in the attached document.

With over 60 years of experience in municipal consulting services, Willdan has earned a distinguished reputation for delivering exceptional code compliance solutions across California. Our extensive expertise, commitment to excellence, and proven track record make us uniquely qualified to support the City of Monterey Park in achieving its code enforcement objectives.

Effective code enforcement is crucial for fostering a thriving municipality. At Willdan, we are equipped to deliver tailored and comprehensive services that meet each client's unique needs. Our successful support of numerous jurisdictions, including La Puente, Torrance, Inglewood, South Gate, Orange County, and San Diego County, is a testament to our capabilities.

Our code enforcement management team is not just a team but a group of seasoned professionals with extensive experience, including Deputy Director Al Brady (32 years), Code Enforcement Manager Terry Cox (27 years), Code Supervisor Albert Brady (23 years), and Code Consultants John Poole (40 years), Ed Nicholls (35 years), and Scott Barber (30 years). Our team also includes former city managers, code directors, managers, supervisors, senior-level officers, and experienced code enforcement specialists.

During our recent conversation, we discussed the City's potential need for a part-time contract code enforcement officer to work 2-3 days per week, with shifts of 8 to 10 hours. Willdan will provide a vehicle for the officer, and our proposal includes weekly fees for two- and three-day-per-week options, with shifts of either 8 or 10 hours. Each option also consists of a flat daily fee for the Willdan-provided vehicle. These options will enable your jurisdiction to make an informed decision that aligns with your project and fiscal requirements.

If you have any questions or require further information, please contact me at (951) 454-3539 or Terry Cox at (562) 233-8969. We look forward to discussing our qualifications and project implementation ideas with you.

Respectfully submitted,

WILLDAN ENGINEERING

Albert Brady, CBO
abrady@willdan.com

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Firm Profile

Willdan Engineering, a California corporation since 1964, is a subsidiary of Willdan Group, Inc., a publicly traded Delaware corporation. Services are provided to nationwide clientele through three subsidiary firms – Willdan Engineering, Willdan Energy Solutions, and Willdan Financial Services – that offer a portfolio of diversified strengths. Throughout our history, Willdan Engineering (Willdan) has served as a full-service, multi-disciplinary firm specializing in building safety, municipal engineering, planning, and construction management and inspection services, along with a full complement of support disciplines.

Willdan stands out from other providers through our additional resources, availability, high-level oversight, and on-time performance. Our ability to provide additional resources, such as dedicated project management staff, state-of-the-art technology, and specialized expertise, sets us apart from other firms. We also prioritize availability, with an on-site team ready to respond to emergencies and urgent requests.

Our approach to service provision is based on responsiveness, cost-control measures, and practical training programs. We understand the importance of timely and efficient service delivery, and our team is committed to providing quick response times while maintaining cost-effectiveness. We prioritize effective training programs to ensure our staff possesses the necessary skills and knowledge to perform their duties to the highest standards.

Code Enforcement

Willdan's code enforcement management team possesses over 200 years of experience in code program development and oversight. Our team is available to perform program assessments and make recommendations to improve code divisions. Our staff members review entire programs and provide analysis of specific program areas such as code databases, revenue collection efforts, policies and procedures, and community-based neighborhood improvement programs.

In addition, our team of code enforcement personnel assists jurisdictions with the difficult task of maintaining the quality of life for their citizens. Willdan's staff offers extensive public agency experience in the areas of neighborhood preservation, housing inspection, and code enforcement. Our expertise includes the development and implementation of inspection programs designed to ensure public safety, promote community involvement, and protect the quality of life issues through community education and enforcement of municipal and related codes including preparation for, and participation in, prosecution by city and district attorneys.

Code Enforcement Services

Staffing: We provide highly skilled personnel on a full-time or part-time basis for both short-term and long-term projects. Our staff is available to work evenings, weekends, and on an as-needed or on-call basis. Our team has extensive public agency experience and training and we can staff individual positions or a full division.

Development & Implementation: Willdan offers support in such areas as municipal code amendments, specialized programs, revenue protection and collection programs, and community-based neighborhood improvement programs.

Management: We have talented management personnel with all levels of experience to serve as code enforcement directors, code compliance managers, and code supervisors.

Analysis: Our staff has reviewed entire programs for several municipalities but can also provide analysis of specific program areas such development of policies and procedures and community-based neighborhood improvement programs.

Other Services: Willdan offers expert support with a multitude of other services including vendor enforcement, short-term rental programs, grant proposal writing, community education, neighborhood clean-up events, graffiti prevention, and civil abatements and receiverships.

Code enforcement services are among the most complex and challenging services that government agencies provide. According to nationwide studies, property values, crime rates, insurance rates, business development, and the sense of community pride can be directly impacted by the successes of a jurisdiction's code enforcement program.

Willdan provides the following Code Enforcement Services:

- Inspection services for HUD section 8 programs.
- Review, study, and analysis of existing programs.
- Development of ordinances and writing of grant proposals.
- Neighborhood cleanup and improvement programs.
- Community education programs.
- Development of educational materials.
- Provide project managers and/or supervisors as onsite "employees."
- **Provide full-time, part-time, interim, and/or weekend staff as onsite "employees."**
- Vehicle abatement and parking enforcement.
- Assist in enforcement, including preparation and participation in prosecution by city and district attorneys.
- **Illegal street/food vendor enforcement.**
- The registration and enforcement of vacation rentals.
- The regulation of group and/or sober living homes.
- The operation of rental inspection programs.
- Inspection, regulation, and enforcement of marijuana dispensaries and grow houses.

Staffing
- Senior code officers
- Code compliance Inspectors
- Code technicians
- Clerical support

Management
- Code enforcement directors
- Code compliance managers
- Code supervisors

Analysis
- Code databases
- Revenue collection efforts
- Policies and procedures
- Community based neighborhood improvement programs

Qualifications and Experience.

The Willdan Advantage

When you partner with Willdan as your professional service provider, you gain access to a team of seasoned code professionals with years of combined knowledge and experience in neighborhood improvement and revitalization efforts. Our executive team has rehabilitated over 35 neighborhood areas within the municipalities they served, both in the public and private sectors. As a result of their efforts, they have received numerous accolades, including:

- Helen Putnam Award – California League of Cities
- Program Implementation – Orange County Chapter of American Planning Association
- Program Implementation – California Chapter of the American Planning Association
- Program Implementation – National Chapter of the American Planning Association
- Excellence in Code Enforcement – California State Assembly
- Neighborhood Revitalization Award – California State Senate
- Merit Award – United States Congress
- Excellence Award – United States Senate

Our team is well-versed in utilizing various tools to reduce blight, such as administrative citation programs, administrative civil penalties ordinances, graffiti abatement programs, receiverships, and nuisance abatements. Our expertise in these ancillary code programs enables our staff to integrate jurisdictions seamlessly and hit the ground running.

Contract Code Inspection Services

The project will involve Willdan personnel working in collaboration with the City of Monterey Park's Fire Department, supplying the City with additional staff. This officer/team from Willdan will conduct inspections and follow-up inspections related to code enforcement cases and identify and implement enforcement measures for any breaches of the City's municipal code, ordinances, regulations, and all relevant laws as instructed by City officials. Willdan staff will issue warnings, letters, and fines when necessary to ensure compliance. It will be mandatory for the team to keep a record of all complaints received and inspections performed, using photographs, notes, and written communications for documentation. Beyond the tasks mentioned above, Willdan will offer additional services to the City as required (note that the list of services below is not exhaustive):

- Investigate complaints from the public and staff regarding violations of the municipal codes, ordinances, standards, and health and safety regulations.
- Initiate contact with residents, business representatives, and other parties to explain the nature of the violations and encourage voluntary compliance with municipal codes, zoning and land use ordinances, and community standards.
- Prepare notices of violation for non-compliance according to applicable codes and regulations.
- Prepare reports for cases requiring legal action or civil abatement.
- When required, meet with legal counsel, and provide testimony on criminal cases.
- Maintain records of complaints, inspections, violation notices, and other field enforcement activities.
- Coordinate with City departments on cases as they relate to code enforcement.
- Enforcement of City and State codes and regulations pertaining to illegal street vendors.

Project Management

Terry Cox will be the Project Manager and will be fully responsible for seeing that the project is completed in compliance with the provisions of the agreement (see resume attached). Mr. Cox has over 27 years' of experience in the code profession and has provided contract code services to multiple municipalities in California. He specializes in the implementation and management of code programs.

Al Brady shall be the Principal Project Manager with final oversight of the contract. Mr. Brady has over 32 years' of experience in the code and parking profession has provided contract code services to approximately 100 municipalities in California, Arizona and Nevada. He specializes in developing new programs, improving existing divisions, revenue enhancement, ordinance revisions, maximizing staff efficiency and enhancing customer relations.

Fee Schedule

Willdan will provide contract code enforcement services to the City of Monterey Park for a flat hourly rate based on the Willdan hourly rate schedule below. Willdan's all-inclusive hourly rates include project management oversight, vehicle and mileage, and all required insurance including professional liability. All rates and costs shall be effective through the term of the agreement.

SERVICE PROVIDED (8-HOUR SHIFTS)	CE OFFICER RATE	VEHICLE RATE	WEEKLY RATE
2-Day Option: Code Enforcement Officer & Vehicle	**$600/day ($75/hour)**	**$100/daily**	**$1,400/week**
3-Day Option: Code Enforcement Officer & Vehicle	**$600/day ($75/hour)**	**$100/daily**	**$2,100/week**
SERVICE PROVIDED (10-HOUR SHIFTS)	**CE OFFICER RATE**	**VEHICLE RATE**	**WEEKLY RATE**
2-Day Option: Code Enforcement Officer & Vehicle	**$825/day ($75/hour x 8hrs & 112.5/OT x 2hrs)**	**$100/daily**	**$1,850/week**
3-Day Option: Code Enforcement Officer & Vehicle	**$825/day ($75/hour x 8hrs & 112.5/OT x 2hrs)**	**$100/daily**	**$2,775/week**

Note: Overtime will be charged at 1.5 times the regular hourly rate for all hours worked beyond 8 hours in a day or 40 hours in a week.

The City reserves the right to adjust the shift hours and the number of days as needed, with a minimum notice of two weeks (10 business days) to Willdan.

Related Experience

City of La Puente – Project Manager. Provided interim code enforcement management and supervisory staff who were responsible for temporarily overseeing the city's code program.

City of Downey – Project Manager. Providing interim code enforcement management staff.

City of Los Alamitos - Directed and participated in review of the city's code enforcement policy and procedures and made recommendations for changes, as necessary. Additionally, provided interim code enforcement staff and a Community Development Director.

City of Superior, AZ - Direct and participate in the review of the city's code enforcement policy and procedures and make recommendations for changes, as necessary. Development and Implementation of a Nuisance and an Administrative Citation Ordinance.

City of Palm Desert – Project Management. Provided code enforcement staff on a contract basis to address unregistered and non-compliant vacation rentals.

City of Desert Hot Springs – Project Manager. Providing interim code enforcement staff.

City of South Pasadena – Project Manager. Providing interim code enforcement staff.

City of Big Bear Lake – Project Manager. Provide seasonal code enforcement staff for the enforcement of short-term lodging.

City of Laguna Beach – Project Manager. Provided code enforcement staff on a contract basis to address unregistered and non-complaint vacation rentals.

City of Irwindale – Project Manager. Provided municipal code enforcement services including monitoring of a local racetrack for compliance with the City Sound Ordinance on an interim basis.

City of Long Beach – Project Manager. Provided interim code enforcement staff who were responsible for enforcing the City's Municipal Code.

City of Manhattan Beach – Project Manager. Provided interim code enforcement staff.

City of Hermosa Beach – Project Manager. Providing interim code enforcement staff.

City of Laguna Hills – Project Manager. Assisted the city in the development of a public education program concerning the city's code program.

City of Hawaiian Gardens – Project Manager. Assisted the City of Hawaiian Gardens in developing and implementing an Administrative Citation program.

City of Rosemead - Project Manager. Provided interim code enforcement staff to inspect targeted areas of the city to facilitate neighborhood improvements.

City of San Clemente – Project Manager**.** Provided interim Code Enforcement staff to assist with their Code Enforcement Program.

City of La Canada Flintridge - Direct and participate in the review of the city's code enforcement policy and procedures and make recommendations for changes, as necessary. Development and Implementation of Nuisance, Cost Recovery, and Administrative Citation Ordinances. Provided interim code enforcement staff to conduct inspections and facilitate neighborhood improvements.

City of Huntington Beach – Project Manager. Provided interim Code Enforcement staff to assist with their Code Enforcement Program.

City of Del Mar - Provided interim code enforcement staff to the City and managed their entire Code program.

City of Newport Beach - Provided interim code enforcement staff to the City and managed their entire Code program.

It should be noted that the projects listed above are not a comprehensive list of all our past code clientele but represent a small portion of the Municipalities we have served. We have also successfully provided service to the following jurisdictions:

- Bradbury
- Costa Mesa
- Desert Hot Springs
- El Monte
- Folsom
- Fountain Valley
- Laguna Woods
- Pasadena
- Laguna Niguel
- Burbank
- Maywood
- San Diego County
- Thousand Oaks
- San Juan Capistrano
- San Luis Obispo
- Sierra Madre
- Ventura
- West Hollywood

References

City of South Gate
Meredith Elguira
8650 Caliifornia Ave.
South Gate, CA 90280
(323) 563-9529
Project: Staff augmentation, provided vendor enforcement teams, providing housing inspections, and enforcing signage regulations.

City of La Canada Flintridge
Susan Koleda
1327 Foothill Boulevard
La Canada Flintridge, CA 91011
(818) 780-8881
Project: Staff augmentation, providing code enforcement staff, enforcement of building, zoning, vendor, and nuisance-related issues.

City of Inglewood
Jerry Tucker
1 Manchester Boulevard, 4th Floor
Inglewood, CA 90301
(310) 412-5590
Project: Providing code enforcement staff for vendor enforcement needs at (SoFi Stadium and The Forum).

City of La Puente
John Di Mario
15900 East Main Street
La Puente, CA 91744
(626) 855-1517
Project: Staff augmentation provided full-time staffing, enforcement of building, zoning, and nuisance-related issues.

City of Torrance
Michelle Ramirez
3031 Torrance Boulevard
Torrance, CA 90503
(310) 618-2550
Project: Staff augmentation, provided code enforcement staff, enforcement of building, zoning, vendor, and nuisance-related issues.

In closing, Willdan has provided code compliance services to numerous different California Cities and Counties. We are confident our team can provide the customer service-based parking enforcement program the City is seeking. We hope this proposal meets with your approval. The resumes for our proposed team can be found below. Please let me know if you have any questions or require additional information.

Albert Brady, C.B.O.

Deputy Director of Building & Code Enforcement

Education

1988, AA, Liberal Arts, California State University, Fullerton

1990, BA, Business Administration, University of Southern California, Los Angeles

Registration

PC 832 Certificate, Orange County Sheriff's Academy, Orange, CA

Basic Certification, SCACEO - Southern California Association of Code Officials

Intermediate Certification, SCACEO - Southern California Association of Code Officials

Advanced Certification, SCACEO - Southern California Association of Code Officials

Supervisory Certification, SCACEO - Southern California Association of Code Officials

Watershed Management Certificate, EPA - Environmental Protection Agency, Sacramento, CA

ICC Certified Building Official

Affiliations

Past Education Chair, California Association of Code Officials, Sacramento, CA

Past Board Member, California Association of Code Enforcement Officials, Sacramento, CA

Member, American Association of Code Enforcement

32 Years' Experience

Mr. Albert Brady is a Willdan Engineering code enforcement manager with 32 years of experience. Mr. Brady is responsible for Code Enforcement Services Company wide including California and Arizona. Mr. Brady leads a team of code enforcement professionals who can provide both short and long-term services including management of code enforcement departments.

Relevant Project Experience

County of Riverside, California. Code Enforcement Director. Managed the Code Enforcement Department for the entire County of Riverside. Assigned to oversee all operations and respond to all citizen concerns, County CEO complaints and Board inquiries; Prepare and monitor the Department's budget including all revenues and expenditures. Prepare regular staff reports for the Board of Supervisor's regarding ordinance development and/or municipal code revisions. Provide personnel with direction, develop and update the Division's Policy and Procedure manual and verify that staff adheres to all policies established within the Department. Evaluate staff's performance on a regular basis and pursue disciplinary action when appropriate. Interview and hire all personnel. Attend regular staff meetings; meet with civic groups such as the Chamber of Commerce, Board of Realtors, Neighborhood groups and Homeowner's Associations. Interact with various departments, County, State and Federal organizations when necessary. Interact with The Riverside County District Attorney's Office regarding criminal investigations and County Counsel for Civil proceedings such as Nuisance abatements, injunctions and/or receiverships.

AndersonPenna, Newport Beach, California. Code Enforcement Manager. Managed the Code Compliance Division for a firm that provides contract code services to Municipalities in Southern California. Contract services varied from staff augmentation, program development and consulting. Provided service to different jurisdictions in California including the following government agencies; County of Orange, City of Laguna Woods, Pasadena, Ventura, La Canada Flintridge, Upland, Fountain Valley, Tustin, Desert Hot Springs, and San Juan Capistrano. Developed and implemented code programs, ordinances (civil citation, nuisance ordinance, rental inspection programs) and policies and procedures manuals. Managed all contracts for service delivery and all contract employees assigned to the projects. Attended regular City Council meetings and assured projects remained within budget.

City of Moreno Valley, California. Code & Neighborhood Services Official. Responsible for managing the Code and Neighborhood Services Division which is comprised of the Parking Enforcement Team and the Code Compliance Group. Assigned to oversee all operations and respond to all citizen concerns, City Manager complaints and Council inquiries; Prepare and monitor the Division's budget including all revenues and expenditures. Manage agreements with outside contractors that provide service to the City including Riverside County Environmental Health, Abatement Contractors, and Citation Processing Services. Monitor and prepare quarterly and annual reports for three separate Federal programs. Prepare regular staff reports for City Council regarding ordinance development and/or municipal code revisions. Manage specialized programs such as the City's Graffiti Restitution Program, Shopping Cart Containment Ordinance and the Rotational Tow Service Program. Provide personnel with direction, develop and update the Division's Policy and Procedure manual and verify that staff adheres to all policies

established within the Division. Evaluate staff's performance on a regular basis and pursue disciplinary action when appropriate. Interview and hire personnel. Attend regular staff meetings; meet with civic groups such as the Chamber of Commerce, Board of Realtors, Neighborhood groups and Homeowner's Associations.

Albert Brady
Continued

Willdan, Anaheim, California. Code Enforcement Supervisor. Managed the Code Compliance Division for a firm that provided contract code services to Municipalities in the western United States. Contract services varied from staff augmentation, program development and consulting. Provided service to different jurisdictions in California, Arizona and Nevada including the following government agencies; County of Orange, City of Anaheim, South Pasadena, Bradbury, La Canada Flintridge, Rosemead, Hawaiian Gardens, Los Alamitos, Irvine, Laguna Hills, Del Mar, La Palma, and San Juan Capistrano. Developed and implemented code programs, ordinances (civil citation, nuisance ordinance, rental inspection programs) and policies and procedures manuals. Managed all contracts for service delivery and all contract employees assigned to the projects. Attended regular City Council meetings and assured each project remained within budget.

City of Anaheim, California. Senior Code Enforcement Officer. Supervised the CDBG team of the Code Enforcement Division which consisted of seventeen employees. Enforced City regulations and codes to enhance and preserve the quality of neighborhoods. Received citizen complaints of Municipal Code violations and coordinated the resolution of those concerns. Provided training to employees; established and maintained the Division's policy and procedure manual and ensured that the established practices were followed. Performed regular evaluations of employees, prepared internal and external memorandums, staff reports, developed ordinances and assisted with the annual preparation of the Planning Department Budget.

City of Anaheim, California. Code Enforcement Officer II. Conducted field investigations and site surveillance of residential, commercial and industrial properties. Enforced all applicable code provisions, ordinances and statutes; issued infraction and misdemeanor citations for violations regarding zoning, litter, abandoned vehicles, weeds and debris accumulation. Photographed evidence, prepared diagrams, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary. Prepared memos and investigative reports.

City of Anaheim, California. Code Enforcement Officer I. Performed field inspections and enforced municipal code provisions (such as animal regulations, business license requirements, and building permits). Explained regulations relating to municipal code provisions including zoning, land use, planning, and design review. Responded to citizen complaints regarding potential code violations; conducted research of property ownership, past permits and all applicable code regulations. Coordinated enforcement actions with other City departments and other governmental agencies, as necessary.

City of Anaheim, California. Housing Coordinator/Inspector. Performed field inspections of all Section 8 Housing Vouchers for the City of Anaheim Housing Authority. Inspections were performed to verify compliance with the Housing Quality standards; for new vouchers and as part of the annual recertification program. Additional duties included providing notices for non-compliant units to both property owners and residents, negotiating rents, performing recertification paperwork, re-inspections of non-compliant units, and assisting customers with additional benefits available through the family self-sufficiency program.

John (Terry) Cox

Code Enforcement Manager

Education

B.S., Business Management, California Coast University, Santa Ana, CA

Business Management, California State University, Long Beach

Psychology, Cerritos Community College

Licenses/Certifications

PC 832 Certificate - Rio Hondo Community College

Certified Code Enforcement Officer, CACEO - California Association of Code Enforcement Officials

Basic Certification, SCACEO - Southern California Association of Code Enforcement Officials

Intermediate Certification, CACEO - California Association of Code Enforcement Officials

Advanced Certification, CACEO - California Association of Code Enforcement Officials

Supervisory Certification, CACEO - California Association of Code Enforcement Officials

Watershed Management Certificate, EPA - Environmental Protection Agency, Sacramento, CA

Affiliations

Member, California Association of Code Enforcement Officials

26 Years' Experience

Mr. Terry Cox is a Code Official with over 26 years' experience in addressing community blight through developing effective neighborhood strategies. He has demonstrated the ability to train, motivate and manage cohesive teams focused on preserving communities. He is experienced in neighborhood improvement projects, operational management, community relations, consulting and project management.

Relevant Project Experience

County of Orange, Santa Ana, CA. Code Enforcement Manager. Oversee the day-to-day operations of the Neighborhood Preservation Section with the County of Orange, which includes the training and supervision of both County and contract staff. Work closely with staff from the Board of Supervisors, CEO's office, multiple County Departments, and additional outside agencies to coordinate investigations/enforcement activities and communicate findings/results, as well as to provide thorough and effective service to unincorporated islands within the County of Orange. Prepare and provide staff reports, departmental work plans, educational/informational materials and special presentations related to code enforcement. Develop and implement policies and procedures to improve program efficiency and effectiveness. Coordinate and implement special projects such as community cleanup days, target area sweeps and community meetings, thus spearheading the community outreach efforts of OC Development Services/OC Public Works. Communication, both verbally and in writing, with representatives of the District Offices to address potential code-related concerns (Board of Supervisors). Analyze current Neighborhood Preservation procedures and implement changes when needed to improve program efficiency/effectiveness and staff morale (i.e., office hearing scheduling procedures, improved notification process, changes in rotational case assignments, etc.). Prepare and host Neighborhood Preservation bi-weekly meetings to maintain staff awareness of program status, goals and accomplishments, as well as to obtain feedback from staff with regards to improving the program. Review officer prepared notifications to the public and case files submitted for closure to maintain quality assurance, providing staff with assistance and direction when needed. Research and organize additional training for members of staff to improve officer awareness and effectiveness. Responsible for annual staff member reviews, coaching up of staff, and disciplinary action towards staff as needed. Responsible for developing and maintaining the annual budget for Neighborhood Preservation, as well as overseeing contract development/operations. Highly involved with the development and implementation of the new Land Management System and the Customer Resource Management online portal now utilized throughout OC Public Works to provide easily accessible online services to the stakeholders and visitors of Orange County.

AndersonPenna, Newport Beach, California. Senior Code Enforcement Officer. Managed overall contract and day-to-day operations of contract code staff assigned to the County of Orange. Received calls for service and investigated potential zoning, building, grading and general property maintenance code violations. Collected and documented evidence as part of code casework. Issued notices and administrative citations as needed to ensure code compliance. Prepared briefing papers and reports for review by management of the Board of Supervisors. Prepared and carried out inspection and abatement warrants. Planned, prepared and participated in

community meetings and clean-up events. Worked closely with County Counsel and the District Attorney's office to host meetings, carryout civil litigation, and proceed with criminal court filings when voluntary compliance was not obtained.

Terry Cox
Continued

Willdan, Anaheim, California. Senior Code Enforcement Officer. Managed overall contract and day-to-day operations of contract code staff assigned to the County of Orange. Received calls for service and investigated potential zoning, building, grading, and general property maintenance code violations. Collected and documented evidence as part of code casework. Issued notices and administrative citations as needed to ensure code compliance. Prepared briefing papers and reports for review by management and the Board of Supervisors. Prepared and carried out inspection and abatement warrants. Planned, prepared, and participated in community meetings and clean-up events. Worked closely with County Counsel and the District Attorney's office to host meetings, carry out civil litigation, and proceed with criminal court filings when voluntary compliance was not obtained.

Provided code services to the City of La Canada-Flintridge. Also, prepared community education materials pertaining to code enforcement for the City of Laguna Hills.

City of Anaheim, California. Code Enforcement Officer II. Conducted field investigations and site surveillance of residential, commercial, and industrial properties. Enforced all applicable code provisions, ordinances and statutes; issued infraction and misdemeanor citations for violations regarding zoning, litter, abandoned vehicles, weeds and debris accumulation. Photographed evidence, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary. Prepared memos and investigative reports. Responsible for the enforcement of parking violations and illegal street vendor activity.

City of Paramount, California. Code Enforcement Officer I. Conducted field investigations and site surveillance of residential, commercial and industrial properties. Enforced all applicable code provisions, ordinances and statutes; issued infraction and misdemeanor citations for violations regarding zoning, litter, abandoned vehicles, weeds and debris accumulation. Photographed evidence, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary. Prepared memos and investigative reports. Responsible for the enforcement of parking violations and illegal street vendor activity. Also responsible for Public Safety fleet maintenance and supervised the Los Angeles County inmates (trustees) assigned to provide maintenance services at the City's Public Safety Substation.

Albert Brady, Jr.

Code Enforcement Supervisor

Education

C.A.C.E.O. Code Enforcement Certified,

Former President of C.A.C.E.O.

Administration of Justice, Southwestern College

Orange county Sheriff's Academy, Rancho Santiago College

Business Administration, Fullerton College

Registration/Certification

Former Orange County Deputy Sheriff Reserve

P.C. 832, State of California

Pepper Spray, Golden West College

N.P.D.E.S., County of Orange

Universal Building Code-General, S.C.A.C.E.O.

Abatement of Dangerous Buildings, C.A.C.E

Abatement of Public Nuisance (Notice and Order)

Vehicle Abatement, City of Huntington Beach

Legal Aspects of Evidence, Rio Hondo College

Legal Aspects of Warrant Process, Rio Hondo College

23+ Years' Experience

Mr. Brady is a Willdan Engineering code enforcement officer with over 19 years of municipal government experience. He communicates effectively with both internal staff and the general public. Mr. Brady strength is establishing rapport with superiors, and co-workers. He is organized, self-motivated, enthusiastic and always willing to learn. Albert demonstrates professionalism and a strong personal image at all times. Mr. Brady is available to provide code enforcement services to our Southern California clients.

Relevant Experience

County of Orange. Code Enforcement Officer. As a code enforcement officer, Mr. Brady was responsible for managing a caseload throughout the unincorporated areas of the County in support of its Neighborhood Preservation Program, including the reviewing, processing, and closing of code enforcement cases related to land use, zoning, building, grading, nuisance, and property maintenance violations within the unincorporated areas of Orange County. He was responsible for the review of case files, an inspection of properties, filing notices and complaints against violators, documenting, and preparing violation cases for the district attorney's office and/or County counsel, and testifying in court. Albert conducted in-depth permit research to assist with the processing of land use, zoning, and building violations. He worked with the general public on a daily basis providing them with general land use, zoning, building and grading requirements as it relates to the County's entitlement process. Mr. Brady assisted property owners, and/or their designated agents (i.e. architects, engineers, contractors, real estate agents, and family members) through the County's entitlement process.

City of Huntington Beach. Code Enforcement Officer. Mr. Brady conducted field investigations and site surveillance of residential, commercial and industrial properties. He enforced all applicable code provisions, ordinances and statutes; issued infraction and misdemeanor citations for violations regarding zoning, litter, abandoned vehicles, weeds and debris accumulation. Albert photographed evidence, prepared diagrams, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary.

City of Anaheim. Code Enforcement Officer. Mr. Brady performed field inspections and enforced municipal code provisions (such as animal regulations, business license requirements, and building permits). He explained regulations relating to municipal code provisions including zoning, land use, planning, and design review. Albert responded to citizen complaints regarding potential code violations; conducted research of property ownership, past permits and all applicable code regulations. Mr. Brady coordinated enforcement actions with other City departments and other governmental agencies as necessary.

John W. Poole

Code Consultant

Education

1979, BS, Administration of Justice, California State University, Los Angeles

Registration/Certification

California P.C. 832

P.O.S.T. Reserve Police Officer

Affiliations

AACE, American Association of Code Enforcement

CACEO, California Association of Code Enforcement Officers

Awards and Recognition

American Planning Association – Multiple Award Winner

California League of Cities – Helen Putman Award Recipient

National League of Cities – James C. Howland Award for Urban Enrichment

40 Years' Experience

Mr. John Poole has 40 years of municipal government experience, which includes providing code enforcement and related services. He serves as a code enforcement consultant in our Willdan Anaheim office and provides supervisory and management services in code enforcement and other related areas. Prior to joining the Willdan team, he was employed by the City of Anaheim as Senior Code Enforcement Officer, Code Enforcement Supervisor, and Code Enforcement Manager. From 1983 to 2003, he was directly responsible for a comprehensive code enforcement program, which had a budget of approximately $3.5-million. He administered a City code-enforcement program that was responsible for a highly diverse scope of municipal, State, and Federal codes and related areas, which included land use, building, housing, public nuisance, and hazardous waste/material removal. Mr. Poole successfully developed and implemented the innovative City-sponsored community-volunteer programs, such as the anti-graffiti, "Make Your Mark on the World, Not on the Wall," "Paint Your Heart Out Anaheim," which assists low-income elderly or disabled homeowners; and "Volunteers in Pride," which entails public participation in code enforcement and neighborhood improvement activities.

Mr. Poole has conducted code enforcement and management seminars for the University of California, University of Wisconsin, and the California Association of Code Enforcement Officers (CACEO). He has been associated with CACEO since its inception and served four years as CACEO's President.

Mr. Poole has demonstrated the ability to conceptualize, develop, and implement programs and/or strategies to overcome and resolve individual, committee, group, and organizational objections to the satisfaction of all parties.

Work Experience

Willdan, Anaheim, California. Code Enforcement Manager. Mr. Poole managed the Code Compliance Division for Willdan and provided contract code services to Municipalities in the western United States. The contract services varied from staff augmentation, program development and consulting. He provided service to different jurisdictions in California, Arizona and Nevada including the following government agencies; County of Orange, City of Anaheim, South Pasadena, Bradbury, Rosemead, Hawaiian Gardens, Los Alamitos, Irvine, Del Mar, La Palma, and San Juan Capistrano. Mr. Poole developed and implemented code programs, ordinances (civil citation, nuisance ordinance, rental inspection programs) and policies and procedures manuals. He Managed all contracts for service delivery and all contract employees assigned to the projects.

City of Anaheim, CA Code Enforcement Manager. Mr. Poole was responsible for managing the Code Enforcement Division for the City. He was assigned to oversee all operations and respond to all citizen concerns, City Manager complaints and Council inquiries; Prepare and monitor the Division's budget including all revenues and expenditures. John prepared regular staff reports for City Council regarding ordinance development and/or municipal code revisions. Mr. Poole provided personnel with direction, develop and update the Division's Policy and Procedure manual and verify that staff adhered to all policies established within the Division. He evaluated staff's performance on a regular basis and pursued disciplinary action when appropriate. John attended regular staff meetings; met with civic groups such as the Chamber of Commerce, Board of Realtors, Neighborhood groups and Homeowner's Associations. Mr. Poole interacted with various departments, County, State and Federal organizations when necessary.

Ed Nicholls, Jr.

Code Consultant

Education

M.S., Education, California Baptist University

B.S., Business Management, University of Phoenix

Registration

PC 832 Certificate, Orange County Sheriff's Academy, Orange, CA

Basic Certification, SCACEO - Southern California Association of Code Officials

Intermediate Certification, SCACEO - Southern California Association of Code Officials

Advanced Certification, SCACEO - Southern California Association of Code Officials

Supervisory Certification, SCACEO - Southern California Association of Code Officials

Affiliations

Past Education Chair, California Association of Code Officials, Sacramento, CA

30 Years' Experience

Mr. Ed Nicholls is a Willdan Engineering code enforcement consultant with over 30 years of experience. He serves as a code enforcement consultant in our Willdan Anaheim office and provides supervisory and management services in code. Mr. Nicholls specializes in leadership training and development, and in program evaluation, development, and implementation.

Relevant Project Experience

County of Riverside, California. Code Enforcement Deputy Director. Mr. Nicholls directed the daily activities of the 85-member strong Code Enforcement and Environmental Compliance Division. With a keen attention to detail, he skillfully coordinated a spectrum of divisional programs and projects, meticulously developing and implementing a range of training initiatives tailored to the team's needs. His strategic acumen and adept collaboration with stakeholders ensured seamless alignment of divisional objectives with overarching organizational goals. Through his proactive approach, Mr. Nicholls identified and capitalized on opportunities to optimize operations, introducing streamlined processes and innovative tools that enhanced the efficiency and impact of enforcement and compliance endeavors.

City of Chino Hills, California. Neighborhood Services Manager. Mr. Nicholls skillfully managed and supervised the day-to-day operations of the Neighborhood Services Division. With a strategic approach, they developed and executed a range of divisional training programs aimed at enhancing staff performance and capabilities. In addition, their forward-thinking vision led to the creation and successful implementation of a comprehensive training curriculum dedicated to nurturing neighborhood leadership qualities among city residents, ultimately contributing to a more empowered and engaged local community.

City of Yorba Linda, California. Senior Community Preservation Officer. Mr. Nicholls adeptly supervised the day-to-day operations of the Community Preservation Division, skillfully orchestrating the development and harmonization of a diverse array of divisional programs, codes, laws, policies, and procedures. Their remarkable leadership was evidenced by their ability to conceive and execute an array of divisional training programs, effectively enhancing the team's knowledge base and performance. Through their strategic acumen and commitment, they played a pivotal role in advancing the division's objectives and ensuring its seamless functioning.

City of Fountain Valley, California. Code Enforcement Officer II. Mr. Nicholls undertook the supervision of the Code Enforcement program, providing training to a team of two code enforcement officers, and enforcing state and local laws for enhancing the quality of life in the City's residential and commercial areas. His responsibilities encompassed identifying violations, taking necessary actions, and maintaining records of their enforcement activities. Effective communication and collaboration with other departments were key to resolving complex cases. His strong leadership, analytical skills, and commitment to adherence underscored their role in effective code enforcement and community improvement.

City of Anaheim, California. Code Enforcement Officer II. Conducted field investigations and site surveillance of residential, commercial and industrial properties. Enforced all applicable code provisions, ordinances and statutes; issued infraction and misdemeanor citations for violations regarding zoning, litter, abandoned vehicles, weeds and debris accumulation. Photographed evidence, prepared diagrams, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary. Prepared memos and investigative reports.

Scott C. Barber

Code Consultant

Education

M.B.A., Business, California Baptist University, Riverside

B.A., Theater Arts, University of California, Riverside

Licenses/Certifications/ Training

Created/taught the course "Coaching and Mentoring".

Served as a certified interpreter for Lominger "Voices 360 degree" assessments.

40+ Years' Experience

Mr. Scott Barber brings 30 years of local government experience, creating success through innovation and strategic partnerships, coupled with a fundamental and deeply ingrained understanding that public trust is earned. Mr. Barber has extensive experience in development processes and economic development activities related to business attraction through entitlement and permitting incentives. He is an excellent communicator and presenter, with solid budgeting and finance experience.

Relevant Project Experience - Consulting

City of Huntington Beach, CA. *Code Enforcement Program Evaluator.* Performed a third-party evaluation of the City's Code Enforcement Program seeking efficiencies for the program, including a review and suggested updates to the City's Policy and Procedures Manual, analysis of case processing with office and field staff, statistical and trend review of caseloads and case processing techniques, and analysis/recommendations for "right sizing" code enforcement investigative responses based upon staffing and budget resources. Final Deliverable: "Findings Memorandum" with specific program recommendations.

City of Burbank, CA. *Code Enforcement Program Reviewer.* Onsite office/field activities evaluation, systems analysis, program alternatives and modernization, resulting in a comprehensive "road map" for long-term sustainable change.

City of Ventura, CA. *Code Enforcement Program Reviewer.* Created "Findings Memorandum" after review of onsite office/field functions, code enforcement policies; validating staff recommendations for City Management/Council approval.

City of Merced, CA. *Code Enforcement Program Reviewer.* Created a comprehensive Policies & Procedures Manual, along with findings and recommendations for program enhancements, based upon interviews with office, management, and field staff, for use by the City's Code Enforcement Task Force.

County of San Mateo, CA. *Expert Witness - San Mateo Sober Living Civil Case.* Served as expert witness for the County of San Mateo in defense of a federal civil rights complaint regarding housing discrimination.

Relevant Project Experience - Local Government

City of Riverside, CA. *City Manager.* 80 square miles, 12th largest city in California, population 308,511. Annual budget of approx.$1 billion, 2687 FTEs. Municipal services include police, fire, roads, parks, museums, libraries, development services, airport, and its own publicly owned utility (electricity and water); operates a regional water quality control plant. Responsibilities and accomplishments include:

- Revised citywide budget procedures to increase transparency in the creation and tracking of project expenditures and strategic use of General Fund reserves.
- Led the stakeholder-involved design process for the $45 million reconstruction of the Riverside Convention Center.
- Created successor agency to City's former redevelopment agency; led the City to a "Finding of Completion" from the California Department of Finance for the long-range property management of 30+ properties, and the approval of $1.57 billion in Recognized Payment Obligation Schedule (ROPS) reimbursements.
- Construction of two new City parks (Doty-Trust and Ryan Bonamino), utilizing multiple funding sources (COPs, RDA bonds, inter-fund loans) for $14M cost.
- Led educational outreach for two citywide ballot measures: reauthorize a parcel tax for library services (Measure I); reauthorize transfer of water utility revenue to General Fund of $6.7 million annually (Measure A). Both measures passed by more than sixty-six percent (66%).

- Revised Economic Development Action Plan to include the principles of Riverside "Seizing Our Destiny", a community-based movement driving the City's economic future, resulting in an annual increase in local jobs (3,200 private sector, 12,000 construction-related) with local/state transportation projects.

- Reorganized City operations, merging art and culture functions with the municipal museum, the Development Department (included Redevelopment), and the Community Development Department, and moved all capital projects (excluding park design) to the General Services Department.

- Guided "Business Ready Riverside" initiative, including the implementation of electronic plan review (ProjectDox), creation of "Business First" permit concierge service to new businesses creating jobs, and approval of City Council to move towards "Smart Codes" for the upcoming General Plan cycle: created form-based codes, eliminating individual CEQA review on compliant projects within the zone.

City of Riverside, CA. *Community Development Department Director*. Department formed during FY 2005-06 by combining Planning/Building/Safety Department with the Code Enforcement Division of the Public Works Department. Annual budget $12-15 million. Responsibilities and accomplishments include:

- Led the adoption effort for a new General Plan, Zoning Code, Smart Growth guidelines and implementation matrix for the City's GP 2025, which won a Southern Cal Assoc. of Gov't "Compass Blueprint" award for excellence.

- Enforcement Division reorganization/upgrade, including creation of national best practices with the Neglected Property Abatement Team, as well as winning state and national awards for marketing and outreach programs. Created a new revenue stream through the Neglected Property Abatement Program.

- Assisted the City's ED efforts through the creation of "fast track" programs, (business attraction through streamlined entitlement and permit processing) and developed the "Concurrent Processing" procedures, reducing an applicant's time and costs associated with development projects.

- Implemented the first "Incentive Based Green Building Program" in the State of California in collaboration with the Building Industry Association.

- Selected and implemented new web-based code enforcement software (GoEnforce).

County of Riverside, CA. *Transportation & Land Management Assistant Director.* Administrative functions included: information resources, purchasing, HR, payroll, accounting, customer service, and asset management. Managed annual budget of approx. $170 million ($100 million in programmed capital improvements), with oversight of 900 staff members. Responsibilities and accomplishments include:

- Managed an annual budget of approximately $170 million ($100 million in programmed capital improvements), with agency oversight of 900 staff members.

- Created the Environmental Programs Department, including policy, procedure and mission implementation, creation of ordinances and operating guidelines, staffing and budgets.

- Led and/or assisted in the recruitment and hiring of three department directors (building official, transportation director and planning director).

- Selected by the County's executive officer to be a founding member of the County's Leadership Initiative Design Team responsible for creating/conducting leadership training programs for senior managers throughout Riverside County.

Bryan Do

Code Enforcement Officer

Education

Global Studies & Medical Anthropology, University of California, Irvine, CA

Certifications

PC 832, Powers of Arrest, Santiago Canyon College, Orange, CA

Code Enforcement Modules I, II & III, Santiago Canyon College, Orange, CA

Mr. Bryan Do is an accomplished Code Enforcement Officer with a strong background in enforcing municipal codes and regulations. He has been trained in Code Enforcement (Santiago Canyon College), Law Enforcement (PC 832 – Powers of Arrest), and is highly motivated and well-versed in safety and compliance. Mr. Do is available to our southern California clients.

Relevant Project Experience

City of Rancho Palos Verdes, CA. Code Compliance Officer. As a code enforcement officer, Mr. Do was responsible for managing a caseload throughout the City in support of its Code Compliance team. His assignment included the reviewing, processing, and closing of code enforcement cases related to land use, zoning, building, nuisance, and property maintenance violations within the jurisdiction. Bryan photographed evidence, interviewed potential witnesses and composed letters to ensure remedial action was taken; received complaints from citizens; issued correction notices and performed abatements when necessary.

City of South Gate, CA. Code Enforcement Officer. Mr. Do was a significant member of our vendor enforcement team that was responsible for the education and enforcement of illegal sidewalk vendors and members of the public regarding City Municipal Codes and regulations related to unpermitted sidewalk food vending. Mr. Do was also responsible for taking enforcement action against repeat offenders, which included the issuance of notices/citations and confiscation of perishable food/supplies. Mr. Do worked closely with City Code Enforcement supervision, City Police Department personnel, and members of Public Works as part of the City's vendor enforcement task force.

SoFi Stadium, Inglewood, CA. Code Enforcement Officer. Mr. Do is part of a team of Willdan code enforcement officers who work to ensure safety and compliance at Sofi Stadium, a 298-acre mixed-use development that houses retail, commercial, and office space, a hotel, residential units, and parking. Responsibilities of the code enforcement officers include reviewing the Operation Plan, posting up at the proper locations, obtaining appropriate data from vendors such as social security numbers, California driver's license information, or any other form of identification, and notifying vendors of the locations where they can conduct business. Assist Police, Sheriffs, and the California Highway Patrol when they are conducting corrective action on violators, **receive and log complaints, write incident reports,** and take video or pictures of items confiscated and document all action taken. Ensure that businesses and people comply with public health, safety, consumer protection, and business activities, and protect the Sofi community by regulating entities breaking laws and ordinances.

Cosmetics Republic, Santa Ana, CA. Data Entry Clerk. As a Data Entry Clerk at Cosmetics Republic, Bryan Do efficiently managed the input and organization of vast amounts of product and customer data into the company's database systems. He meticulously verified the accuracy of the information entered, updated existing records, and performed regular audits to ensure data integrity. His role was crucial in supporting the marketing and sales teams by providing them with reliable data, which enabled informed decision-making and strategic planning. Bryan's attention to detail and his commitment to maintaining the confidentiality of sensitive information were instrumental in optimizing the operational efficiency of Cosmetics Republic's data management processes.

Mariluz Reynoso

Code Enforcement Officer

Education

A.A., Psychology, San Diego City College, San Diego, CA

Code Enforcement Studies, Santiago Canyon College

Trainings/Certifications

PC 832 – Powers of Arrest

Code Enforcement Modules I, II & III, Santiago Canyon College

Vendor Enforcement, Willdan (Ed Nicholls) in collaboration with GMS Presentations & Trainings (Greg Smith) and Civica Law (Matthew Silver)

Effective Communications, Willdan (Ed Nicholls & Scott Barber)

Permit Technician, ICC (in-progress)

Ms. Mariluz Reynoso is a Willdan Engineering Code Enforcement Officer with significant knowledge and experience in vendor enforcement. She prioritizes and manages assigned projects to ensure compliance and effectively meet critical deadlines. She conducts follow-up activities to monitor and ensure compliance and maintains close verbal and written contact regarding progress with the complainants. Ms. Reynoso is available to assist our Southern California clients with code enforcement services.

Relevant Project Experience

City of Inglewood, CA (Willdan). Code Enforcement Officer. Ms. Reynoso is part of a team of Willdan code enforcement officers who work to ensure safety and compliance at Sofi Stadium, a 298-acre mixed-use development that houses retail, commercial, and office space, a hotel, residential units, and parking. Responsibilities of the code enforcement officers include reviewing the Operation Plan, posting up at the proper locations, obtaining appropriate data from vendors such as social security numbers, California driver's license information, or any other form of identification, and notifying vendors of the locations where they can conduct business. Assist Police, Sheriffs, and the California Highway Patrol when they are conducting corrective action on violators, receive and log complaints, write incident reports, and take video or pictures of items confiscated and document all action taken.

City of San Juan Capistrano, California (Willdan). Code Enforcement Officer. Ms. Reynoso is responsible for the enforcement and education of illegal sidewalk vendors and members of the public regarding City Municipal Codes and regulations related to unpermitted sidewalk food vending. Ms. Reynoso is also responsible for taking enforcement action against repeat offenders, which includes the issuance of notices/citations and confiscation of perishable food/supplies. Ms. Reynoso worked closely with City Code Enforcement supervision as part of the City's vendor enforcement task force.

City of South Gate, CA (Willdan). Code Enforcement Officer. Ms. Reynoso was responsible for the enforcement and education of illegal sidewalk vendors and members of the public regarding City Municipal Codes and regulations related to unpermitted sidewalk food vending. Ms. Reynoso was also responsible for taking enforcement action against repeat offenders, which included the issuance of notices/citations and confiscation of perishable food/supplies. Ms. Reynoso also worked closely with City Code Enforcement supervision, City Police Department personnel, and members of Public Works as part of the City's vendor enforcement task force.

Interwest Consulting, CA. Assistant Permit Technician. Ms. Reynoso excelled as an Assistant Permit Technician, where her responsibilities encompassed the issuance of building applications and the strategic redirection of plan reviews to appropriate departments. She skillfully calculated fees and clarified codes for clientele, ensuring a seamless interface between the public and regulatory requirements. Additionally, Mariluz took an active role in scheduling and appointing inspection dates, bridging the gap between preliminary planning and final approval stages. Her role extended beyond administrative duties as she participated in ride-a-longs with building inspectors and code enforcement personnel, gaining invaluable firsthand experience and insights into the practical aspects of building inspection and code enforcement processes.

Darrell Gipson

Code Enforcement Officer

Education/Training

Code Enforcement, Santiago Canyon College, Orange, CA

Community Emergency Response Team Coordinator

CPR/First Aid Certification, American Heart Association

PC 832 – Powers of Arrest

Mr. Darrell Gipson possesses 11 years of experience with the public. Mr. Gipson understands property legal descriptions, lots, easements, and excellent communication and organizational skills. He is able to establish and maintain effective working relationships with the public and private sectors and is a solution-oriented person that utilizes out-of-the-box and critical thinking to obtain solutions. Mr. Gipson is also a valuable member of the vendor control team Willdan has assigned to assist the City of Inglewood.

Relevant Project Experience

City of Grand Terrace, CA (Willdan). Code Enforcement/Animal Control Officer. Mr. Gipson received and investigated animal and code violation complaints, researched complaints regarding violations of city codes, ordinances standards, laws, and safety regulations, investigate illegal food vendors and businesses on the preparation, handling, and serving of food products, work with residents, business representatives, and other parties to resolve existing code violations and achieve compliance with zoning, building, health, nuisance, vehicle abatement, business license, and property maintenance codes and ordinances. Mr. Gipson addressed loud noise complaints (roosters and barking dogs), dead animal clean-up, loose/wild animal retrieval (i.e. dogs, raccoons, etc), and other various animal concerns within city boundaries. He prepared and maintained casework through the gathering and documentation of evidentiary materials, He prepared and issued notices and citations to parties in an attempt to achieve compliance, Darrell also prepared reports and memos for review by supervision; maintained daily inspection logs, records, statistics, and files pertaining to code enforcement activity. Mr. Gipson also served as the Community Emergency Response Team Coordinator for the City.

City of Fontana, CA (Willdan). Code Enforcement Officer. Mr. Gipson is part of the Willdan team assigned to handle vendor control in the city. He assists city and county staff with the enforcement of city and state codes pertaining to street food vendors within the city. He effectively communicates with and educates illegal food vendors, while taking additional enforcement action as needed.

City of Inglewood, CA (Willdan). Code Enforcement Officer. Mr. Gipson is part of the Willdan team assigned to handle vendor control in the city. He assists city and county staff with the enforcement of city and state codes pertaining to street food vendors within the city. He effectively communicates with and educates illegal food vendors, while taking additional enforcement action as needed.

Lending3 Inc., Fountain Valley, CA. Branch Manager. Mr. Gipson managed and provided employee mentorship to a team of 11 virtual loan officers. He led the charge in customer service by providing a high-quality customer service in building and maintaining productive relationships with new and existing clients, realtors, appraisers, builders, brokers, and title companies. Mr. Gipson reflected the corporate values and ethics of the company. He prepared financial statements for the branch, oversaw reports for budgets and financial reports, and created plans and forecasts that were built to meet future needs. He evaluated loan applicant's financial status, credit and ability to repay loan and qualified borrowers for new government loan products. Mr. Gipson actively pursued business development relationships within the community.

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3F

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Consideration and possible action to reintroduce and waive first reading of an Ordinance setting speed limits based upon certification of the 2017 Engineering and Traffic Survey for speed limits effective through October 2031 and the 2024 Engineering and Traffic Survey of 26 Locations for speed limits through October 2038

RECOMMENDATION:

It is recommended that the City Council consider:

1. Reintroducing and waiving first reading for an Ordinance setting speed limits throughout the City; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of speed control regulations established in accordance with California law and will not have the effect of deleting or substantially changing any regulatory standards or findings. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

EXECUTIVE SUMMARY:

The first reading of the proposed ordinance was presented to City Council at the November 6, 2024, council meeting. The second reading was supposed to be agendized at the following City Council regular meeting, November 20, 2024. However, the second reading was inadvertently missed and therefore is being reintroduced. Accordingly, the Public Works Director recommends that the City Council consider reintroducing and waiving first reading of the attached Ordinance.

2024-25 STRATEGIC PLAN GOAL:

The proposed Ordinance supports the City's strategic goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of the City and community.

FISCAL IMPACT:

Upon adoption of the proposed resolution, City staff will replace the speed limit signs along the affected 14 segments where speed limits is proposed to be reduced. The cost for sign replacement is included in the City's FY 2024-25 operational budget in Traffic Control account 239-4206-5315

Respectfully submitted by:

Shawn Igoe
Public Works Director

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. November 6, 2024, Agenda Item 5-A Staff Report (without attachments)

ATTACHMENT 1
November 6, 2024 Agenda Item 5-A
Staff Report (without attachments)

City Council Staff Report

DATE: November 6, 2024

AGENDA ITEM NO: New Business - 5A

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Consideration and possible action to introduce and waive first reading of an Ordinance setting speed limits based upon certification of the 2017 Engineering and Traffic Survey for speed limits effective through October 2031 and the 2024 Engineering and Traffic Survey of 26 Locations for speed limits through October 2038

RECOMMENDATION:

It is recommended that the City Council consider:

1. Introducing and waiving first reading for an Ordinance setting speed limits throughout the City; and
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

This Ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq*., the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of speed control regulations established in accordance with California law and will not have the effect of deleting or substantially changing any regulatory standards or findings. This Ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

BOARD/COMMISSION REVIEW:

The Public Works Director presented a draft engineering and traffic survey evaluating safe and reasonable speed limits 26 segments citywide, including its recommendations, to the Traffic Commission on October 17, 2024. The Traffic Commission was informed that the item would be presented to the City Council for consideration, and it did not express any questions or concerns.

EXECUTIVE SUMMARY:

The City's consultant, Transtech Engineers, Inc., assessed and certified 45 segments listed in the City's 2017 Engineering and Traffic Survey and determined that no significant changes in roadway or traffic conditions have occurred on these segments, (see Attachment 2) including, without limitation, changes in adjoining property or land use, roadway width, or traffic volume, and therefore the posted speed limits are valid for 14 years from the adopted date of the survey effective between October 2017 through October 2031.

Twenty-six of the original 73 segments from the 2017 City-wide speed survey were separately reviewed and a new Engineering and Traffic Survey ("ETS") was completed for these segments.

Transtech Engineers completed the ETS pursuant to California law including, without limitation, Vehicle Code § 627, for the purpose of establishing safe and reasonable speed limits. These may be enforced using radar at pre-determined locations. The ETS recommends reducing the speed limit on the following 14 of the 26 segments included in the ETS:

- Alhambra Avenue between Garvey Avenue and Graves Avenue
- Atlantic Boulevard between Harding Avenue and El Repetto Drive
- Atlantic Boulevard between El Repetto Drive and Floral Drive
- Avenida Cesar Chavez between West City Limit and Atlantic Boulevard
- Floral Drive between Monterey Pass Road and Atlantic Boulevard
- Garfield Avenue between Graves Avenue and El Repetto Drive
- Garfield Avenue between El Repetto Drive and Riggin Street
- Orange Avenue between Hellman Avenue and Garvey Avenue
- Orange Avenue between Garvey Avenue and Graves Avenue
- Orange Avenue between Graves Avenue and Metro Drive
- Orange Avenue between Metro Drive and Saturn Street
- Pomona Boulevard between Gerhart Avenue and Garfield Avenue
- Pomona Boulevard between Garfield Avenue and Markland Drive
- Potrero Grande Drive between Markland Drive and Arroyo Drive

Accordingly, the Public Works Director ("Director") recommends that the City Council consider introducing and waiving first reading of the attached Ordinance.

BACKGROUND:

On November 1, 2017 City Council adopted Ordinance No. 2144, approving the 2017 Traffic Speed Zone Survey for 73 segments within the City. On September 4, 2024 the City adopted Ordinance No. 2248 establishing speed limits for 2 of the 73 segments along Hellman Ave. As part of the evaluation of the Citywide speed limits, Transtech evaluated 45 segments of the City's 2017 Engineering and Traffic Survey and determined that no significant changes in roadway or traffic conditions have occurred on these segments, indicated on the following list, including but not limited to changes in adjoining property or

land use, roadway width, or traffic volume, and therefore the posted speed limits are valid between October 2017 through October 2031.

The following table lists the 45 segments recertified:

Table 1: City of Monterey Park 14-Year Certification of the 2017 Engineering and Traffic Survey Speed Limits
2017 Adopted Speed Limits are Effective until October of 2031

ID	Primary Location	Limits		Street Classification CRS Maps	Adopted 2017 Speed Limit
		Beginning	Ending		
1	Abajo Road	Garvey Avenue	Vagabond Drive	Local	25
2	Ackley Street	Fulton Avenue	Orange Avenue	Collector	25
3	Ackley Street	Orange Avenue	Arroyo Drive	Secondary	25
4	Brightwood Street	Crest Vista Drive	Atlantic Boulevard	Local	25
5	Cadiz Street/Crest Vista Drive	Ridgecrest Street	Atlantic Boulevard	Collector	25
6	Casuda Canyon Drive	Garvey Avenue	Alzado Street	Collector	25
7	Casuda Canyon Drive	Alzado Street	Corporate Center Drive	Collector	30
8	Coral View Street	Garfield Avenue	Fulton Avenue	Collector	25
9	Corporate Center Drive	Ramona Boulevard	Casuda Canyon Drive	Secondary	40
10	Corporate Center Drive	Casuda Canyon Drive	Floral Drive	Secondary	40
11	Crest Vista Drive	Ridgcrest Street	Floral Drive	Collector	25
12	El Repetto Drive	Atlantic Boulevard	Garfield Avenue	Collector	25
13	Emerson Avenue	Atlantic Boulevard	Garfield Avenue	Secondary	25
14	Emerson Avenue	Garfield Avenue	New Avenue	Secondary	25
15	Findlay Avenue	Riggin Street	Pomona Boulevard	Secondary	25
16	First Street	West City Limit	Atlantic Boulevard	Secondary	35
17	Fulton Avenue	Kempton Avenue	Coral View Street	Local/Collector	25
18	Fulton Avenue	Coral View Street	Floral Drive	Collector	30
19	Fulton Avenue	Floral Drive	Pomona Boulevard	Collector	25
20	Grandridge Avenue	Garfield Avenue	El Repetto Drive	Local	25
21	Graves Avenue	Garfield Avenue	New Avenue	Secondary	30
22	Harding Avenue	Atlantic Boulevard	Ramona Avenue	Secondary	25
23	Hillside Street	Ridge Crest Street	Floral Drive	Local	25
24	Kempton Avenue	Lincoln Avenue	Fulton Avenue (s)	Local	25
25	Markland Drive	Riggin Street	Potrero Grande	Local/Collector	25

			Drive		
26	McPherrin Avenue	Garvey Avenue	Harding Avenue	Local	25
27	Monterey Pass Road	Garvey Avenue	Vagabond Road	Secondary	40
28	Monterey Pass Road	Vagabond Road	Floral Drive	Secondary	40
29	New Avenue	Hellman Avenue	Garvey Avenue	Principal Arterial	35
30	New Avenue	Garvey Avenue	Graves Avenue	Secondary	35
31	Newmark Avenue	Atlantic Boulevard	Garfield Avenue	Collector	30
32	Newmark Avenue	Garfield Avenue	New Avenue	Collector	30
33	Ramona Avenue	Garvey Avenue	Garfield Avenue	Collector	25
34	Ramona Boulevard	West City Limits	North City Limits	Secondary	35
35	Ridgcrest Street	Hillside Street	Floral Avenue	Local	25
36	Riggin Street	Atlantic Boulevard	Findlay Avenue	Secondary	35
37	Riggin Street	Findlay Avenue	Garfield Avenue	Secondary	35
38	Riggin Street	Garfield Avenue	Fulton Avenue	Secondary/Local	30
39	Saturn Street	Atlas Avenue	Potrero Grande Drive	Secondary	40
40	Verde Vista Drive	Casuda Canyon Drive	Abajo Drive	Local	25
41	Wilcox Avenue	Kempton Avenue	Coral View Street	Local	25
42	Wilcox Avenue	Coral View Street	Riggin Street	Local/Secondary	25
43	Wilcox Avenue	Riggin Street	Pomona Boulevard	Secondary	35
44	Ynez Avenue	Hellman Avenue	Garvey Avenue	Collector	30
45	Ynez Avenue	Garvey Avenue	Graves Avenue	Local	25

Twenty-six segments were separately studied. Out of those, 14 segments are proposed to be changed as shown in Table 2 below.

When a speed limit is to be posted, it is established to the nearest 5 mph increment of the 85th percentile speed limit of free-flowing traffic. Allowed exceptions are:

- Option 1: A 5 MPH Reduction in 85th% speed by 5 MPH for Rounding Down to Nearest Posted Limit if no further reduction is used.
- Option 2: A 5 MPH from the 85th% speed due to road conditions, high concentration of pedestrian and bicyclist, senior center and land use.
- Option 3: A 5 MPH lower than 85th% speed based on a higher-than-expected collision rate, land use and roadway conditions.

These options were considered as part of the Engineering and Traffic Survey performed.

Table 2: City of Monterey Park 2024 Engineering and Traffic Survey Summary							
ID	Primary Location	Limits		Street Class. (A)	Existing Posted Speed	Change in Limit? Yes/No	Proposed 2024 Speed Limit
		Beginning	Ending				
1	Alhambra Avenue	Hellman Avenue	Garvey Avenue	Collector	30	No	30[1]
2	Alhambra Avenue	Garvey Avenue	Graves Avenue	Collector	35	Yes	30[1]
3	Atlantic Boulevard	Hellman Avenue	Garvey Avenue	Primary	30	No	30[1]
4	Atlantic Boulevard	Garvey Avenue	Harding Avenue	Primary	35	No	35
5	Atlantic Boulevard	Harding Avenue	El Repetto Drive	Primary	40	Yes	35[2]
6	Atlantic Boulevard	El Repetto Drive	Floral Drive	Primary	40	Yes	35[2]
7	Atlantic Boulevard	Floral Drive	First Street	Primary	35	No	35[1]
8	Avenida Cesar Chavez	West City Limit	Atlantic Boulevard	Secondary	35	Yes	30[2]
9	Floral Drive	West City Limit	Monterey Pass Road	Secondary	35	No	35
10	Floral Drive	Monterey Pass Road	Atlantic Boulevard	Secondary	40	Yes	35[2]
11	Garfield Avenue	Hellman Avenue	Newmark Avenue	Primary	30	No	30[1]
12	Garfield Avenue	Newmark Avenue	Graves Avenue	Primary	35	No	35[1]
13	Garfield Avenue	Graves Avenue	El Repetto Drive	Primary	40	Yes	35[2]
14	Garfield Avenue	El Repetto Drive	Riggin Street	Primary	40	Yes	35[2]
15	Garfield Avenue	Riggin Street	Pomona Boulevard	Primary	35	No	35[1]
16	Garvey Avenue	Casuda Canyon Drive	Fremont Avenue	Secondary	40	No	40
17	Garvey Avenue	Fremont Avenue	Atlantic Boulevard	Secondary	40	No	40
18	Garvey Avenue	Atlantic Boulevard	Garfield Avenue	Secondary	30	No	30

19	Garvey Avenue	Garfield Avenue	New Avenue	Secondary	30	No	30[1]
20	Orange Avenue	Hellman Avenue	Garvey Avenue	Secondary	30	Yes	25[2]
21	Orange Avenue	Garvey Avenue	Graves Avenue	Secondary	30	Yes	25[2]
22	Orange Avenue	Graves Avenue	Metro Drive	Secondary	30	Yes	25[2]
23	Orange Avenue	Metro Drive	Saturn Street	Secondary	35	Yes	30[2]
24	Pomona Boulevard	Gerhart Avenue	Garfield Avenue	Primary	40	Yes	35[2]
25	Pomona Boulevard	Garfield Avenue	Markland Drive	Primary	40	Yes	35[2]
26	Potrero Grande Drive	Markland Drive	Arroyo Drive	Primary	45	Yes	40[2]

The purpose of the ETS is to establish updated speed limits that can be enforced using radar. Applicable sections of the California Vehicle Code (CVC) and Department of Transportation California Manual on Uniform Traffic Control Devices (CAMUTCD) were followed so that the posted speed limits can be upheld by the courts and do not constitute a "Speed Trap" as defined by California law.

By preparing the ETS, and after appropriate signage is posted giving notice of the speed limits, the Police Department may use radar and other electronic devices that measure the speed of moving objects to enforce the posted speed limit.

2024-25 STRATEGIC PLAN GOAL:

The proposed Ordinance supports the City's strategic goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of the City and community.

FISCAL IMPACT:

Upon adoption of the proposed resolution, City staff will replace the speed limit signs along the affected 14 segments where speed limits is proposed to be reduced. The cost for sign replacement is included in the City's FY 2024-25 operational budget in Traffic Control account 239-4206-5315

Respectfully submitted by:

Shawn Igoe
Public Works Director

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Karl H. Berger
City Attorney

ATTACHMENT:

1. Ordinance (including Exhibit “A” (ETS))
2. Certification of the 2017 Engineering and Traffic Survey to 14 years
3. 2024 Engineering and Traffic Survey of 26 locations

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3G

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Bruggemeyer Library Improvements – Authorize Purchase of New Industrial Power Diesel Generator from Generac Industrial

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waiving the bidding requirements pursuant to Monterey Park Municipal Code Section 3.20.050(4), and authorizing the City Manager to execute a contract with Generac Industrial, in a form approved by the City Attorney, not to exceed $167,497;
2. Authorizing the Director of Public Works to approve change orders and contingency up to $16,750; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the extension under the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines §§ 15060(c)(2), 15061(b)(3), and 15378 exempt activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, activities where there is possibility that it may have a significant effect on the environment, and activities that do not constitute a "project" as defined, respectively. This activity contemplates purchasing equipment only. Subsequent installation and construction will be evaluated separately under CEQA. Accordingly, this activity is exempt from further review.

EXECUTIVE SUMMARY:

The City has received a grant through the Building Forward Library Facilities Improvements Program to install a generator at the Bruggemeyer Library (the "Project"), which serves as one of the City's designated cooling centers and a designated backup Emergency Operations Center. To expedite the Project, staff is proposing to purchase the generator and related materials directly from the manufacturer due to their long lead time, as well as the time required to obtain the necessary South Coast Air Quality Management District ("SCAQMD") permit. This direct purchase approach will allow the

City to reduce delays while concurrently advertising for bids to hire a contractor for the generator's installation, ensuring the project proceeds efficiently and within the required timelines.

Staff recommends that the City Council authorize the City Manager to purchase one Industrial Power Diesel Generator unit and related material, including processing SCAQMD permit from Generac Industrial in an amount not to exceed $167,497, with an additional contingency amount not to exceed $16,750. This recommendation covers the purchase of the equipment only, excluding any installation or associated costs.

BACKGROUND:

Bruggemeyer Library hosts approximately 800 to 1,000 visitors per day and is one of the City's designated cooling centers during extreme heat weather conditions and a backup to the Emergency Operations Center ("EOC"). The Public Works Director applied for and received a grant from the California State Library, the City is able to move forward with The Building Forward Library Facilities Improvements Program, which allows for the purchase and installation of the Bruggemeyer Library generator.

Through Sourcewell Contract # 092222-GNR, effective November, 2022, between Sourcewell and Generac Industrial, Generac Industrial was able to present an equipment quotation to the City for the Bruggemeyer Library generator with Sourcewell pricing. The City is a member of Sourcewell, a purchasing cooperative that combines the purchasing power of multiple agencies into a cooperative purchasing group to secure lower prices than what a smaller agency may obtain through an individual bid. Sourcewell contracts are competitively solicited and meet public bidding requirements; accordingly, the City Council may authorize the purchase of the Bruggemeyer Library generator via MPMC § 3.20.050(4) - which allows the City to forego bidding through a cooperative purchasing.

The Public Works Director recommends the City Council authorize the City Manager to purchase a diesel generator from Generac Industrial at a not to exceed amount of $167,497, plus a contingency amount not to exceed $16,750. The recommendation includes the purchase of equipment only. Staff will solicit bids for the installation of purchased diesel generator unit and seek City Council approval for award of contract.

2024-25 STRATEGIC PLAN GOAL:

The replacement of a generator for the Bruggemeyer Library supports the City's goal to maintain City facilities to support the current and future needs of our city and community. Additionally, the project will allow for the library to continue to be a designated cooling center during extreme heat weather conditions and a backup EOC if needed.

FISCAL IMPACT:

The proposed purchase will be made through grant funds from the California State Library, Grant Number BF-23-004 budgeted under CIP No. 95038 – Building Forward Library Improvements. There are sufficient funds in CIP 95038 to purchase the proposed diesel generator equipment, plus contingency amount not to exceed $16,750.

Respectfully submitted by:

Shawn Igoe
Director of Public Works

Reviewed by:

Martha Garcia
Director of Finance

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT:

1. Generac Industrial Quotation # 0020924210 – Generac Industrial Power Diesel Generator SD200

ATTACHMENT 1

General Industrial Quotation #0020924210 – Generac Industrial Power Diesel Generator SD200

Quotation #: 0020924210 **Date: 11/20/2024**

Sourcewell #: 092222-GNR

Attention: Ziad/Anthony @ City of Monterey Park – Library

Dear Ziad/Anthony:

Thank you for the opportunity to provide pricing for the equipment on the above-referenced project. We are pleased to quote as follows:

-1- Generac Industrial Power Diesel Generator SD200, rated for 200kW, 277/480V, 3 Phase, 4 Wire, Soundproof Housing with PM Filter Prep
-1- Automatic Transfer Switch, 2000Amp, 3Pole., 4Wire, 277/480V, NEMA1
-1- Manual Transfer Switch with Cam Locks, 2000Amp, 3Pole, 277/480V, NEMA3R
-1- Start/Test with Building Transfer Test, PM Filter Baseline Test and Training
Net Price: $145,775.00
Applicable Sales Tax 10.25%: $14,941.94
Total Price: $160,716.94

-1- SCAQMD permitting service
Net Adder Price: $6,780.00

Freight: FOB factory – Freight allowed to Jobsite, on Standard or Flatbed Truck, Off lifting by others

Current Lead Time: Genset 20 - 24 weeks, ATS 38 – 40 weeks. MTS 20 – 24 weeks from receipt of Purchase Order and Written Release for Production.
Submittals will be released upon receipt of a Written Purchase Order, not before.

Specifications: Verbal / Job Walk
This quote may or may not meet all jobsite requirements. Please read any exceptions that we may have taken to the specification sections listed below. Any other specification sections may or may not comply.

Scope Clarifications:

- Estimated Submittal Lead time: 5-7 business days.
- No equipment will be ordered without written release to proceed – price changes issued by the manufacturer after quotation validity and prior to release will be passed along to the customer.
- Pricing includes freight to site, offloading not included.
- Pricing for adders purchased separately from equipment will be assessed at time of purchase.
- Installation, fueling and termination of connections not included.
- Installation and mounting of exhaust not included.
- The Energy Systems provided start-up checklist and supporting pictures must be received by Supplier two weeks prior to technician scheduling.

- All industrial products require a formal start up by a Generac factory certified technician.
- Pricing is based on work being completed during regular business hours.
- Load bank (if included) is resistive load.
- Training to be completed same day as start up. Additional charges will apply if a separate trip is required.
- Enclosure color is Generac Industrial grey. Custom colors can be quoted separately.
- Not included unless otherwise noted: equipment offloading, installation, fuel, permits, signage, taxes, exhaust system backpressure test, exhaust emissions test, infrared scanning, NETA testing, harmonic testing, concrete pad, anchoring, pipe insulation, building communication integration, license fees.

Other Terms and Conditions:

1. Offer Validity: 60 days.
2. Payment terms: 100% invoiced at shipment with NET 30.
3. Credit is subject to approval by Energy Systems upon receipt of business credit application.
4. Incoterms: Ex-Works factory with freight allowed to the jobsite, on a truck, curbside.
5. Manufacturer lead-time to be confirmed upon approved release for production letter and receipt of a West Coast Energy Systems approved purchase order.
6. Equipment cannot be held by Energy Systems or its suppliers without prior written agreement.
7. Any sale of goods or services, and any extension of credit, is governed by and subject to West Coast Energy Systems' Terms and Conditions of Sales and Service ("Terms") located at https://energysystems.com/terms-and-conditions-of-sale-and-service/ which is incorporated by reference. The Terms are subject to change at any time and you are advised to frequently re-review the Terms. Unless pursuant to a written agreement mutually executed by both parties, the Terms shall be binding upon the parties, and any other terms, communications or documents are to be disregarded and hereby expressly rejected.

Sincerely,

Ruud van Kleinwee
West Coast Energy Systems
(310) 601-6507

Acknowledgement / Quote #: 0020924210

Accepted By:_____

Firm Name:_____

Customer P.O. #:_____Date:_____

Bill of Material

Quantity 1 - Generac Industrial Power Diesel Engine-Driven Generator Set with the following features and accessories:

- SD200 Standby rated, 200 kW Rating, wired for 277/480V., 3Phase, 4Wire
- Soundproof Level 2 Steel Enclosure with PM Filter Prep
- Sub Base Fuel Tank 372 Gallon with Standard Options, Normal/Emergency Vents 12' Extended, 5 Gallon Fuel Fill/Spill Box, OPV (Tank will be Shipped Loose for Installation Onsite by Contractor)
- UL2200, EPA Certified, SCAQMD Pre-Certified, IBC Seismic Certified
- H-100 Control Panel with HUIO module
    - Meets NFPA 99 and 110 requirements
    - 2-wire start controls for any 2-wire transfer switch
- Battery Charger, 10 Amp, installed
- 925 CCA Batteries, with Rack, installed
- Coolant Heater, 2000W, 240VAC
- Engine Run Relay, 120V GFCI and 240V Outlets
- MLCB 350 Amp., 100% rated, Therm/Mag
- Standard Factory Load Test at reactive (0.8) power factor
- Standard 2-Year Comprehensive Warranty

SHIPPED LOOSE ITEMS

- -3- O&M Manuals
- -1- Remote Annunciator, -1- Remote E-Stop
- -1- 12' 2" Normal Vent Pipe
- -1- PM Filter

Quantity 1 – Automatic Transfer Switch with the following features and accessories:

- 2000 Amp, 3Pole, 4Wire, wired for 277/480V., NEMA1
- UL2200, IBC Seismic Certified

Services:

- Standard Generator Start/Test (after Installation by others) including Building Transfer Test
- PM Filter Baseline Test
- Standard Training during Start/Test

Quantity 1 – Manual Transfer Switch with Camlocks with the following features and accessories:

- 2000 Amp, 3Pole, 4Wire, wired for 277/480V., NEMA3R
- Phase Rotation Monitor, Voltage Test Port

Quantity 1 – SCAQMD Permitting Service

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3H

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Janitorial Services RFP – Reject All Submitted Proposals

RECOMMENDATION:

It is recommended that the City Council consider:

1. Rejecting all proposals received for the Request for Proposal for janitorial services and supplies, Janitorial Services, Proposal # 2024-M01; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On September 19, 2024, the City issued a Request for Proposal ("RFP") for janitorial services and supplies, Janitorial Services, Proposal # 2024-M01. Two proposals were received by the submittal deadline of October 23, 2024. Staff recommends rejection of all proposals due to inconsistencies in the proposals received by both companies.

BACKGROUND:

On September 19, 2024, staff requested proposals for janitorial services and supplies, Janitorial Services, Proposal # 2024-M01. The City received two proposals on the submittal deadline of October 23, 2024. The proposed scope of work includes janitorial services and supplies for City owned facilities, including the City's Business Improvement District (BID) area, and City parks.

Contractor	Proposal Annual Amount
Valley Maintenance Corporation	$554,880.00
JSD Cleaning Services, Inc.	$740,662.69

Staff reviewed the proposals received. Although it was determined Valley Maintenance Corporation had the lowest cost for providing janitorial services to the City, Valley Maintenance Corporation's technical proposal was inconsistent, lacked information, and did not address parts of the RFP; therefore, staff determined their proposal was nonresponsive to the RFP requirements. JSD Cleaning Services, Inc. was the second contractor to submit a proposal by the stated deadline. During the proposal review period, the contractor submitted a revised cost proposal which resulted in significant increases to the originally submitted cost estimate, leading them to have the highest cost for services. Due to the significant change in cost and lack of clarity on JSD's local

experience and capability for similar services, staff was unable to determine if they best meet the City's needs.

Staff recommends that the City Council reject all proposals pursuant to Monterey Park Municipal Code section 3.20.070(5), allowing staff to revisit the RFP process and extend the proposal deadline to encourage more companies to submit a proposal that will allow staff to determine if they are the best fit for the City's janitorial service and supply needs.

2024-25 STRATEGIC PLAN GOAL:

The rejection of all proposals allows staff to revisit the RFP process for janitorial services and supplies, which supports the City's goal of maintaining infrastructure and facilities to support the current and future needs of the community. Janitorial services are essential to maintaining clean and welcoming facilities to residents, staff, and visitors.

FISCAL IMPACT:

There is no fiscal impact associated with the rejection of all submitted proposals.

Respectfully submitted by:

Shawn Igoe
Director of Public Works

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENT

None

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3I

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project – Award of Public Works Contract to Best Contracting Services, Inc.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a public works contract, in a form approved by the City Attorney, with Best Contracting Services, Inc. in the contract amount of $978,450 for the Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project;
2. Authorizing the Director of Public Works to approve change orders not to exceed $97,845 over the total contract amount; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15301(c) (Existing Facilities) exempts the operation, repair, maintenance, alteration of existing public or private structures which involve negligible or no expansion of existing or former use. The proposed work will occur entirely within an existing structure. Accordingly, no further environmental review is required.

EXECUTIVE SUMMARY

Capital Improvement Project ("CIP") No. 95035 – Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project includes removal of existing roofing, re-roofing, and asbestos abatement (the "Project"). Pursuant to Resolution No. 2024-R48, the Public Works Director solicited bids for the Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project (Specification No. 2024-008).

The Notice Inviting Bids for this project was published with HLR Media LLC - Monterey Park Press on October 7 and October 14, 2024 with a bid due date of October 31, 2024. There were six addenda for the Project which incorporated additional work and extended the original bid opening date. The public bid opening for the Langley Senior Citizen

Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project was held on November 07, 2024. Three bids were received: Best Contracting Services, Inc., AME Builders, Inc., and Rite-Way Roof Corporation. It is recommended that City Council authorize the City Manager to execute a Public Works contract with Best Contracting Services, Inc., the lowest responsible bidder, for the Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project in the amount of $978,450, plus a contingency amount not to exceed $97,845.

BACKGROUND

The Project includes asbestos abatement, roof removal and disposal, plywood sheet installation, PVC membrane roof system and flashing, fascia replacement, clay roof tile replacement, and the removal of existing wall wood shingles and installation of new metal wall panels for Langley Senior Citizen Center, George Elder Gymnasium, Garvey Ranch Museum and restrooms.

The Notice Inviting Bids for this project was published with HLR Media LLC - Monterey Park Press on October 7 and October 14, 2024 with a bid due date of October 31, 2024. The bid opening was then extended to November 07 via addendum due to additional scope of work. The bid opening for the project was held on November 07, 2024 at 10am, and include the following bids:

RANK	BIDDER	BASE BID AMOUNT
1	Best Contracting Services, Inc.	$ 978,450
2	AME Builders. Inc.	$ 1,098,629
3	Rite-Way Roof Corporation	$ 1,197,495

The bid submitted by Best Contracting, Inc. is the lowest responsive bid from a responsible bidder. Best Contracting Services, Inc. was the lowest monetary cost. Staff checked compliance of completed and signed bid proposal cover form, completed and signed bid sheets, completed reference forms, completed subcontractor designation form, completed signed and notarized bid bond, and that total bid prices were calculated correctly. Best Contracting Services, Inc. and their sub-contractor's license, Klondike Construction Services, were verified with the California State Contractor's License Board to be current, active and in good standing. Registration with the California Department of Industrial Relations (DIR) was verified for both the prime contractor, Best Contracting Services, Inc., and their subcontractor, Klondike Construction Services. Both Kalban, Inc. and Klondike Construction Services were not listed in the State Active Debarred List (DIR) or the Federal Active Debarred List (sam.gov) Staff also contacted the contractor's references, Santa Monica Malibu USD, McFarland Unified School District and City of El Monte, and received positive remarks such as quality work, staying on schedule, not asking for unnecessary change order, and they would hire the contractor again. Reference projects were completed within the past couple years.

It is recommended that the City Council awards the project to Best Contracting Services, Inc. for a total of $978,450 with a contingency not to exceed $97,845.

2024-25 STRATEGIC PLAN GOAL

The roof replacement project supports the City's goal to maintain City facilities to support the current and future needs of our City and community.

FISCAL IMPACT

The proposed project is budgeted in the 2024-2025 fiscal year Capital Improvement Program. There are sufficient funds for this project.

CIP 95035 – Roof Replacement Project	
Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project (Best Contracting Services, Inc.)	$978,450
Contingency (not to exceed)	$97,845
Construction management/Construction Inspection	$10,000
Geotechnical Services	$6,200
Total Estimated Project Cost	$1,092,495

Respectfully submitted and prepared by:

Shawn Igoe
Director of Public Works

Reviewed by:

Martha Garcia
Director of Finance

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS

1. Notice Inviting Bids
2. Best Contracting Services – Langley Senior Citizen Center, Garvey Ranch Museum, and George Elder Gymnasium Roofs Replacement Project
3. Sample Public Works Agreement

ATTACHMENT 1
Notice Inviting Bids

A15484 25.33

(This space is for the County Clerk's Filing Stamp only)

CITY CLERK OFFICE

2024 NOV -4 P 12:20

CITY OF MONTEREY PARK

Monterey Park Press

820 S. Myrtle Ave
Monrovia, CA 91016
(626) 301-1010

PROOF OF PUBLICATION

(2015.5 C.C.P.)

Proof of Publication of

State of California)
County of LOS ANGELES)

I am a citizen of the United States and a resident of the State of California; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am a principal clerk of the printer of the **Monterey Park Press**, a newspaper published in the English language for the city of MONTEREY PARK, county of LOS ANGELES, and adjudged as a newspaper of general circulation by the Superior Court of the County of LOS ANGELES, State of California on the date of July 22, 2013, Case Number ES016580; that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

October 7, 14, 2024

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

Dated at Monrovia, California,

This 14th day of October 2024

X _____
Signature

City of Monterey Park
Engineering Division
320 West Newmark Avenue
Monterey Park, CA 91754
Tel. No: (626) 307-1320
Fax: (626) 307-2500
NOTICE INVITING BIDS
LANGLEY SENIOR CITIZEN CENTER, GARVEY RANCH MUSEUM, GEORGE ELDER GYMNASIUM ROOFS REPLACEMENT SPEC. NO. 2024-008
Contract Time: 90 Working Days; Liquidated Damages: $1,000 per working day.
DESCRIPTION OF WORK
The project consists of the removal and reroofing, asbestos abatement and all related work on file with the City's Public Works Department. Prevailing wages required. A 10% Bidder's Bond is required with bid. Successful contractor will be required to provide: (1) Liability insurance with City of Monterey Park as addition insured endorsement; (2) Proof of workers' compensation insurance coverage; (3) 100% Faithful Performance, (4) 100% Labor and Material Bond, and (5) DIR Registration.
Plans are available to download for a fee from QuestCDN; link on the City's website www.montereypark.ca.gov/444/Bids-Proposals.
Bid Package Cost: $22.00.
Bid Due Date and Time: Bids will be received via the online electronic bid service, Quest Construction Data Network (QuestCDN), www.questcdn.com, until **11:00 AM, Thursday, October 31, 2024.**
Questions? Please call: Anthony Bendezu, Civil Engineering Associate at (626) 307-1320.

Publish Ocotber 7 & 14, 2024
MONTEREY PARK PRESS

ATTACHMENT 2

Best Contracting Services, Inc. Proposal
Langley Senior Citizen Center
Garvey Ranch Museum
George Elder Gymnasium Roofs
Replacement Project

SECTION C. BIDDERS PROPOSAL
(Entire section C shall be submitted with the bid)

BIDDER'S NAME: Best Contracting Services, Inc.

In accordance with the City's Notice Inviting Sealed Bids, the undersigned BIDDER, hereby proposes to furnish all materials, equipment, tools, labor, and incidentals required for the above stated project as set forth in the Plans, Specifications, and contract documents therefore, and to perform all work in the manner and time prescribed therein.

BIDDER declares that this proposal is based upon careful examination of the work site, Plans, Specifications, Instructions to Bidders, and all other contract documents. If this proposal is accepted for award, BIDDER understands that failure to enter into a contract in the manner and time prescribed will result in forfeiture to the City of Monterey Park of the guarantee accompanying this proposal.

BIDDER understands that a bid is required for the entire work. The contract will be awarded on the prices shown on the bid schedule. It is agreed that the unit and/or lump sum prices bid include all appurtenant expenses, taxes, royalties and fees. In the case of discrepancies in the amounts of bid, unit prices shall govern over extended amount, and words shall govern over figures.

If awarded the Contract, the undersigned further agrees that in the event of the BIDDER'S default in executing the required contract and filing the necessary bonds and insurance certificates within ten working days after the date of the City's notice of award of contract to the BIDDER, the proceeds of the guarantee accompanying this bid shall become the property of the City and this bid and the acceptance hereof may, at the City's option, be considered null and void.

A. BID SCHEDULE

To the Monterey Park's City Council, herein called the "Council".

Pursuant to and in compliance with your Notice Inviting Bids and the other documents relating thereto, the undersigned bidder, having familiarized himself with the work, and with the terms of the contract, the local conditions affecting the performance of the contract, and the cost of the work at the place where the work is done, and with the drawings and specifications and other contract documents, hereby proposes and agrees to perform, within the time stipulated, the contract, including all of its component parts, and everything required to be performed, and to provide and furnish any and all of the labor, materials, tools, expendable equipment, and all applicable taxes, utility and transportation services necessary to perform the contract and complete in a workmanlike manner, all in strict conformity with the Contract Documents on file at the office of the City Clerk of said City, per the following bid schedule:

BID SCHEDULE
Langley Senior Citizen Center, Garvey Ranch Museum
Elder Gymnasium Roofs replacement
Specification No. 2024-008

No.	Bid Item Description	Quantity	Unit	Unit Bid	Total Bid
A1.	Mobilization/Demobilization	1	LS	$ 22,500.12	$ 22,500.12
A2.	Asbestos Abatement (per Asbestos Survey Report)	1	LS	$ 30,188.00	$ 30,188.00
A3.	Roof removal and legal disposal (includes clay tile and single ply roof areas)	1	LS	$ 149,811.00	$ 149,811.00
A4.	Plywood (same price in case additional sheets needed to be replaced)	60	Sheets	$ 308.47	$ 18,508.20
A5.	PVC membrane roof system and flashing	41,400	SF	$ 14.75	$ 610,650.00
A6	Fascia replacement (same price in case additional fascia needed to be replaced)	464	LF	$ 29.12	$ 13,511.68
A7	Clay roof tile replacement with all related improvements	6,700	SF	$ 14.22	$ 95,274.00
A8	Removal of Existing Wall Wood Shingles, and furnish and install new metal wall panels per Section E. Technical Specifications and Appendix 6. Metal Wall Siding Installation Details	2,050	SF	$ 18.54	$ 38,007.00
TOTAL BASE BID AMOUNT IN NUMBERS					$978,450.00

TOTAL BASE BID AMOUNT IN WORDS:

Nine Hundred Seven Eight Thousand Four Hundred Fifty Dollars

<table>
<tr><td colspan="2">The award of Contract shall be based on the TOTAL BASE BID AMOUNT.</td></tr>
<tr><td colspan="2">In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.</td></tr>
<tr><td rowspan="5">Full compensation for the items listed to the right as Items A, B, C, D and E are considered as inclusive in each Bid Item listed above in the Bid Schedule as applicable, and no additional and/or separate compensation will be allowed.</td><td>A. Mobilization / Demobilization</td></tr>
<tr><td>B. Traffic Control</td></tr>
<tr><td>C. NPDES, WWECP, and Best Management Practices (BMPs), Public Convenience and Safety</td></tr>
<tr><td>D. Construction Staking by Land Surveyor</td></tr>
<tr><td>E. Clearing and Grubbing</td></tr>
<tr><td colspan="2">The bid prices shall include any and all costs, including labor, materials, appurtenant expenses, taxes, royalties and any and all other incidental costs to complete the project, in compliance with the Bid and Contract Documents and all applicable codes and standards.</td></tr>
<tr><td colspan="2">The City reserves the right to add, delete, increase or decrease the amount of any quantity shown and to delete any item from the contract and pay the contractor at the bid unit prices so long as the total amount of change does not exceed 25% (plus or minus) of the total bid amount for the entire project. If the change exceeds 25%, a change order may be negotiated to adjust unit bid prices.</td></tr>
<tr><td colspan="2">All other work items not specifically listed in the bid schedule, but necessary to complete the work per bid and contract documents and all applicable codes and standards are assumed to be included in the bid prices.</td></tr>
<tr><td colspan="2">A bid is required for the entire work, that the quantities set forth in the Bid Schedule are to calculate total bid amount, and that final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.</td></tr>
</table>

DESIGNATION OF SUBCONTRACTORS

BIDDER proposes to subcontract certain portions of the work which are in excess of one-half of one percent of the bid and to procure materials and equipment from suppliers and vendors as follows:

Subcontractor Information	Work to be Performed	Dollar Amount
Name: Klondike Construction Services Inc. Address: 592 E. State Street Ontario, CA 91761 Tel: 909-395-0160	Demo / ACM	$ 179,999.00
Name: N/A Address: Tel:		$_____
Name: N/A Address: Tel:		$_____
Name: N/A Address: Tel:		$_____
Name: N/A Address: Tel:		$_____
Name: N/A Address: Tel:		$_____
Name: N/A Address: Tel:		$_____
Total Subcontract Amount (shall not exceed 49% of Total Bid Amount)		$ 179,999.00

REFERENCES

References shall be for projects constructed by the bidding company; references for other projects performed by principals or other individuals of the bidding company may not be included. References shall be either minimum from 3 Public Agencies; or minimum from 2 Public Agencies plus 2 Private Entities for which BIDDER has performed similar work within the past three years.

Reference 1		
Agency Name Santa Monica-Malibu USD	Project Name and Brief Description Santa Monica Malibu USD Various Sites	
Contact Name and Title Carey Upton, Chief Operations Officer	Re-roof various sites in Santa Monica-Malibu Unified School District	
Tel: O: 310-450-8338 x79383 C: 424-581-5426 E-mail: cupton@smmusd.org	Contract Value: $4,389,1984.00	Year Completed: 2023

Reference 2		
Agency Name Los Angeles Unified School District	Project Name and Brief Description LAUSD Canyon Creek Complex Dormitory 1	
Contact Name and Title Frank Fausto, Roofing Technical Supervisor	Re-roof with shingles at Canyon Creek Complex Dormitory 1	
Tel: O: 213-241-8673 | C: 323-806-6787 E-mail: francisco.fausto@lausd.net	Contract Value: $448,030.00	Year Completed: 2023

Reference 3		
Agency Name City of El Monte	Project Name and Brief Description Homekey M Motel	
Contact Name and Title Betty Donavanik Community & Economic Development Director	Re-roof at the Homekey M Motel in City of El Monte	
Tel: (626) 580-2056 E-mail: bdonavanik@elmonteca.gov	Contract Value: $480,000.00	Year Completed: 2022

Reference 4		
Agency Name McFarland Unified School District	Project Name and Brief Description Kern Ave ES and Browning Road STEAM Academy School	
Contact Name and Title Kristen Jimenez Facilities & Purchasing Specialist	Replace and re-roof Kern Ave Elementary School and Browning Road STEAM Academy School	
Tel: O: (661) 792-5484 | C: (661) 667-1191 E-mail: krjimenez@mcfarland.k12.ca.us	Contract Value: $3,048,890.00	Year Completed: 2022

SITE INSPECTION

The Bidder declares that he/she has carefully read and examined the plans, specifications, bid documents, and he/she has made a personal examination of the site (indicate name of the person, representing the bidder, who inspected the site and date below) and that he/she understands the exact scope of the Project without question.

Name of Person who inspected the site: JOB WALK WAS NOT MANDATED

Date of Inspection: -

ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following Addenda and has included their provisions in this Proposal:

Addendum No. 1 Dated 10/09/2024

Addendum No. 2 Dated 10/16/2024

Addendum No. 3 Dated 10/28/2024

Addendum No. 4 Dated 10/29/2024

Addendum No. 5 Dated 10/30/2024

Addendum No. 6 Dated 10/31/2024

EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE

BIDDER certifies that all previous contracts or subcontracts, all reports which may have been due under the requirements of any Agency, Site, or Federal equal employment opportunity orders have been satisfactorily filed, and that no such reports are currently outstanding.

AFFIRMATIVE ACTION CERTIFICATION

BIDDER certifies that affirmative action has been taken to seek out and consider minority business enterprises for those portions of work to be subcontracted, and that such affirmative actions have been fully documented, that said documentation is open to inspection, and that said affirmative action will remain in effect for the life of any contract awarded hereunder. Furthermore, BIDDER certifies that affirmative action will be taken to meet all equal employment opportunity requirements of the contract documents.

INSURANCE REQUIREMENTS

To be awarded this contract, the successful bidder shall procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits
Commercial general liability:	$2,000,000
Business automobile liability	$1,000,000
Workers compensation	Statutory requirement.

Commercial general liability insurance shall meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above shall be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies shall 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 endorsement shall be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance shall 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.

Automobile coverage shall be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor shall 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 shall be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) shall reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor shall 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 bidder certifies that it has read, understands, and will comply with these insurance requirements if it is selected as the City's Contractor. Failure to provide this insurance will render the bidder's proposal "nonresponsive."

Bidder's Name: **Best Contracting Services, Inc.**
Authorized Signature: _____
Name and Title: **Sean Tabazadeh, CEO/Secretary**
Date: **October 31, 2024**

PUBLIC CONTRACT CODE SECTION 7106

Noncollusion Declaration by Bidder

The undersigned declares:

I Sean Tabazadeh am the **CEO/Secretary** of **Best Contracting Services, Inc.**, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Bidder's Name: **Best Contracting Services, Inc.**

Authorized Signature: _____

Name and Title: **Sean Tabazadeh, CEO/Secretary**

Date: **October 28, 2024**

*** SEE ATTACHED NOTARY ***

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 10/28/24 before me, Sama Khalil, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean Tabazadeh
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SAMA KHALIL
Notary Public - California
Los Angeles County
Commission # 2408972
My Comm. Expires Jun 24, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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PUBLIC CONTRACT CODE SECTION 10162

In conformance with the above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder any officer of such bidder, or any employee of such bidder who has a proprietary interest in such bidder

has never been X **has been ___** (**indicate YES or NO** after applicable answer)

disqualified, removed, or otherwise prevented from bidding on, or completing a federal, state, or local government project because of a violation of law or a safety regulation, and if so to explain the circumstances.

If the answer is **has been YES** explain the circumstances below:

N/A

Bidder's Name: **Best Contracting Services, Inc.**

Authorized Signature:

Name and Title: **Sean Tabazadeh, CEO/Secretary**

Date: **October 31, 2024**

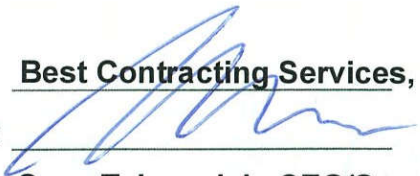
PUBLIC CONTRACT CODE SECTION 10232

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that no more than one final, unappealable finding of contempt of court by a federal court

has not been X **has been ____** (**indicate YES or NO** after applicable answer)

issued against the bidder within the immediately preceding two-year period because of the contractor's failure to comply with an order of a federal court which orders the contractor to comply with an order of the National Labor Relations Board. For purposes of this section, a finding of contempt does not include any finding which has been vacated, dismissed, or otherwise removed by the court because the contractor has complied with the order which was the basis for the finding.

Bidder's Name: **Best Contracting Services, Inc.**

Authorized Signature: 

Name and Title: **Sean Tabazadeh, CEO/Secretary**

Date: **October 31, 2024**

PUBLIC CONTRACT CODE SECTION 10285.1

In conformance with above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder or any partner, member, officer, director, responsible managing officer, or responsible managing employee thereof

has never been X **has been___** (**indicate YES or NO** after applicable answer)

convicted within the preceding three years by a court of competent jurisdiction of any charge of fraud, bribery, collusion, conspiracy, or any other act in violation of any state or federal antitrust law in connection with the bidding upon, award of, or performance of, any public works contract, as defined in Public Contract Code Section 1101, with any public entity, as defined in Public Contract Code Section 1100, including, for the purposes of this article, the Regents of the University of California or the Trustees of the California State University.

Bidder's Name: **Best Contracting Services, Inc.**

Authorized Signature: _____

Name and Title: **Sean Tabazadeh, CEO/Secretary**

Date: **October 31, 2024**

BIDDER INFORMATION

Bidder's Name: **Best Contracting Services, Inc.**

Address: **19027 S. Hamilton Ave. Gardena, CA 90248**

Form of Legal Entity: **Corporation**

If a Corporation, State of Incorporation: **CALIFORNIA**

State Contractor's Class and License No.: **A,B,C17,C39,C43 / # 456263**

Contact Person Information:

Name: **Jonathan Munoz** Title: **Project Estimator**

E-mail: **estimating@bestcontracting.com** Tel: **(310) 328-6969**

The following are the names, titles, addresses, and phone numbers of all individuals, firm members, partners, joint venturers, and/or corporate officers having a principal interest in this proposal:

Moji Tabazadeh, President - 19027 S. Hamilton Ave. Gardena, CA 90248

Sean Tabazadeh, CEO/Secretary/RMO -19027 S. Hamilton Ave. Gardena, CA 90248

Fatemeh Tabazadeh, Treasurer -19027 S. Hamilton Ave. Gardena, CA 90248

The date(s) of any voluntary or involuntary bankruptcy judgements against any principal having an interest in this proposal are as follows:

None

All current and prior DBA'S, alias, and/or fictitious business names for any principal having an interest in this proposal are as follows:

Best Roofing Company

Best Roofing & Waterproofing, Inc.

Previous contract performance history:

Was any contract terminated previously: **NO**

If the answer to the above is "yes", provide the following information:

Contract/project name and number: N/A

Date of termination: N/A

Reason for termination: N/A

Owner's name: N/A

Owner contact person and tel. no.: N/A

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 27th day of October, 2024.

BIDDER **Best Contracting Services, Inc.**

Sean Tabazadeh, CEO/Secretary

*** SEE ATTACHED NOTARY ***

Subscribed and sworn to this _____ day of _____, 20__.

NOTARY PUBLIC _____

CALIFORNIA
JURAT CERTIFICATE

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 28 day of October, 2024 by Sean Tabazadeh,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

WITNESS MY HAND AND OFFICIAL SEAL.

SAMA KHALIL
Notary Public - California
Los Angeles County
Commission # 2408972
My Comm. Expires Jun 24, 2026

Signature of Notary Public

(Notary Seal)

OPTIONAL INFORMATION

The jurat contained within this document is in accordance with California law. Any affidavit subscribed and sworn to before a notary shall use the preceding wording or substantially similar wording pursuant to Civil Code sections 1189 and 8202. A jurat certificate cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. The seal and signature cannot be affixed to a document without the correct notarial wording. As an additional option an affiant can produce an affidavit on the same document as the notarial certificate wording to eliminate the use of additional documentation.

DESCRIPTION OF ATTACHED DOCUMENT

(Title of document)

Number of Pages _____(Including jurat)

Document Date _____

(Additional Information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual
- ☐ Corporate Officer
- ☐ Partner
- ☐ Attorney-In-Fact
- ☐ Trustee
- ☐ Other: _____

MMX V. BAN2 510.409.1334 www.BayAreaNotary.com

PROPOSAL GUARANTEE

BID BOND

Bond No.: NA

KNOW ALL MEN BY THESE PRESENTS that Best Contracting Services, Inc., as BIDDER, AND The Hanover Insurance Company, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of 10% of Bid Amount ($)dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **LANGLEY SENIOR CITIZEN CENTER, GARVEY RANCH MUSEUM, GEORGE ELDER GYMNASIUM ROOFS REPLACEMENT SPECIFICATION NO. 2024-008** ("Public Project"), for the payment of which sum, BIDDER and SURETY agree to be bound, jointly and severally, firm by these presents.

THE CONDITIONS OF THIS OBLIGATION ARE SUCH that, whereas BIDDER is about to submit a bid to the City of Monterey Park for the above stated project, if said bid is rejected, or if said bid is accepted and a contract is awarded and entered into by BIDDER in the manner and time specified, then this obligation shall be null and void, otherwise it shall remain in full force and effect in favor of the City of Monterey Park.

IN WITNESS WHEREOF the parties hereto have set their names, titles, hands, and seals this 23rd day of October, 2024.

SIGNED AND SEALED this 23rd day of October, 2024

Best Contracting Services, Inc. — The Hanover Insurance Company

PRINCIPAL
Sean Tabazadeh, CEO/Secretary

SURETY
Patrick T. Moughan, Attorney-in-Fact

PRINCIPAL's MAILING ADDRESS:

Best Contracting Services, Inc.
19027 S Hamilton Ave
Gardena, CA 90248

SURETY's MAILING ADDRESS:

The Hanover Insurance Company
5 Hutton Centre Dr., Suite 1060
Santa Ana, CA 92707

NOTE: All signatures shall be acknowledged by a notary public.

CALIFORNIA ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On 10/28/2024 before me, Sama Khalil, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sean Tabazadeh
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

SAMA KHALIL
Notary Public - California
Los Angeles County
Commission # 2408972
My Comm. Expires Jun 24, 2026

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Patrick T. Moughan, Mark D. Kiger, and/or Jing Guo Mason

Of **Global Risk, LLC of Los Angeles, CA** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed Fifty Million and No/100 ($50,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **28th** day of **June, 2023**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawiecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **28th** day of **June 2023** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

Wendy Latoumes
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

Wendy Latoumes, Notary Public
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 23 day of October 2024.

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder, Vice President

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 10/23/24 before me, Zipporah D. Kiger, Notary Public
(Here insert name and title of the officer),

personally appeared Patrick T. Moughan,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ZIPPORAH D. KIGER
COMM. #2371787
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 21, 2025

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____ (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PROPOSAL GUARANTEE

CERTIFIED CHECK or CASHIER'S CHECK

As an Alternative to Bid Bond, Bidder can provide Certified Check or Cashier's Check as follows

Accompanying this proposal is a certified check or a cashier's check payable to the order of the City of Monterey Park, in the amount of - ($ -) dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **LANGLEY SENIOR CITIZEN CENTER, GARVEY RANCH MUSEUM, GEORGE ELDER GYMNASIUM ROOFS REPLACEMENT SPECIFICATION NO. 2024-007** ("Public Project").

The proceeds of the same shall become the property of said City if, in case this proposal shall be accepted by said City through the City Council, the undersigned shall fail to execute a contract, with and furnish the insurance and bonds required by the City of Monterey Park within the specified time; otherwise, the same is to be returned to the undersigned as set forth in the Instructions to Bidders.

* SEE INCLUDED BID BOND *

Bidder's Name: **Best Contracting Services, Inc.**

Authorized Signature: _____

Name and Title: **Sean Tabazadeh, CEO/Secretary**

Date: **October 31, 2024**

--END OF SECTION--

BEST CONTRACTING SERVICES, INC.

Contractor

Contractor business email
wsalazar@bestcontracting.com

Contractor c ation eff date
2022-07-01

Contractor first name
Wualfre

Contractor mailing city
GARDENA

Contractor mailing state
CA

Contractor mailing zip
90248

Contractor physical city
GARDENA

Contractor physical state
CA

Contractor physical zip
90248

Contractor certify date
2022-05-04

Contractor company type
Corporation

Contractor craft legacy
Roofing; Glazier; Sheet Metal Worker

Contractor craft snow

Contractor c ation exp date
2025-06-30

Contractor date deactivated

Contractor dba name

Contractor entity number

C1158028

Contractor ID

1000000563

Contractor last name

Salazar

Contractor mailing address2

Contractor physical address1

19027 S. HAMILTON AVENUE

Contractor physical address2

Contractor source

legacy-pwcr

Contractor wc cert date

2021-12-01

Contractor wc exp date

2022-12-01

Contractor wc policy number

WC9805198?10

Contractor wc selection

Insured by carrier

Contractor legal entity name

BEST CONTRACTING SERVICES, INC.

Contractor mailing address1

19027 S. HAMILTON AVENUE

Contractor wc carrier

BEST CONTRACTING SERVICES, INC.

Terms & Conditions
Privacy Policy
Disclaimer
Nondiscrimination Notice
Accessibility
dir.ca.gov

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KLONDIKE CONSTRUCTION SERVICES INC

Contractor

Contractor business email
klondikeconstruction@gmail.com

Contractor c ation eff date
2024-07-01

Contractor first name
David

Contractor mailing city
Ontario

Contractor mailing state
CA

Contractor mailing zip
91761

Contractor physical city
Ontario

Contractor physical state
CA

Contractor physical zip
91761

Contractor certify date
2024-05-17

Contractor company type
Corporation

Contractor craft legacy
Asbestos 2; Roofing

Contractor craft snow

Contractor c ation exp date
2027-06-30

Contractor date deactivated

Contractor dba name

KLONDIKE CONSTRUCTION SERVICES INC

Contractor entity number

3600667

Contractor ID

1000008336

Contractor last name

Boorstein

Contractor mailing address2

Contractor physical address1

592 E. State Street

Contractor physical address2

Contractor source

legacy-pwcr

Contractor wc cert date

2024-01-25

Contractor wc exp date

2025-01-25

Contractor wc policy number

9331783-2024

Contractor wc selection

Insured by carrier

Contractor legal entity name

KLONDIKE CONSTRUCTION SERVICES INC

Contractor mailing address1

592 E. State Street

Contractor wc carrier

Klondike construction Services Inc.

Terms & Conditions
Privacy Policy
Disclaimer
Nondiscrimination Notice
Accessibility
dir.ca.gov

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ATTACHMENT 3
Sample Public Works Agreement

PUBLIC WORKS CONTRACT
BETWEEN
THE CITY OF MONTEREY PARK AND

[CITY COUNCIL MUST APPROVE CONTRACTS GREATER THAN $60,000]

This CONTRACT is entered into this day of , 20 , by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("the City") and ("the Contractor").

1. **WORK**.

   A. The Contractor will provide all work required by the Contract Documents (the "Work"). The Contractor agrees to do additional work arising from changes ordered by the City in accordance with the Contract Documents.

   B. The Contractor and the City agree to abide by the terms and conditions contained in the Contract Documents;

   C. The Contractor will furnish all of the labor; supplies and materials; equipment; printing; vehicles; transportation; office space and facilities; all tests, testing and analyses; and all matters whatsoever (except as otherwise expressly specified to be furnished by the City) needed to perform and complete the Work and provide the services required of the Contractor by the Contract Documents.

   D. "Contract Documents" means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Proposal; this Contract; Standard Specifications; Supplementary Conditions; Exhibits; Technical Specifications; List of Drawings; Drawings; Addenda; Notice to Proceed; Change Orders; Notice of Completion; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings.

2. **CONTRACT SUM.** The City agrees to pay the Contractor a sum not to exceed dollars ($) for the Work in the manner set forth in the Contract Documents. The City may adjust this amount as set forth in the Contract Documents.

3. TIME FOR PERFORMANCE.

   A. The Contractor will fully complete the Work within working days (the "Contract Time.")

   B. The Contract Time will commence when the City issues a notice to

proceed. The Contract Documents will supersede any conflicting provisions included on the notice to proceed issued pursuant to this Contract.

C. The Contractor may not perform any Work until:

i. The Contractor furnishes proof of insurance as required by the Contract Documents; and

ii. The City gives the Contractor a written, signed, and numbered purchase order and notice to proceed.

D. By signing this Contract, the Contractor represents to the City that the Contract Time is reasonable for completion of the Work and that the Contractor will complete the Work within the Contract Time.

E. Should the Contractor begin the Work before receiving written authorization to proceed, any such Work is at the Contractor's own cost and risk.

4. **DISPUTES**. Disputes arising from this contract will be determined in accordance with the Contract Documents and Public Contracts Code §§ 10240-10240.13.

5. **THIRD PARTY CLAIMS**. In accordance with Public Contracts Code § 9201, the City will promptly inform the Contractor regarding third-party claims against the Contractor, but in no event later than 10 business days after the City receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of the Contract Documents. As more specifically detailed in the Contract Documents, the Contractor agrees to indemnify and defend the City against any third-party claim.

6. **TAXPAYER IDENTIFICATION NUMBER**. The Contractor will provide the City with a Taxpayer Identification Number.

7. **PERMITS AND LICENSES**. Unless otherwise provided, the Contractor, at its sole expense, will obtain and maintain during the Contract Time, all necessary permits, licenses, and certificates that may be required in connection with the Work.

8. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports prepared by the Contractor under the Contract Documents are the City's property. The Contractor may retain copies of said documents and materials as desired, but will deliver all original materials to the City upon the City's written notice.

9. **INDEMNIFICATION.** The Contractor agrees to indemnify, defend, and hold the City harmless as set forth in the Contract Documents. The requirements as to the types and

limits of insurance coverage to be maintained by the Contractor as required by the Contract Documents, and any approval of such insurance by the City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract Documents, including, without limitation, to the provisions concerning indemnification.

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

11. **AUDIT OF RECORDS.** The Contractor will maintain full and accurate records with respect to all services and matters covered under this Contract. The 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. The Contractor will retain such financial and program service records for at least three years after termination or final payment under the Contract Documents.

12. **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:

The City	The Contractor
City of Monterey Park City Hall Monterey Park, CA	

Any such written communications by mail will be conclusively deemed to have been received by the addressee three days after 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.

13. **NO THIRD PARTY BENEFICIARY**. This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

14. **INTERPRETATION**. This Contract 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 Contract will be in Los Angeles County.

15. **EFFECT OF CONFLICT**. In the event of any conflict, inconsistency, or incongruity between any provision of the Contract Documents, precedence will be as follows:

A. This Contract;

B. The Standard Specifications; and

C. Precedence of documents as determined in the Standard Specifications.

16. **SEVERABILITY.** If any portion of the Contract Documents are 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 Contract will continue in full force and effect.

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

18. **ELECTRONIC SIGNATURES**. This Contract 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 Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract 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.

19. **COVENANTS AND CONDITIONS.** The parties agree that all of the provisions hereof will be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.

20. **CAPTIONS.** The captions of the paragraphs of this Contract are for convenience of reference only and will not affect the interpretation of this Contract.

21. **TIME IS OF ESSENCE.** Time is of the essence for each and every provision of the Contract Documents.

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

CITY OF MONTEREY PARK _____

_____ _____

Enter Name,
City Manager

_____

ATTEST:

_____ Taxpayer ID No. _____

Enter Name, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

_____

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3J

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: Pavement Management Program – Award of Professional Services Agreement to NCE

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a professional services agreement, in a form approved by the City Attorney, with Nichols Consulting Engineers, CHTD dba NCE in the contract amount of$98,977 for the Pavement Management Program and asset inventory services;
2. Authorizing the Director of Public Works to approve change orders and contingency up to $9,900 (10%) of the contract amount, for a total project cost of $108,877; and
3. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15061(b)(3) exempts activities that do not have the potential for causing a significant effect on the environment. This activity is purely administrative and does not contemplate any physical changes to the environment. Accordingly, it is not subject to further CEQA review.

EXECUTIVE SUMMARY

In order to remain eligible for Proposition C transportation funding, local agencies are required to develop and implement a Pavement Management Program ("PMP") every three years. The PMP provides an inventory and assessment of the existing pavement conditions for the City's entire roadway system, and recommends the appropriate maintenance and rehabilitation strategies. In addition, the City is requesting an asset inventory that includes sidewalk, pavement marking and striping, curb marking and manholes and valves.

BACKGROUND

In order to receive Federal funding for street rehabilitation projects, it is mandated that every mile of eligible Federal-Aid highway within the City (major arterials) be managed with a PMP. Eligibility for State Proposition C funding also requires that a PMP be

implemented and updated every three years. A PMP provides a formal systematic approach to assessing, monitoring, and managing the condition of highway pavements in the most cost-effective manner. The results of the study help determine the most appropriate locations and the optimum approach to pavement rehabilitation.

A basic PMP involves dividing the City's street network into segments of approximately one-block lengths. The segments are evaluated by counting the number of cracks, measuring the size and type of cracking and collecting other pavement surface information. The measurements are analyzed mathematically and each segment is given a condition rating number (between 0 and 100) that is used to rank the streets in the order of their conditions. Combined with data on traffic volumes and pavement thicknesses, the program processes the condition data and produces recommendations for which streets to repair, in what order, the optimum method of repair, and the estimated costs. This information is used to prioritize and schedule street rehabilitation through the long-range Capital Improvement Program ("CIP") and budget process. The local street system is also monitored and managed by the PMP.

The City's PMP was last updated in May 2022. The last update included a pavement condition index report showing the present condition of each street in the City's pavement network. It also included recommended maintenance and repair strategies for Arterials, Collectors and Local Streets. Additionally, the report provided an assessment and incorporated unit cost for each strategy.

On October 9, 2024, the Public Works Director solicited proposals to update the City's PMP, which identified a deadline of November 7, 2024, at 2:00 PM. Two proposals were received before the deadline: NCE, and Bucknam Infrastructure Group.

The proposals were reviewed by the Public Works Director for completeness, relevant experience, scope of services provided, qualifications of proposed project team, proposed schedule and cost effectiveness. Both consultants are very qualified, with equally impressive proposals and provided services to the City in the past. The bid submitted by NCE is the lowest monetary cost.

RANK	BIDDER	BASE BID AMOUNT
1	NCE	$ 98,977
2	Bucknam Infrastructure Group	$ 141,930

NCE has been in business for over 34 years and specializes in pavement technology, encompassing pavement management, design, and research. NCE has performed pavement condition surveys for state highways in 12 states and local street networks in over 220 cities, and counties in California. NCE follows an automated approach which saves time and money by collecting and inventorying various assets such as sidewalks, curb ramps, pavement striping, manholes and valves in the same mobilization as road pavement evaluation. It is crucial and efficient for the City to have a good asset inventory to manage its right of way and have in its geographic information system, GIS.

Based on both cost and experience from the two proposals received, it is recommended that the City Council award the project to NCE for a total of $98,977 with a contingency not to exceed $9,900.

2024-25 STRATEGIC PLAN GOAL:

This Project meets the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community as results of the PMP will be used to plan future street improvements throughout the City.

FISCAL IMPACT

The total estimated cost for the Project is $108,877. There are sufficient funds in CIP project No. 96031 for the proposed work.

Pavement Management Program and Asset Inventory	
Professional Services Agreement Amount (NCE)	$98,977
Contingency (10%)	$9,900
Total Estimated Project Cost	$108,877

Respectfully submitted & prepared by:

Shawn Igoe
Director of Public Works

Reviewed by:

Martha Garcia
Director of Finance

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

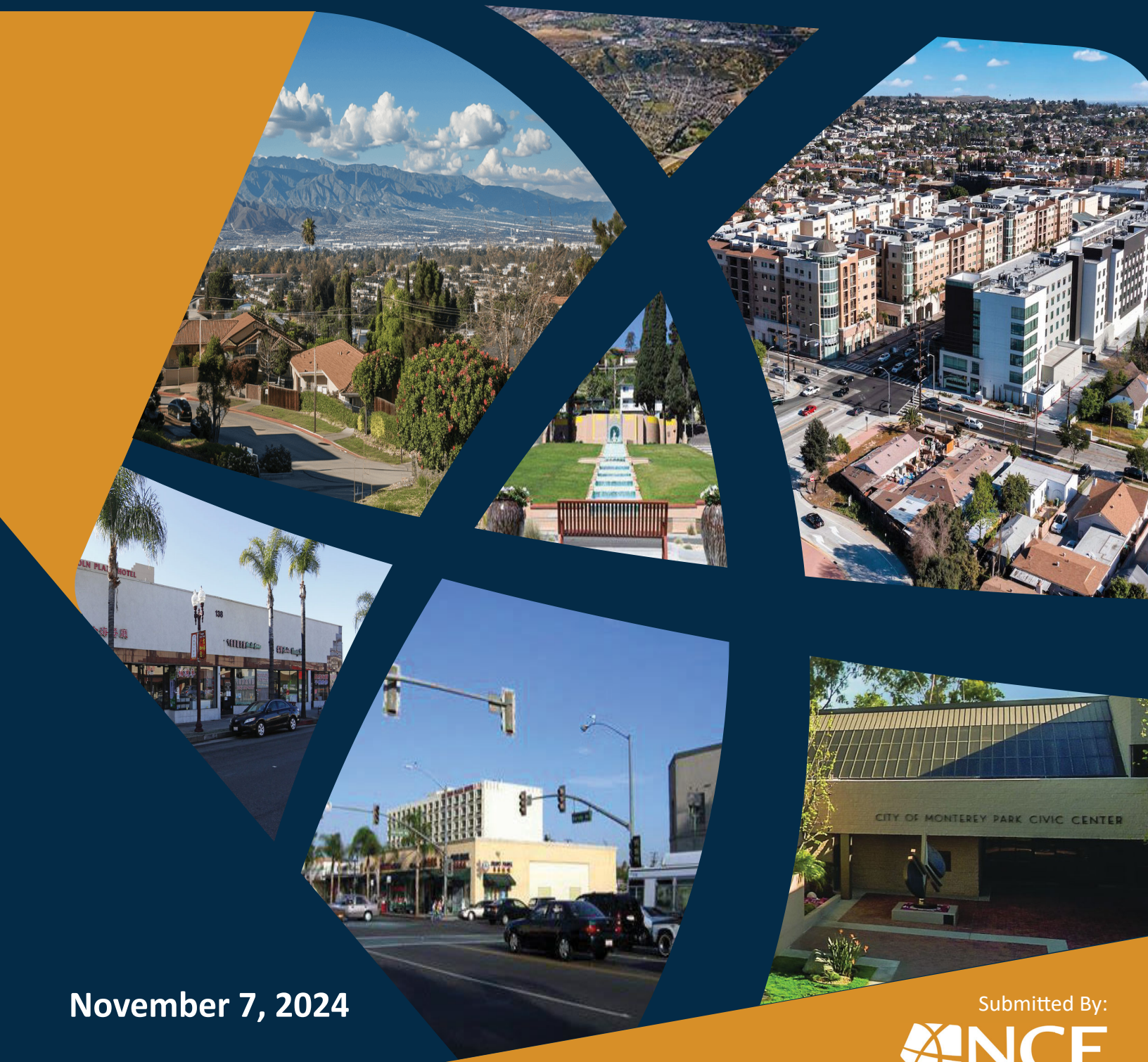
ATTACHMENTS

1. NCE Proposal
2. Bucknam Infrastructure Group Proposal
3. Professional Service Agreement Sample

ATTACHMENT 1
NCE Proposal

City of Monterey Park

PROPOSAL TO PROVIDE
Pavement Management Program Update



November 7, 2024

Submitted By:

NCE

2300 E Katella Avenue, Suite 125
Anaheim, CA 92806
(657) 275-3018

1. Executive Summary

November 7, 2024

Shawn Igoe
Director of Public Works
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Proposal to Provide Pavement Management Program Update

Dear Mr. Igoe and Members of the Selection Committee:

Pavement networks are often the most valuable asset that an agency owns. This asset is not only expensive to replace but is an essential component to the traveling public's safety. Agencies are looking for more cost-effective ways to perform engineering, maintenance, management, and rehabilitation of roadways more than ever before to stretch funding allocations. An essential tool to assist in cost-effective roadway maintenance planning is a current pavement management program (PMP) and current accurate pavement condition data.

The Road Maintenance and Rehabilitation Act (RMRA) provides approximately $1.6 million for FY2024/25 for the City of Monterey Park (City). In addition, the Infrastructure Investment and Jobs Act (IIJA) and Inflation Reduction Act (IRA) will provide more than $40 billion in funds for infrastructure and transportation systems for California agencies. However, additional funding comes with new requirements; an updated PMP is an essential tool to support agencies in not just reporting to the California Transportation Commission (CTC), but also future efforts to pursue additional funding or grant applications.

Summary of Key Elements of the Proposal

As part of this project, NCE will partner with the City to develop a PMP database, recommend rehabilitation strategies to improve pavement conditions, develop a seven-year rehabilitation program, provide on-site StreetSaver® training and technical support, and assist with presentations to appropriate City staff and elected officials. In addition to the PMP, NCE will also provide asset data collection services. i.e., road right-of-way (ROW) assets such as sidewalks, traffic signs, curb ramps, pavement traffic markings and striping, curb markings, manholes and valves.

NCE is a nationally recognized pavement and asset management firm with broad capabilities and expertise in the areas of asset and pavement management systems as well as civil and pavement design, and training. The NCE team has more than 100 person years of combined experience with PMPs and asset collections. Our highly trained technical staff are experienced in data collection and have worked together on numerous asset and pavement management projects in California as shown on the map to the right. They have developed an excellent reputation for dedication, integrity, productivity, quality of work, and service to our clients. In addition, NCE is a Metropolitan Transportation Commission (MTC) certified consultant, with widespread experience providing distress and updating the StreetSaver® PMP database(s). Our team is pleased to offer the City:

NCE is an MTC certified consultant.

- Extensive local PMP experience (90 cities/counties in Southern California).
- StreetSaver® experience and proficiency.
- Expertise in pavement engineering.
- OCTA and MTC-certified inspectors and data collection vehicle
- Innovative pavement strategies with sustainable options
- Experienced with developing work plan(s) based on PCI only.
- Highly skilled in data collection of non-pavement assets.
- Rigorous quality control practices.

Anaheim, CA
2300 E. Katella Avenue, Suite 125
Anaheim, CA 92806
(657) 275-3018

NCE as a Company

Nichols Consulting Engineers, CHTD. (legal name/dba NCE) is a client-focused professional consulting firm integrating the disciplines of engineering, science, and planning to address the infrastructure and resource challenges facing our communities today and in the future**. Distinct from other civil engineering firms, we have specialized in pavement technology, encompassing pavement management, design, and research for over thirty years.**

Our firm has been in business for over 34 years and during this time, we have also performed pavement condition surveys ranging from state highways in 12 states to local street networks in over 220 cities and counties in California. We have surveyed over 120,000 miles of pavements, including alleys, trails, and parking lots. Our field data collection ranges from walking surveys as per the American Society for Testing and Material (ASTM) or StreetSaver® protocols to using specialized automated equipment to collect data such as pavement distresses, roughness, structural strength (deflection testing) to asset data (signs, signals, curb ramps, marking, sidewalks, etc.). **The automated approach not only saves time and money but is also safe. In addition, it allows the majority (~100%) of the network to be surveyed as compared to the walking survey where only a sample of the network is surveyed. In addition, roadside assets such as traffic signs, curb ramps, pavement stripping, and sidewalks can also be collected and inventoried in the same mobilization as the automated survey.** Our relevant services include PMP, asset management, pavement evaluation, testing and design, pavement impact studies, civil engineering, as well as the research and design of sustainable and innovative pavement technologies. NCE was established in 1990, and we have since grown to 125+ employees in seven offices across California, Nevada, and Arizona.

For this contract, NCE has teamed with **märker geospatial, LLC (märker)** to conduct automated surveys (6D LiDAR). märker's testing vehicle and staff are also MTC and OCTA certified, further ensuring that we meet the accuracy requirements specified by MTC and OCTA. NCE has worked with märker staff for over a decade on dozens of PMPs for cities and counties where the technology is appropriate, including recently for the Cities of Anaheim, Baldwin Park, Beaumont, Burbank, Corona, Diamond Bar, Manhattan Beach, Redondo Beach, San Bernardino, and Thousand Oaks, and the Counties of Orange and San Diego. We have also included **Transconomy LLC (Transconomy**) for automated asset inventory development. Transconomy provides cutting-edge tools for collecting roadway images and automatically extracting assets to create GIS-based inventories of transportation infrastructure using AI and Machine Learning. NCE has teamed with Transconomy staff on local transportation asset management projects for the Cities of San Bernardino, Beaumont, Beverly Hills, Thousand Oaks, and Santa Maria.

This contract will be managed by our new office in Anaheim, which is situated less than 30 miles from the City. We can respond and be at the City's offices or project site within minutes if needed. NCE has the capability to deliver responsive, cost-effective, and high-quality pavement management and pavement engineering services. NCE will accomplish these services through a systematic and organized method of work and communication. As NCE's proposed Client/Project Manager, I will be the City's primary contact for all correspondence during the proposal evaluation process. As a Principal at NCE, I am authorized to sign contracts on behalf of the firm. My contact information is provided below.

Vivek Jha, MS, PE, Principal/Southern California Operations Manager
2300 E. Katella Avenue, Suite 125, Anaheim, CA 92806
Office: (657) 275-3018 | Mobile: (909) 362-7936 | Email: VJha@ncenet.com

NCE accepts the City's professional services agreement, can meet the insurance coverage requirements, and accepts the terms and conditions of the RFP. NCE and our subconsultants will comply with all conflict of interest laws and regulations, including the City's conflict of interest regulations. This proposal and cost proposal is valid for ninety (90) calendar days from the date of its submittal. NCE looks forward to your favorable review of our proposal and the opportunity to work with the City of Monterey Park on this important project. Please do not hesitate to contact me with any questions and/or comments you may have.

Sincerely,
NCE

Vivek Jha, MS, PE
Principal/Southern California Operations Manager

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3. Approach and Scope of Work

Project Understanding Summary

NCE understands that the City of Monterey Park (City) is seeking proposals from qualified firms to provide professional engineering services to update the City's Pavement Management Program. The City may also choose to add additional services identified as optional for the inventory of certain assets listed in the (RFP) document.

The City's pavement network comprises approximately 99 centerline miles of publicly maintained streets. The City's network is in "Fair" condition with an average PCI of 68 as of March 2024. Table 1 below summarizes the portion of the City's network in each condition category by functional class. More than half of the network pavement is in "Excellent" or "Good" condition.

Table 1. Pavement Condition Breakdown by Functional Class

Condition Category	PCI Range	Pavement Condition Breakdown (% Area)		
		Residentials	Arterials/Collectors	All Functional Classes
Excellent	85 – 100	43.6%	29.6%	**37.7%**
Good	70 – 84	9.5%	23.7%	**15.1%**
Fair	50 – 69	15.8%	22.5%	**18.6%**
Poor	25 – 49	23.7%	19.9%	**22.1%**
Failed	0 – 24	7.4%	4.3%	**6.5%**

As part of this project, the City's entire street network will be evaluated as per ASTM D6433 using an automated approach and the PMP will be updated that will consider the recent work completed by the City and impacts of different budget scenarios on the City's street network for the next seven (7) years. This PMP will assist the City staff and officials to answer the following questions:

1. What does the City's pavement network include?
2. What is the current condition of the pavement network?
3. What are the City's current M&R strategies?
4. How much funding is required to perform all M&R treatments needed over the next 7 years?
5. What effect does the City's existing funding have on the network condition and overall deferred maintenance?
6. What effect will other funding amounts have on the network condition and deferred maintenance?

The comprehensive understanding of our project and the scope of work below in ***Section 7. Proposed Method to Accomplish the Work*** details the steps we will take to achieve the City's goal.

Approach for Effective Project Completion

The best demonstration of NCE's ability to manage and deliver projects on time and on budget is repeat work. NCE performs most of our services for public agencies and more than 70% of our work is repeat business with existing cities, counties, special districts, and state and federal agencies.

NCE brings a collaborative, innovative, and problem-solving mentality to the management of our projects, and this is the foundation of our approach. We believe in allocating the right resources at the right time to cost-effectively produce high-quality deliverables and projects for our clients. We focus on understanding our client's "big picture," while increasing the value of every dollar spent on every effort or project, by identifying and eliminating challenges before they occur. This process begins with the assignment of experienced and skilled project managers, supported by specially selected teams tailored to each initiative, task, or project. We will then apply project management principles to effectively achieve our goals, which are summarized below.

Project Management Approach. NCE is committed to providing the City with exceptional service for this important project. Our team has a strong history of being responsive, meeting deadlines, and staying within budget for our clients. A detailed management approach is necessary when individuals are assembled under the team concept. The more people involved, or the larger the number of tasks/milestones, the greater the formality required in project management. For timely and cost-

effective accomplishment of the project goals, team organization and lines of communication must be clearly established. NCE has formed a team of skilled civil and pavement engineers, accompanied by a QC manager, support staff, field technicians, and specialized subcontractors, in order to meet the project's objectives. Our team members have decades of experience collaborating with public agencies, which strengthens our capability to effectively respond to the City's requirements.

Ability to Work with the City/Staff Departments and Other Stakeholders. NCE's Client/Project Manager, **Vivek Jha, MS, PE,** has worked with public agencies for over 15 years. His experience with public agencies in provides him with a unique perspective in that he understands the multiple interests involved in public works projects. Vivek has a proven track record of effectively managing both internal and external stakeholders through the organization and facilitation of meetings. Additionally, he has made multiple presentations to elected officials at the city, county and state levels, and understands the need to communicate results and recommendations in a "straightforward" language without technical jargon. Vivek will work closely with our QA/QC Manager, **Shahram Misaghi, MS, PE,** and our Project Engineer, **Timin Punnackal, PE**; all three have worked with cities and counties in various capacities related to pavement management. NCE's field staff will also have to communicate with residents interested in data collection on an ad-hoc basis. These are typically residents who observe field crews working and are curious or concerned. In such cases, NCE technicians are trained to politely inform the public of the work and to direct them to City's Project Manager as necessary.

Delivering Projects with Efficiency and Effectiveness. During the project execution phase, the Project Manager will be responsible for delivering the scope of work. Project tasks will include managing the budgets, project schedule, subconsultants, and preparation of work products. Our Project Manager, **Vivek Jha, MS, PE,** will be responsible for monitoring the progress of the project, ensuring that the scope of work is fully performed, ensuring the financial elements are being tracked and are on budget, monitoring schedules, and ensuring that the necessary resources are assigned and committed to the project. He will be responsible for maintaining the consistency of invoices with the project contracts and deliverables and ensuring that NCE delivers a technically sound project that meets timeline, budget, and satisfaction standards for the City.

Communications. One of the more critical elements in providing quality assurance is to ensure effective communication between NCE and the City, as well as within the NCE team. To ensure that the City is kept well informed of progress, NCE proposes that in addition to monthly progress reports, we will provide 15–20-minute progress update(s). Usually, this will summarize the progress made to date, identify any problems or questions NCE may have, and give an estimate of the work tasks for the next period. It will also provide an opportunity for all Stakeholders to ask questions as well as for NCE to describe upcoming tasks. Within NCE, all field crews are in daily contact with the Project Manager, **Vivek Jha, MS, PE**. Typically, these are brief, five-minute phone conversations that update the Project Manager on the progress in the field. Occasionally, there may be enough questions to require a special field trip by both the Project Manager and QC Manager to resolve the matter.

Proven Record of Meeting Project Schedules. Clients have come to rely on NCE's ability to meet project schedules. Keeping the end project in mind, our concise documentation, and management's ability to quickly resolve issues, are all key factors to completing a project on time. Timeliness is a high priority for the NCE team. Clear communication, concise documentation, prompt problem resolution, and strict review of the schedule are the tools NCE uses to complete the project within the established timeframe. NCE works collaboratively with our clients to prepare project-specific schedules with clear delivery timelines. In the event of a potential delay on project milestones, NCE will promptly notify the City, present the details of the potential delay, and make recommendations for bringing the project schedule back on track.

On Budget Performance. NCE has a cloud-based cost accounting system **(Ajera)** that accurately tracks specific job costs, provides real-time updates on the remaining budget, and documents task progress. Labor hours and expenses are entered into the system, which allows NCE's Project Manager to access the information at any time from their computer or mobile device. Costs are routinely compared with the budget and schedule to manage the team's level of effort, labor hour allocation, and resource scheduling. Our Project Manager will regularly email the team members a real-time snapshot of the remaining budget and task progress, which is auto generated by the software, to keep team members aware of budget and time constraints. NCE's cost control and invoicing system are well suited to tracking costs, preparing invoices in styles and formats consistent with City requirements.

High-Quality Project Deliverables. NCE has an active Quality Assurance Management Program (QAMP) that includes specific quality control (QC) procedures. The goal of NCE's QAMP is to infuse quality throughout the entire project and is based on four principles: **client satisfaction, employee participation, problem prevention, and continuous quality improvement.** NCE's subconsultants are also required to adhere to the QAMP.

4. Schedule

Project Schedule

NCE proposes the following schedule for all work to be completed.

Assumptions:

City of Monterey Park
Pavement Management Program Update

Task Description	Weeks After NTP																											
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Meetings	M										M				M		M				M		M					
Task 1. Coordination																												
Task 2. Inspection, Surveys and Related Services							X			X																		
Task 3. Quality Control Plan												X																
Task 4. Data Entry																												
Task 5. Pavement Condition Report														X														
Task 6. Pavement Rehabilitation Program																		X										
Task 7. Pavement Management Program Update																				X	City's Review of Draft Report		Submit Final Report					
Task 8. Asset Inventory										X			X											X	City's Review of Draft Submittal		Submit Final Report	

M-Meetings; X-Milestones

Task 1 includes City providing GIS shapefile with City maintained streets (~99 centerline miles) within one week from the Kick-off Meeting.

Task 1 assumes City to provide M&R history.

Task 2 includes no more than 99 centerline miles (218 lane miles). Weather delays are not included.

Task 6 assumes City to provide recent bid tabs; Includes up to 4 budget Scenarios.

Task 7 includes one Draft and one Final report, as well as In-person StreetSaver Training and presentation to City staff and Council.

If NTP is provided by November 20, 2024, Final Draft Report will be submitted by April 18, 2025 (within 20 weeks); Final Report will be submitted 2 weeks after receiving City's comments before May 1, 2025.

5. Project Team, Key Personnel and Resumes

Project Team

NCE has assembled a project team of highly qualified individuals who have the knowledge and experience implementing similar or identical PMP updates with expertise in **StreetSaver® as well as project final deliverables, including Los Angeles County Metropolitan Transportation Authority (LA Metro) submittal requirements.** We are committed to providing our clients with continuity in staff and quality of service. Our technical staff benefit from active pavement research and implementation that NCE is completing with both Caltrans and Federal Highway Administration (FHWA), in addition to an investment in continuous training in emerging design and construction techniques that we routinely share with hundreds of others in the engineering community through teaching seminars, field distress and software workshops, and publication of articles in professional journals.

Figure 1 (organization chart) shows the structure and team proposed, project roles, and the lines of communication and reporting inter-relationships among key, support, and subconsultant staff. **Project staff identified in this section will be available to the extent required for the duration of this contract; NCE will not replace any staff without prior written approval from the City.** Our team is ready to begin work upon notice to proceed from the City, and we are committed to making your project(s) our top priority. All proposed staff, including subconsultants, are managed by NCE.

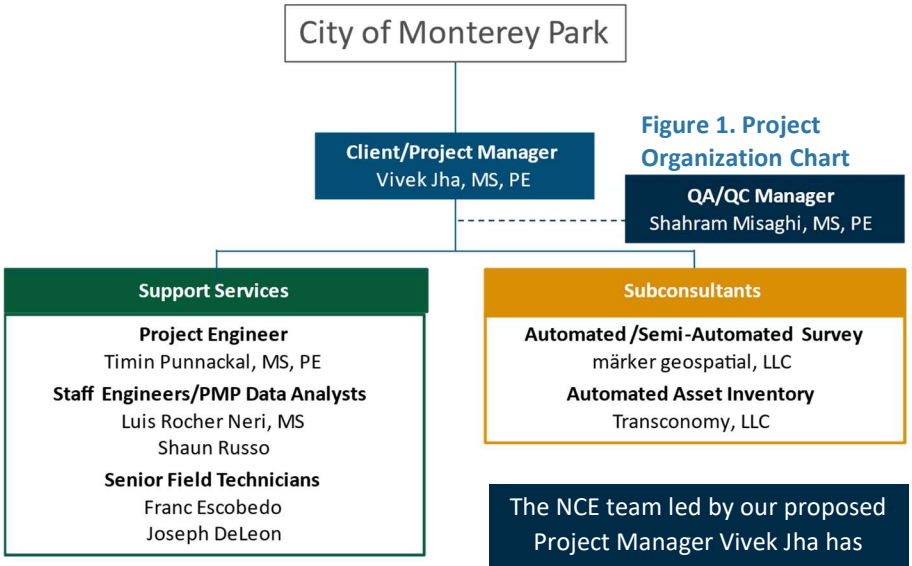


Figure 1. Project Organization Chart

The NCE team led by our proposed Project Manager Vivek Jha has recently completed several similar asset and pavement management projects together in Southern California.

Key Personnel

NCE brings a collaborative and innovative problem-solving mentality to address all aspects of the City's pavement management program. NCE's proposed project personnel have the relevant experience and in-depth understanding of the City's objectives required to successfully provide the pavement and asset management services described in *Exhibit A – Proposed Scope of Services* contained in the RFP.

The NCE team will be led by our Project Manager, **Vivek Jha, MS, PE**. Vivek has 15+ years of extensive experience in PMP and asset management, especially in delivering PMP reports as per OCTA and LA Metro requirements. Vivek is based in our Anaheim office. Since joining NCE in 2022, Vivek has effectively overseen, managed, and made substantial contributions to asset and pavement management projects for public agencies in Southern California, including the Cities of Aliso Viejo, Anaheim, Beaumont, Beverly Hills, Burbank, Carson, Cathedral City, Corona, Diamond Bar, Hawaiian Gardens, Hermosa Beach, Highland, Lake Forest, Manhattan Beach, Mission Viejo, Orange, Poway, Redondo Beach, Riverside, San Bernardino, San Clemente, Santa Barbara, Santa Maria, Seal Beach, Thousand Oaks, and Yorba Linda, and the Counties of Orange, San Diego, and Santa Barbara. **In addition, Vivek has been the Client/Project Manager for the City of Monterey Park's Pavement Impact Fee Study.** Vivek will lead day-to-day work effort and will serve as the primary point-of-contact between NCE, the City, and subconsultants. He is knowledgeable of the technical resources in the firm, very familiar with pavement and transportation engineering, understands public sector clients, and has the authority to champion resources within the firm.

Vivek will be supported by an experienced and trusted team of professionals that have successfully worked together on numerous local asset and pavement management projects, including our QA/QC Manager, **Shahram Misaghi, MS, PE**, and our Project Engineer, **Timin Punnackal, PE**. The NCE team also includes experienced engineering and pavement support staff, field technicians, and subconsultants who will key in delivering the project. Our Project Engineer and other support team members also contributed assistance in a similar capacity for the **City of Monterey Park's Pavement Impact Fee Study**.

Roles and Responsibilities

The NCE team has a proven track record of successfully implementing a range of pavement and asset management projects in California, consistently fulfilling the roles and responsibilities detailed below on comparable PMP projects.

Vivek Jha, MS, PE, will serve as the Client/Project Manager for this project. Vivek will manage the development of the scope, budget, planning, scheduling, coordination, and quality of the project and will also participate in all meetings. As part of the PMP update, he will direct the data collection activities, PCI calculations, budget analyses, and the preparation of reports. Vivek will ensure that the NCE team has the resources necessary to successfully deliver all services and will oversee all project phases.

Shahram Misaghi, MS, PE, will serve as the QA/QC Manager for this project**.** Shahram will be responsible for implementing NCE's quality assurance and quality control management (QA/QC) program for the City's PMP update. He will address QA/QC procedures and expectations for each team member and will provide the quality assurance review and its documentation of the documents that will be submitted to the City.

Timin Punnackal, PE, will serve as the Project Engineer for this project. Timin will oversee the pavement data collection and assist in carrying out budget scenarios and developing the draft and final PMP Reports.

Luis Rocher Neri, MS and Shaun Russo will serve as both Staff Engineers and PMP Data Analysts for this project. They will support key pavement and engineering staff and conduct PMP data analysis**.**

Franc Escobedo and Joseph DeLeon will serve as the Senior Field Technicians for this project. They will lead/perform all functions relating to data collection as per ASTM D6433 distress protocols and conduct field QA/QC.

Ken Huisman (märker geospatial) will serve as the Field Supervisor/Data Collection Task Manager on the NCE team for this project. Ken will coordinate and manage all facets of the automated survey fieldwork, including crew coordination, survey scheduling, quality components, and timely completion of all fieldwork collection deliverables.

Ammar Waqar (Transconomy) will serve as the Technology Lead/Data Processing Task Manager on the NCE team for this project. Ammar will be responsible for asset inventory and data processing for the project.

Subconsultants

NCE will serve as the prime consultant, and we have assembled an exceptionally qualified, proven team of specialized firms with whom we have successfully worked together recently on asset and pavement management projects in Southern California.

MÄRKER GEOSPATIAL, LLC

märker geospatial

NCE has included märker geospatial, LLC (märker) on our team to assist in providing automated pavement data collection services. märker has provided hundreds of successful pavement and asset management projects specifically for municipal governments for over 30 years. The märker team has implemented advanced industry-leading technologies to efficiently collect, process, and deliver accurate and current pavement conditions, along with other roadway and roadside infrastructure assets, for numerous government agencies nationwide. **märker owns and operates a fleet of right-of-way data collection equipped vehicles which are certified by OCTA and MTC though the Vendor Certification Program (VCP).** NCE has worked with märker staff over the last decade on asset and pavement management projects including the Cities of Anaheim, Beaumont, Corona, Highland, Hawaiian Gardens, San Bernardino, Santa Barbara, and Thousand Oaks, and San Diego County.

TRANSCONOMY, LLC

TRANSCONOMY

NCE has included **Transconomy, LLC (Transconomy) on our team to provide auomated asset inventory.** The Transconomy team consists of technical staff with diverse backgrounds and expertise in asset management, Artificial Intelligence (AI), machine learning, data processing, and GIS. The firm was founded in spring 2022 as a spin-off of iENGINEERING Corporation. Transconomy provides cutting-edge tools for collecting roadway images and automatically extracting assets to create GIS-based inventories of transportation infrastructure using AI and Machine Learning. NCE has teamed with Transconomy staff on asset and pavement managemt projects for the Cities of San Bernardino, Beaumont, Beverly Hills, Thousand Oaks, and Santa Maria.

Resumes

Focused resumes highlighting the **education, qualifications, applicable credentials, and relevant experience in a similar role,** for each proposed project team member are provided on the following pages.

Vivek Jha, MS, PE

Client/Project Manager

Vivek is an experienced Project Manager and is a Principal and the Southern California Operations Manager at NCE. He has 15+ years of comprehensive experience in the pavement industry, specializing in projects related to pavement design and evaluation, rehabilitation and maintenance, as well as pavement and asset management. He is highly skilled in overseeing the complete project lifecycle. This includes schedules, budgets, tracking and documenting variances, preparing technical reports, and ensuring QA/QC from all aspects. His areas of expertise include GPR, FWD, StreetSaver®, and PAVER™.

Vivek served as the Client/Project Manager for the City of Monterey Park's Pavement Impact Fee Study and has become familiar with the City's infrastructure and staff.

Education
MS, Civil Engineering, Rowan University, 2009

BS, Civil Engineering, Sardar Patel College of Engineering, Mumbai, India, 2007

Registration
Professional Engineer – Civil, MD #52713

Affiliations
Advisory Board Member, CREATEs

ACRP Panel Member

Automated Pavement Condition Survey Practices

Joined NCE
2022

Total Years of Experience
15 years

Representative Projects

Pavement Management Program Update
City of Anaheim, CA

Project Manager. The City has approximately **584 centerline miles** and NCE has been assisting the City with updating the PMP since 2013 including transitioning from PAVER™ to StreetSaver®. Vivek is presently managing the latest round of their PMP update using StreetSaver®. He is responsible for the analysis and quality control of pavement distress datadata, updating M&R decision trees and unit costs, and the development of budget scenarios and reports including submitting the OCTA report for Measure M2 funding.

Pavement Management Program and Right-of-way Asset Inventory
City of Redondo Beach, CA

Project Manager. Vivek is supporting the City in conducting an inventory of right-of-way assets, including traffic signs and curb ramps. NCE assisted the City with creating a comprehensive inventory of right-of-way assets, which included sign inventory, curb ramps, pavement and curb markings, cross gutter inventory, and manhole inventory. Along with updating this asset inventory, NCE has supported the City in revising its PMP and developing a multi-year strategic plan through the execution of pavement design and base repair assessments. The City has a network of **159.43 centerline miles of streets**.

2024 Pavement Management Program Update and Traffic Sign Inventory
City of Thousand Oaks, CA

Project Manager. NCE is presently conducting a comprehensive evaluation of the entire street network consisting of about **384 centerline miles of streets**, in accordance with ASTM D6433 through automated surveys. Various budget scenarios were analyzed to assess the impact of different conditions on future PCI projections. The most viable scenario outcome was utilized to formulate a multi-year work plan that can be directly implemented by the City for furutre their CIP. NCE is employing artificial intelligence and machine learning to create an inventory of traffic signs within the City's jurisdiction.

Pavement Management Program Update
City of Diamond Bar, CA

Project Manager. The City encompasses a network of **145 centerline miles and 1,014 pavement segments**. Vivek contributed to the City during the 2022 update of their PMP. His responsibilities included analyzing and ensuring the quality of pavement distress data, updating maintenance and rehabilitation decision trees, revising treatment unit costs, and developing budget scenarios and executive summary reports. Vivek has served as the Client Manager and Pavement Design Lead for the City's annual rehabilitation programs.

Since joining NCE in 2022, Vivek has made substantial contributions to more than 50 asset and pavement management projects, as well as roadway rehabilitation programs for public agencies across the Southern California Counties of Los Angeles, Orange, San Diego, San Bernardino, Riverside, and Santa Barbara.

Shahram Misaghi, MS, PE

QA/QC Manager

Shahram is an experienced Project Manager and Senior Project Engineer at NCE with over 20 years of experience in pavement management, asset management, maintenance, rehabilitation, design, and planning projects. His experience includes pavement and asset data collection and analysis. Currently, he is leading/involved in multiple projects focused on pavement right-of-way asset inventory for agencies across California, and he has led over 70 PMP projects in the last 12 years. Shahram routinely serves as Project Manager, Senior Engineer, and/or the QC Manager and has been involved in every aspect of PMP implementations, conversions, and updates. Shahram is proficient in PMP software such as PAVER™ and StreetSaver® and is certified by MTC to perform condition surveys.

Education
MS, Civil Engineering, University of Texas, El Paso, 2011

BS, Civil Engineering, University of Science and Technology, Tehran, 1999

Registration and Certification
Professional Engineer – Civil, CA #82874

MTC StreetSaver® Rater Certification Program

Joined NCE
2011

Total Years of Experience
22 years

Representative Projects

Statewide Local Streets and Roads Needs Assessment
League of California Cities and County Engineers Association of California, California State Association of Counties, CA

Senior Engineer. NCE has prepared the biennial needs analysis for both pavement and non-pavement assets for **540 cities and counties** since 2008. This includes the development of a website, online database and data collection, and funding analysis. The results are used to document the funding needs for the next 10 years and assisted in the passage of SB1. The results are communicated to a variety of audiences, including state legislators, elected city/county officials, PW Directors, engineers, and planners.

StreetSaver® Training and Technical Support and PTAP Rounds 1-24
Metropolitan Transportation Commission (MTC), CA

Project Manager and Senior Engineer. NCE has been involved in many projects related to the development, implementation, and training of the StreetSaver® program. NCE implemented the StreetSaver® PMS in over 150 agencies since 1994. Shahram has trained users of the StreetSaver® software including the development of the training materials, ensuring interaction in the training, as well as conducting the training.

Pavement Management Program Implementations and Updates
Various Cities and Counties, CA

Project Manager, Senior Engineer, and QA/QC Manager. Shahram has been involved with updating PMP for over 70 cities and counties in California. He is responsible for the analysis and quality control of pavement distress data, updating M&R decision trees and the treatment unit costs, and the development of budget scenarios and summary reports. He has developed the most cost-effective maintenance treatments and strategies, prepared multiple-year detailed custom street maintenance plans and budget option reports, and linked GIS maps with management sections in the client's PMP database. He has also conducted the QC review of client deliverables, including final reports and agency submittals. Some of his current/past PMP clients in Southern California include:

- Anaheim
- Beaumont
- Beverly Hills
- Buena Park
- Camarillo
- Carson
- Corona
- Dana Point
- Diamond Bar
- Fullerton
- Highland
- Lake Forest
- Mission Viejo
- Moreno Valley
- Orange City/County
- San Bernardino
- San Diego County
- Santa Barbara
- Santa Maria
- Thousand Oaks
- South Gate
- Stanton
- Torrance
- **MTC and OCTA**

Shahram has played a pivotal role in the successful delivery of over 70 pavement and asset management projects across California. This experience encompasses the collection of roadway asset data, including signs, sidewalks, and curbs and gutters, along with the QA/QC review of client documents and deliverables at each phase of the project.

Timin Punnackal, MS, PE

Project Engineer

Timin is a Professional Civil Engineer with 15 years of experience in asset and pavement management and roadway rehabilitation type projects. Timin has extensive experience in all facets of PMP implementations and updates with specialized expertise in acquiring and integrating both pavement and non-pavement asset data across various projects. His background also includes the collection and analysis of diverse asset data for comprehensive reporting purposes. Timin possesses proficiency in ArcGIS network analysis and Google API tools, which he utilizes for geocoding and routing location data. His skills extend to the use of various analysis and PMP software, including StreetSaver®, AASHTOWare PavementME Design, ArcGis, Microsoft SQL Server, and R Studio. **Timin served as the Project Engineer for the City of Monterey Park's Pavement Impact Fee Study and has developed a strong understanding of the City's infrastructure.**

Education
MS, Civil Engineering, University of Nevada, Reno, 2010

BS, Civil Engineering, University of Nevada, Reno, 2008

Registration/Certifications
Professional Engineer – Civil, NV #024624

Affiliations
Friend of TRB Committee AKP10

Friend of TRB Committee AKP40

Joined NCE
2009

Total Years of Experience
15 years

Representative Projects

Citywide Pavement Management Program Update
City of Carson, CA

Project Engineer. Timin performed a multi-year target-driven budgetary analysis using the City of Carson's StreetSaver® database. The analysis determined the annual funding required to achieve a Pavement Condition Index of 75 for every street in the City using three analysis periods. Timin organized the results of the budget analysis into about 90 maps, a presentation, and supporting materials for presentation to the City Council.

Pavement Management Program Update
City of Anaheim, CA

Project Engineer. The City has about **584 centerline miles** and NCE has been assisting the City with updating the PMP since 2013 including transitioning from PAVER™ to StreetSaver®. Timin has played a key role in the most recent phase of the 2022/23 PMP update, where he was responsible for data analysis and reporting. His efforts included the development of GIS shapefiles to effectively convey the City's long-term street resurfacing plan to both internal and external stakeholders.

Pavement Management Program and Right-of-way Asset Inventory
City of Redondo Beach, CA

Project Engineer. NCE assisted the City with creating a comprehensive inventory of right-of-way assets, which included sign inventory, curb ramps, pavement and curb markings, cross gutter inventory, and manhole inventory. Along with updating this asset inventory, NCE has supported the City in revising its PMP and developing a multi-year strategic plan through the execution of pavement design and base repair assessments. The City has a network of **159.43 centerline miles of streets**.

Pavement Management Program Update

City of Diamond Bar, CA

Project Engineer. Timin completed a budgetary analysis using the City's StreetSaver® database. The analysis evaluated the impact of three funding scenarios on the City's average network pavement condition index (PCI) over the next seven years. Timin determined the change in the City's network PCI given its existing budget, the required budget to maintain the current network PCI, and the required budget to improve the network PCI. From these scenario analyses, Timin was able to provide the City with a multi-year plan that included a list of recommended treatments for roadway sections.

As a knowledgeable and accomplished Project Engineer, Timin has applied his industry expertise to a variety of pavement and asset management projects, as well as annual rehabilitation programs to many Southern California public agencies. This professional background encompasses transportation engineering, data collection, summarization of asset data, and comprehensive analysis in all areas of Geographic Information Systems (GIS).

Luis Rocher Neri, MS

Staff Engineer and PMP Data Analyst

Education
MS, Civil Engineering, University of Nevada, Reno, 2023

BS, Civil Engineering, ITESM, Mexico, 2019

Joined NCE
2023

Total Years of Experience
3 years

Luis recently joined NCE in 2023 as a Staff Engineer. In this short period of time, he has contributed to over 10 PMP projects in Southern California. His work has included performing quality control checks on the database, updating the agencies' Decision Trees, conducting multiple budget analyses using StreetSaver®, creating GIS maps, and developing comprehensive final reports. Luis has participated in multiple asset inventory projects, analyzing more than 500 centerline miles and collecting over 15,000 pavement markings and signs under the California Manual on Uniform Traffic Control Devices (MUTCD). Luis is highly proficient with PMP software such as StreetSaver® and PAVER™. **Luis served as the Staff Engineer for the City of Monterey Park's Pavement Impact Fee Study and has cultivated a comprehensive understanding of the City's infrastructure.**

Representative Projects

FY 2023-2024 Street Rehabilitation Program

City of San Marino, CA

Staff Engineer. NCE is currently designing the City's reconstruction-focused FY 2022-2023 and FY 2023-2024 street rehabilitation project, which will cost $7 million for **four miles of arterial, collector, and residential streets**. Luis is currently assisting with developing the unit cost, GIS maps, and the PMP update report.

2023 Pavement Management Program

City of Baldwin Park, CA

Staff Engineer. NCE successfully performed the City's 2023 PMP update, which comprises **115 centerline miles** of pavement. Alberto developed three budget scenarios for the City over the next three years. In addition, he updated the City's Decision Tree and unit costs based on Maintenance and Rehabilitation History and developed a multi-year plan designed to identify suitable sections for rehabilitation and maintenance.

Pavement Management Program Update

City of Santa Barbara, CA

Staff Engineer. NCE updated the City's PMP, which includes a database **256 centerline miles**. Luis ensured consistency between the GIS shapefile in the City's StreetSaver® database and the Cartegraph shapefile by adding, removing, splitting, and updating the section properties. He also performed QC on the data collected from field surveys.

2024 Pavement Management Program Update

City of Thousand Oaks, CA

Staff Engineer. Luis is currently working on the City's 2024 PMP update, covering **384 centerline miles of pavement**. In this project, he has updated the City's Decision Tree, developed five budget scenarios for the next ten years, and is preparing the PMP report. He has also provided the City with a multi-year plan designed to identify suitable sections for rehabilitation and maintenance, facilitating near-project-level street selection.

As Needed Engineering Consultant Services

San Diego County, CA

Staff Engineer. Luis has assisted in reconciling the StreetSaver® database, identifying inconsistencies since the last complete inspection, conducting project modeling and analysis, and preparing Annual Maintenance Reports. He has also updated the County's Decision Tree and has developed multi-year projections based on an annual fixed budget.

Shaun Russo

Staff Engineer and PMP Data Analyst

Shaun recently joined NCE in 2023 as a Pavement Management Program Analyst. He has over five years of experience in managing a diverse range of public works projects across Southern California. He has completed projects for 60+ local agencies including PMP, sidewalk management programs, right-of-way asset inventories, and various GIS technical support. His clients include various municipal and local government agencies in San Diego, Orange, Los Angeles, Riverside, and San Bernardino Counties. He is experienced in pavement distress data collection according to the ASTM D6433 standards and has completed the OCTA PAVER™ 'Distress Identification' course for Asphalt Concrete and Portland Cement Pavements. His experience with GIS has allowed him to perform advanced analysis of different types of data and has allowed him to ensure a high level of data accuracy across his projects. Shaun has worked on all aspects of pavement/sidewalk management programs from initial network creation to budgetary analysis and maintenance recommendations. He is proficient with PMP software such as PAVER™ and StreetSaver® and has built and maintained databases for several local agencies. **Shaun served as the PMP Analyst for the City of Monterey Park's Pavement Impact Fee Study and has cultivated a comprehensive understanding of the City's infrastructure.**

Representative Projects

2024 Pavement Management Program Update

City of Thousand Oaks, CA

PMP Analyst. Shaun is presently working on the City's 2024 PMP update, **covering 384 centerline miles of pavement**. In this project, he has updated the City's Decision Tree, developed five budget scenarios for the next ten years, and is preparing the PMP report. He has also provided the City with a multi-year plan designed to identify suitable sections for rehabilitation and maintenance, facilitating near-project-level street selection.

10-Year Pavement Management Plan

Orange County Transportation Authority (OCTA), Orange, CA

Senior Technician and Data Analyst. The OCTA was looking for a 10-Year countywide PMP to assess Orange County's countywide budgetary needs through 2032. Shaun's role was to review the PMP databases and associated GIS files for all 35 agencies and report on the accuracy and integrity of the datasets. OCTA wanted to see if the Measure M funding requirements were met by each agency/ consultant and to what extent. He was able to identify both the strengths and weaknesses in the datasets, and recommendations were provided to OCTA regarding expectations for each agency and their consultants.

Pavement Management Inspections

Various Cities and Counties, CA

Senior Technician and Analyst. Projects included various forms of surveys for pavement distress data collection, sidewalk distress data collection, and GIS field data collection.

- Beaumont
- Beverly Hills
- Buena Park
- Burbank
- Commerce
- Costa Mesa
- Cypress
- Fountain Valley
- Huntington Beach
- Irvine
- Laguna Hills
- La Habra
- Newport Beach
- Orange
- San Bernardino
- San Clemente
- San Diego
- Santa Barbara
- Seal Beach
- Thousand Oaks
- Tustin
- Vista
- Yorba Linda
- **MTC and OCTA**

Registration/Certifications
OCTA Pavement Inspector Prequalification

Affiliations
American Society of Civil Engineers

American Public Works Association

Joined NCE
2023

Total Years of Experience
5 years

Franc Escobedo

Senior Field Technician

Franc has decades of experience serving as a Pavement Management Technician. He has performed numerous pavement condition surveys for public agencies across California and has collected distress data for various Pavement Management Programs for StreetSaver®, PAVER™, Cartegraph, and Hansen systems. To date, Franc has performed condition inspections on over 6,000 centerline miles of roads and streets in California alone. In his role as a Senior Field Technician, Franc leads/performs all activities relating to pavement data collection using hardcopy forms or tablets. As part of the quality control process, he performs cross-checks of data in the PMP database. He regularly performs quality control checks of field-collected data and pavement maintenance history to ensure that PMP databases are accurate and up to date. During this process, he generates detailed reports that are necessary to perform his cross-checks of the collected data. His field experience and expertise are added benefits to agencies during field training. In addition, he has completed the OCTA PAVER™ and MTC "Distress Identification" courses and now assists with the training of agency staff on both courses.

Representative Projects

County of Orange Program Management System Updates

County of Orange, CA

Senior Engineering Technician. Pavement distress surveyor. Scope includes verifying the road inventory for a road network **(674 centerline miles),** surveying the roads using ASTM D6433-11 protocols, updating the maintenance history, developing maintenance strategies, performing multiple budget scenarios, linking to a GIS shapefile, developing a seven-year work plan, and preparing reports. Concurrent with the pavement condition survey, mobile data collection units gathered high-resolution 360-degree geo-referenced right-of-way street level digital imagery along with 3D point cloud data. Assets collected included markings, signs, curb ramps, signals, and drainage features.

Pavement Management and Pavement Condition Inspections

Various Cities and Counties, CA

Senior Field Technician. Below is a collection of local agencies that Franc has performed condition inspections. These projects have included various forms of inspections for pavement distress data collection, such as walking, windshield and/or automated.

- Agoura Hills
- Aliso Viejo
- Anaheim
- Baldwin Park
- Beaumont
- Beverly Hills
- Buena Park
- Burbank
- Camarillo
- Carson
- Corona
- Cypress
- Dana Point
- Diamond Bar
- El Cajon
- Encinitas
- Fullerton
- Hawaiian Gardens
- Hermosa Beach
- Highland
- La Habra
- Lake Forest
- Lemon Grove
- Manhattan Beach
- Mission Viejo
- Newport Beach
- Orange City/County
- Poway
- Redondo Beach
- Riverside
- San Bernardino
- San Clemente
- San Diego County
- San Gabriel
- San Marino
- Santa Barbara City/County
- Santa Maria
- Santa Monica
- Seal Beach
- Stanton
- Thousand Oaks
- Torrance
- Ventura City/County
- Vista
- West Covina
- Yorba Linda
- **MTC and OCTA**

Education

Computer Operations Program, Computer Learning Center, Los Angeles, CA, 1983-84

Network Engineering & Administrative Program

Computer Learning Center, Anaheim, CA, 1997

Certified Network Administration

Computer Learning Center, Anaheim, CA 1997

Registrations/Certifications

MTC StreetSaver® Rater Certification Program

OCTA PAVER™ Certification

Joined NCE

2004

Total Years of Experience

22 years

Joseph DeLeon

Senior Field Technician

Education
Mendocino College

Registrations/Certifications
MTC StreetSaver® Rater Certification Program
OCTA PAVER™ Certification

Joined NCE
2017

Total Years of Experience
7 years

Joseph joined NCE in 2017 as a Pavement Management Technician and is very experienced in collecting distress data for a variety of pavement and asset management projects. He currently leads/performs all activities related to data collection and is an active participant in the QC process. Joseph has completed certification for the OCTA PAVER™ 'Distress Identification' course for Asphalt Concrete and Portland Cement Pavements. He is also certified by the MTC to perform pavement distress inspections; the certification testing involves passing a rigorous field test to test the inspector's knowledge of the distress procedures once a year. The Pavement Inspector Certification/Testing covers ASTM D6433 for PAVER™ and StreetSaver® modified ASTM D6433 distress types.

Representative Projects

Automated Survey, Control Sections, and Trench Cuts

City of Anaheim, CA

Senior Field Technician. Joseph collected distress data for asphalt concrete/Portland cement concrete surfaces according to the American Society for Testing and Materials19/20 system. Inspected control sections for a prior automated survey. He also drove an automated rig to conduct an automated survey on residential roads and arterials in Anaheim, followed by inspection of control sections. Additionally, he conducted trench cut surveys for upcoming arterial maintenance.

Pavement Management Program and Right-of-way Asset Inventory

City of Redondo Beach, CA

Senior Field Technician. NCE is presently collaborating with the City to conduct an inventory of right-of-way assets, including traffic signs and curb ramps. In addition, in 2017 NCE developed a right-of-way asset inventory for assets such as sign inventory, curb ramp, pavement and curb marking, cross gutter inventory, and manhole inventory. In addition to updating the asset inventory, NCE is currently collaborating with the City to revise its PMP and to develop a multi-year focus plan by conducting pavement design and base repair assessment(s). The City consists of about **159.43 centerline miles of streets**. Joseph has led the data collection initiatives for all of these projects.

Pavement Management and Pavement Condition Inspections

Various Cities and Counties, CA

Senor Field Technician. Below is a collection of local agencies that Joseph has performed condition inspections. These projects have included various forms of inspections for pavement distress data collection, such as walking, windshield and/or automated.

- Aliso Viejo
- Anaheim
- Baldwin Park
- Beaumont
- Beverly Hills
- Buena Park
- Carson
- Corona
- Dana Point
- Diamond Bar
- El Cajon
- Hawaiian Gardens
- Highland
- Lake Forest
- Manhattan Beach
- Mission Viejo
- Newport Beach
- Orange City/County
- Redondo Beach
- Riverside
- San Bernardino
- San Clemente
- San Diego County
- Santa Barbara City/ County
- Santa Maria
- Thousand Oaks
- Torrance
- Ventura City/County
- West Covina
- Whittier
- Yorba Linda
- **MTC and OCTA**

Ken Huisman

Field Supervisor

märker geospatial

Ken has over 30 years of experience in the pavement and infrastructure management consulting industry. Over the course of Ken's career, he has provided many aspects of infrastructure management to government agencies across North America. During this time, he has supervised the creation of large and complex public pavement infrastructure and GIS databases for many municipal, state, and federal projects. Ken has also an extensive portfolio in providing PMP services and is proficient with most off-the-shelf pavement management programs in the marketplace. He is routinely consulted by various agencies to provide helpful solutions that are applied throughout the entire life cycle of public infrastructure management.

Ken is a graduate of the School of Engineering at Georgian College in Canada. He spent 17+ years of his career with Stantec Consulting working his way up to Senior Associate before founding Mission Geographic in 2007, now known as märker geospatial, a firm dedicated to providing public works users and decision makers with a variety of innovative and useful infrastructure asset management tools. His experience with various operation management software technologies together with data collection and GIS mapping services—such as infrastructure asset inventories, condition assessments, GIS field infrastructure mapping, and 3D reality capture using LiDAR, has made him a great resource for all the clients that he works with.

Career Accolades:

- Participates in the FHWA on the Long-term Pavement Performance program.
- Served and helped over 220+ local government public works agencies.
- Aided state and provincial governments on pavement management projects.
- Involved with some of the earlier high-speed pavement profiling equipment provided in the industry.

Representative Projects

Ken has worked collectively with the NCE team on numerous asset and pavement management projects for many cities and counties in California as noted below:

- Anaheim
- Bakersfield
- Baldwin Park
- Beaumont
- Beverly Hills
- Burbank
- Cathedral City
- Clearlake
- Citrus Heights
- Corona
- Davis
- Diamond Bar
- Elk Grove
- Fresno COG County/Cities
- Fullerton
- Glenn County
- Hawaiian Gardens
- Hermosa Beach
- Highland
- Kings County
- Lake County APC
- Lakeport
- Lemon Grove
- Madera County
- Manhattan Beach
- Mendocino COG
- Merced County
- Mission Viejo
- Monterey County and Cities (TAMC)
- Moreno Valley
- Newport Beach
- Orange City/County
- Rancho Cordova
- Redondo Beach
- Sacramento City/County
- San Bernardino
- San Clemente
- Sacramento City/County
- San Francisco City/County
- Santa Barbara City/County
- Santa Cruz City/County
- Shasta County
- Siskiyou County
- Stanislaus COG
- Thousand Oaks
- West Sacramento
- Yolo County
- **MTC and OCTA**
- **Caltrans**

Education
Environmental Engineering Degree, School of Engineering, Georgian College, Ontario, Canada, 1997

Registration/Certifications
OCTA Prequalified for Automated Data Collection
MTC StreetSaver® Rater Certification Program

Joined märker
2007

Total Years of Experience
30 years

Ammar Wager

Technology Lead

Education
MS, Mechanical Engineering, University of South Florida, Tampa, FL

BE, Mechatronics Engineering, National University of Sciences and Technology, Islamabad, Pakistan

Registration
EIT, Maryland

Joined Transconomy
2019

Years of Experience
10 years

Ammar heads the technology section of Transconomy. He has a multitude of expertise including but not limited to product strategy, artificial intelligence, computer vision, LiDAR, and data science. Ammar is focused on product delivery and product enhancement with the aim of servicing firms in the US to make data-driven decisions to ultimately improve road safety and save lives. Ammar recently partnered with the NCE team on local transportation asset management projects for the Cities of San Bernardino, Beaumont, Beverly Hills, Thousand Oaks and Santa Maria.

Representative Projects

Pavement Inventory Project

City of Irvine, CA

Project Delivery Lead. The scope of work for this project included the development of an up-to-date pavement inventory for the street network in the City of Irvine totaling approximately **1000 lane-miles**. The result of this task was a compiled pavement inventory in KMZ format along with associated metadata.

Infrastructure Asset Data Collection Services

City of Santa Maria, CA

Project Delivery Lead. Together with NCE, performed right-of-way (ROW) asset inventory for the entire **City's street network of 250 miles**. In addition to the street network, the team was also tasked with doing an asset inventory for the City owned/maintained parking lots, parks, and special districts. NCE scope of work involved providing a GIS shapefile with all the asset attributes and hosting the data on the NCE Asset Management platform for 3 years. The assets that are being inventoried for this project include sidewalk; traffic signs; pavement markings and striping; curb, gutter, and cur markings; curb ramps; dirveay aprons; and light post(s).

Pavement Management Program Update

City of Beaumont, CA

Project Delivery Lead. The City has approximately **140 centerline miles of streets**. Together wieth NCE, evaluated the entire street network in accordance with ASTM D6433 using automated survey method. Multiple budget scenarios were run to determine the impact of different sceanrios on future PCI For the city's preferred budget scenario, NCE developed a detailed multi-year plan that provided a list of streets to be used by the Capital Improvement Program (CIP) with minimal modifications.

2024 Pavement Management Program Update and Traffic Sign Inventory

City of Thousand Oaks, CA

Project Manager. City has approximately **384 centerline miles of streets**. Together wieth NCE, evaluated the entire street network in accordance with ASTM D6433 using automated surveys. Multiple budget scenarios were run to determine the impact of different sceanrios on future PCI. The most feasible scenario result was then used to develop a multi-year work plan that can be directly used by the City for the next CIP projects. As part of this project, NCE is using AI-ML to develop an inventory of traffic sings within the City's jurisdiction.

Asset Extraction Project

City of Bowie, MD

Project Delivery Lead. Ammar's role in this project is to make sure the project delivery is accurate and complete. The City has **400 lane miles of streets**. For this project, Transconomy performed Pavement Surface Evaluation and Rating (PASER) pavement condition surveys as well as a complete asset inventory. The asset inventory included signs, lighting, guardrails, curb and gutter, manholes, sidewalks, fire hydrants, etc.). The results were presented in Transconomy's Viewer software as well as a geodatabase and CSV files. This project identified almost 10,000 assets within the City and the results were very well received by the client.

6. Experience and Technical Competence

Experience

NCE's proposed project personnel have the relevant experience and in-depth understanding of the City's objectives required to successfully provide the pavement and asset management services as described in the City's scope of services. With our combination of local experience, proven track record of completing similar projects, recognized technical leaders who are established pavement experts, and an approach that demonstrates a detailed plan for the field inspections; the NCE team will meet the project goals, save time and money, and make leading, positive contributions to the City's pavement and asset management process. **We are confident our team will effectively accomplish the City's goals and objectives for this project.**

Technical and Professional Skills

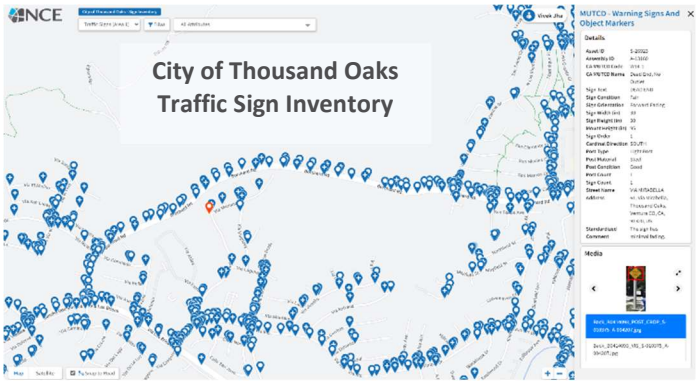
PAVEMENT AND ASSET MANAGEMENT EXPERTISE

Pavement and Asset Management Expertise. NCE has extensive experience evaluating and implementing pavement management systems for numerous public agencies throughout California and the west coast. We are a nationally recognized pavement specialty firm, with broad capabilities and expertise in the areas of pavement management, asset management, civil engineering, and pavement design, evaluation, and analysis. We provide pavement management services and are proficient with most software currently in use, including StreetSaver®, PAVER™, and Cartegraph, which account for 76% of all California agencies. In addition to our pavement management experience, we can assist the City to plan a regional multi-year capital improvement program more effectively.

We are active in over 10 pavement-related (including pavement and asset management) committees at the **Transportation Research Board,** a national research organization, and since 2008, we have worked closely with **The League of California Cities' Oversight Committee** on the **Statewide Local Streets and Roads Needs Assessment.** Our role has been to lead the systematic needs assessment of the local roads and streets in California, report the condition of the system, and describe the overall funding strategies for the local streets and road transportation network.

NCE's expertise in pavement management systems is exemplified by our close relationship with OCTA and MTC, both agencies known for their PMP distress and software training, guidelines and certification programs. **We are both OCTA and MTC certified and we have a solid familiarity and working knowledge of StreetSaver®.** Additionally, over the years, we have also obtained a positive and collaborative relationship with StreetSaver® management and technical staff which serves as a benefit to our clients. When issues arise, StreetSaver® staff serve as an extension of NCE's team and respond quickly to inquiries. NCE's expertise in PMPs is exemplified by our close relationship with MTC. Therefore, we offer the City superior service and a wealth of knowledge and skills working the program and utilizing the data to apply and recommend new pavement technologies for design and rehabilitation. We are committed to remaining at the forefront of the latest PMP technology and methodology.

RIGHT-OF-WAY ASSET INVENTORY AND INSPECTION



The NCE team can collect additional right-of-way asset data in concert with the same mobilization as the pavement distress data thus leading cost-savings for the City. The GPS and 360-degree right-of-way Street Scan will collect street-level imagery suitable for a citywide asset database, with approximately 1-meter precision. The asset inventories are provided as a tabular report and an industry-standard GIS format such as ESRI File Geodatabase (.gdb) compatible with ESRI ArcGIS Pro. NCE can also offer data-hosting services in ArcGIS Online for the City. The Street Scan can provide inventory and inspection information for a variety of roadside assets including traffic signs, sidewalks, curbs, ADA ramps, pavement markings, and other assets such as curb markings, cross gutters, speed humps, storm drains, and guardrails/ barricades.

Past Experience of the NCE Team with Public Agencies

NCE has been in business for 34 years, since 1990.

NCE has been a leader in the field of pavement management and design and has successfully diversified its services over the last 34 years since 1990, while still maintaining its reputation as experts in the field of pavement research, management, design, and reconstruction. NCE is well versed in California's pavement management standards, regulations, and the latest software. We remain at the forefront of existing and emerging PMP methods and technology trends. NCE has performed PMP implementations and updates for more cities and counties than any other firm in California, and our clients in the pavement and engineering field include more than 220 agencies, including over 90 cities and counties in Southern California alone. We are currently providing or have provided PMP and asset management data collection services for the following local agencies:

- City of Agoura Hills*
- City of Aliso Viejo
- City of Anaheim
- City of Baldwin Park*
- City of Beaumont
- City of Bell*
- City of Beverly Hills*
- City of Buena Park
- City of Burbank*
- City of Carson*
- City of Cathedral City
- City of Corona
- City of Dana Point
- City of Diamond Bar*
- City of El Cajon
- City of Encinitas
- City of Garden Grove
- City of Hawaiian Gardens
- City of Hermosa Beach*
- City of Highland
- City of Huntington Park*
- City of Lemon Grove
- City of Lake Forest
- City of Manhattan Beach*
- City of Mission Viejo
- City of Newport Beach
- City of Orange
- City of Poway
- City of Redondo Beach*
- City of San Bernardino
- City of San Clemente
- City of San Gabriel*
- City of Santa Barbara
- City of Santa Maria
- City of Santa Monica*
- City of Seal Beach
- City of Temple City*
- City of Thousand Oaks
- City of Torrance*
- City of Ventura
- City of West Covina*
- City of Whittier*
- City of Yorba Linda
- County of Orange
- County of San Diego
- County of Santa Barbara
- County of Ventura
- MTC and OCTA

NCE provided Metro certification compliance submittals for many of the above clients denoted with an asterisk (*). The City of Monterey Park can be assured that similar submittals will be prepared efficiently and cost-effectively to meet the Los Angeles County Metropolitan Transportation Authority's (LA Metro) requirements.

References

NCE has had the privilege to work with many cities and counties in California. The individual and agency references below will allow the City to verify NCE's experience in delivering associated services on similar pavement and asset management projects.

NCE Client References		
Frank Arebalo, PE **Program Manager** **County of San Diego PWD** 5560 Overland Avenue, Suite 270 San Diego, CA 92123-1204 Phone: (858) 344-9545 Email: Frank.Arebalo@sdcounty.ca.gov Project: PMP Updates and Conversion Size: 1950 centerline miles	**Jason Thiem** **Associate Civil Engineer** **City of Anaheim PWD** 200 South Anaheim Boulevard Anaheim, CA 92805 Phone: (714) 765-5100 Email: jthiem@anaheim.net Project: PMP Updates and Conversion Size: 584 centerline miles	**Lauren Sablan** **Principal Civil Engineer** **City of Redondo Beach PWD** 415 Diamond Street Redondo Beach, CA 90277 Phone: (310) 318-0661 Email: lauren.sabian@redondo.org Project: PMP/Asset Inventory Updates Size: 159.43 centerline miles
Krishnamenon Nadaraia, PE **Senior Civil Engineer** **County of Orange PWD** 400 West Civic Center Drive Santa Ana, CA 92701 Phone: (714) 245-4516 Email: ocpw.ocgov.com Project: PMP Updates and Conversion Size: 674 centerline miles	**Ismael Rivera, EIT** **Associate Engineer** **City of Corona PWD** 400 South Vicentia Avenue Corona, CA 92882 Phone: (951) 736-2304 Email: Ismael.Rivera@CoronaCA.gov Project: PMP Updates and Conversion Size: 400 centerline miles	**Thomas Korman, PE** **Principal Civil Engineer** **City of Santa Maria PW/Engineering** 110 South Pine Street, Suite 101 Santa Maria, CA 93458 Phone: (805) 361-9291 Email: tkorman@cityofsantamaria.org Project: Citywide Asset Data Collection Size: 250 miles

Local Experience and Knowledge of the City

NCE was recently selected to perform the **Pavement Impact Fee Study for the City of Monterey Park.** NCE has also performed similar pavement and asset management projects with scopes relevant to Monterey Park in Los Angeles County including the Cities of Baldwin Park, Beverly Hills, Burbank, Carson, Diamond Bar, Hermosa Bach, Huntington Park, Manhattan Beach, Redondo Beach, San Marino, Santa Monica, Temple City, Torrance, and Whittier. The NCE team has extensive knowledge and experience with the engineering standards, requirements, and guidelines established by the City, Caltrans, and Greenbook.

Project Specific Experience

The following pages detail our work on several projects with tasks closely aligned with the scope of work for the City that were completed within the last five years by NCE key personnel together with our subconsultants. These project examples illustrate our team's expertise in pavement and asset management, highlighting the experience and capabilities we can offer to the City.

Pavement Management Program | City of Hawaiian Gardens, CA

Client:
Neema Ghanbari
Public Works/Engineering Manager
City of Hawaiian Gardens PWD
21815 Pioneer Boulevard
Hawaiian Gardens, CA 90716
Phone: (562) 420-2641 ext. 206
Email: nghanbari@hgcity.org

Duration of Services:
2024 to Present/Ongoing

Description of Services In early 2024, the City of Hawaiian Gardens enlisted NCE to assist in the development of its first comprehensive Pavement Management Program (PMP) database using StreetSaver. As part of this initiative, NCE thoroughly reviewed the entire street network to create appropriate pavement management sections. Utilizing AI-ML technology, NCE accurately determined the pavement area for each section. This data was then incorporated into the City's StreetSaver database. NCE conducted a fully automated survey to assess the current condition of the street network. The existing pavement condition, alongside a City-specific decision tree, was used to evaluate the impacts of various funding levels on the City's street network over the next five years. Additionally, NCE will develop a work plan based on the City's preferred budget scenario. As part of this project, NCE also performed an asset inventory for several assets using an AI-ML approach. These assets included pavement markings, sidewalks, curb ramps, traffic signs, trees and tree wells, driveway aprons, curbs and gutters, curb markings, utility boxes, and guardrails. In addition to the PMP and asset inventory, NCE conducted a detailed sidewalk survey to identify areas requiring repairs.

Dollar Value of Services: $72,100; **Dollar Value of the Fee:** $72,100

Role of the Firm: Prime; **Relationship to Client:** Consultant

Key Staff: Vivek Jha (Project Manager), Timin Punnackal (Project Engineer), Luis Rocher Neri (Staff Engineer), Shaun Russo (PMP Analyst), Franc Escoobedo (Field Technician), Joseph DeLeon (Field Technician), Ken Huisman of märker geospatial (Field Supervisor), and Ammar Waqar of Transconomy (Technology Lead).

Pavement Management System Implementation and Updates | City of Baldwin Park, CA

Client:
David Lopez
Associate Engineer
City of Baldwin Park PWD
14403 E. Pacific Avenue

Description of Services: The City of Baldwin Park (City) selected NCE in 2020/21, and then again in 2023/24 to update its Pavement Management System (PMS). The NCE team has successfully completed the following project tasks under these contracts:

- Implement StreetSaver® for PMS.
- Field verified pavement inventory.
- Performed distress and condition surveys on the entire pavement network consisting of **114 centerline miles**.
- Implement a rigorous QC plan for data control and delivery.
- Calculated PCI for all streets.
- Updated pavement strategies and unit costs in decision tree.
- Performed budgetary analyses (three funding scenarios) and final PMS report.
- Developed a comprehensive multi-year maintenance work plan utilizing a zone improvement approach.
- Provided training to City staff on StreetSaver® software program.

Baldwin Park, CA 91706
Phone: (626) 960-4011 ext. 458
Email: DLopez@baldwinpark.com

Duration of Services:
2020/21, 2023/24

NCE assisted the City in implementing the StreetSaver® database to maintain and update the City's PMS. **NCE also assisted the City in submitting the appropriate documents to comply with LA Metro requirements.**
Dollar Value of Services: $54,500; **Dollar Value of the Fee:** $54,500
Role of the Firm: Prime; **Relationship to Client:** Consultant
Key Staff: Vivek Jha (Project Manager), Timin Punnackal (Project Engineer), Luis Rocher Neri (Staff Engineer), Shaun Russo (PMP Analyst), Franc Escoobedo (Field Technician), Joseph DeLeon (Field Technician), and Ken Huisman of märker geospatial (Field Supervisor),

PMP/Asset Inventory Update, Pavement Evaluation and Design, and Street Rehabilitation | City of Redondo Beach, CA

Client:
Lauren Sabian, PE
City Engineer
City of Redondo Beach PWD
415 Diamond Street
Redondo Beach, CA 90277
Phone: (310) 318-0661 x 2520
Email: lauren.sabian@redondo.org

Duration of Services:
2017 to Present/Ongoing

Description of Services: NCE was selected to update the City's Pavement Management Program (PMP) and right-of-way asset inventory for its entire network of **159.43 centerline miles**. NCE's scope of work included updating the PMP in accordance with ASTM D6433, taking the preliminary recommendation from the PMP and developing a 3-year work plan by selecting treatments that are based on pavement condition index (PCI), pavement core information, subgrade information determined via laboratory testing, and site constraints. NCE's engineers field verified each pavement recommendation and performed investigation to determine the most feasible treatment. Finally, NCE staff marked base repairs prior to construction each year; this data will then be used to generate GIS maps, facilitating easy accessibility and tabulation for future reference. The project also involved PMP and right-of-way asset inventory; work plan for FY2023-25 and field review of FY2023-25 Street List; pavement coring and laboratory testing, pavement design and marking base repairs; council presentation, technical workshop, and technical support; and sign, curb marking, sidewalk, curb, cross-gutter, manhole, and pavement marking Inventory. **NCE also assisted the city in complying with LA Metro Requirements,** developed an annual street rehabilitation list, and inventoried right-of-way assets. NCE is currently developing PS&E for the City's most recent annual street rehabilitation program.
Dollar Value of Services: $260,000; **Dollar Value of the Fee:** $260,000
Role of the Firm: Prime; **Relationship to Client:** Consultant
Key Staff: Vivek Jha (Project Manager), Timin Punnackal (Project Engineer), Luis Rocher Neri (Staff Engineer), Shaun Russo (PMP Analyst), Franc Escoobedo (Field Technician), Joseph DeLeon (Field Technician), and Ken Huisman of märker geospatial (Field Supervisor).

Technical Competence

In-house Resources

NCE's Anaheim office will be responsible for the work and delivery of this project and is well staffed and equipped to complete all necessary work. The NCE staff operate in state-of-the-art facilities that permit optimum working conditions. NCE's facilities include offices for professionals, technical, and support staff; state-of-the-art communications equipment; conference rooms; reproduction areas, and a computer room housing the Local Area Network (LAN). NCE utilizes the latest in standard office software, design engineering software, mobile applications, GIS platforms, computers, workstations, copying equipment including LaserJet printers, scanners, and high-speed large format plotters to produce high quality engineering plans.

Multi-disciplinary Staff Resources

The NCE team has the skills and capacity to complete multiple assignments, and we have extensive experience and staff in varied service disciplines located in California, Nevada, and Arizona to support multiple, concurrent projects. The NCE team can readily leverage the expertise of various technical professionals across six primary practice areas, as necessary to support the successful delivery of multi-disciplinary projects.

7. Proposed Method to Accomplish the Work

Project Understanding

NCE understands that the City is seeking proposals from consulting firms with expertise in developing, implementing, and/or preparing updates for PMP. A comprehensive PMP will be critical in assisting the City in developing funding scenarios as well as multi-year budget and treatment plans that are practical and cost-effective.

The PMP will provide the City's policymakers and asset management experts with the following key pieces of information:

1. Updated inventory of the City's current pavement network, including condition and attribute information of sectionalized street segments, such as to/from locations, functional class, length, width, area, number of lanes, etc.
2. The current Pavement Condition Index (PCI) of the entire network and by functional class.
3. Recommendations for future maintenance and rehabilitation (M&R) strategy based on discussions between NCE and the City's asset management professionals.
4. A seven-year workplan based on various funding and treatment scenarios, which will show the Council and the public the most cost-effective manner of spending the City's tax revenue and newer revenue sources such as SB1.
5. A long-term funding analysis to determine future needs, which will help guide the City Council in making informed policy decisions and achieve PCI goals.

Scope of Work

Task 1: Coordination

NCE will first meet with City staff to kick-off the project by reviewing the technical approach and any administrative matters that may be necessary. At a minimum, items to be discussed will include:

- Scope of work and project schedule.
- Points of contact.
- Updated GIS shapefiles.
- New management sections to be added to the database.
- Scheduling and access requirements for fieldwork.
- Public safety concerns, requirements, and procedures.
- Quality Control activities.
- Maintenance and rehabilitation (M&R) practices, and history.
- Budget scenarios.
- Other issues as appropriate.

Prior to the kickoff meeting, NCE will prepare a detailed agenda which will be sent to City staff for review before the meeting.

Deliverables for Task 1:

- Meeting agenda.
- In-person kick-off meeting.
- Technical memorandum summarizing kick-off meeting.
- Virtual progress meeting.

Task 2: Inspection, Surveys, and Related Services

NCE will perform fully automated pavement condition surveys on approximately 99 centerline miles (or 218 lane miles) of the City maintained streets. The distress collection protocols will be in accordance with ASTM D6433 protocols. Our Roadway Collection Vehicle System, which is **certified by both OCTA and MTC,** uses a 6D Dual-lane Road LiDAR Scanner that automatically collects a wide variety of pavement defects and pavement surface damages using advanced laser scanning technology to capture high resolution 3D roadway surface profiles and 2D digital pavement images. Our system allows 100 percent of the length of every pavement section to be inspected at posted speed limits to avoid impeding or disrupting traffic

flow. One survey pass per pavement section will be performed on one to two lane streets. Additional passes will be carried out on streets with three or more lanes or divided streets (see survey coverage area below).

Our system is comprised of many sub-components in order to provide automated, real time, accurate and repeatable roadway condition results, such as inspection survey distances, longitudinal roughness "rideability", crack detection and measurement, 2D and 3D pavement profiles, wheel track rutting depths and transverse profiles, as well as incorporating our global positioning (GPS) system, roadway marking reflectivity, and innovative 3D 360° imagery and LiDAR mobile mapping solutions. Our pavement distress data collection process involves the use of high-resolution 3D digital imaging technology and integrated distress laser pavement roadway scanners, which allow us to correctly quantify the type, severity, extent, start and stop points of all ASTM D6433pavement distresses.

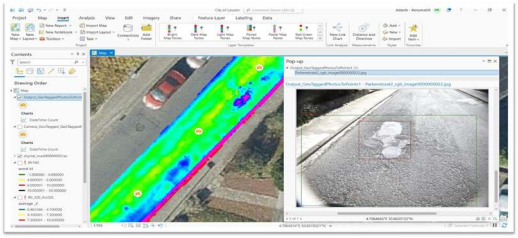
NCE's pavement inspectors have undergone a rigorous certification test through both the Orange County Transportation Authority's (OCTA) and the Metropolitan Transportation Commission (MTC) "Inspector Certification/Testing" programs. These cover both ASTM D6433 and StreetSaver® distress protocols.
In addition, märker is also certified by the Metropolitan Transportation Commission (MTC) "Automated Rating Vendor Certification" program.

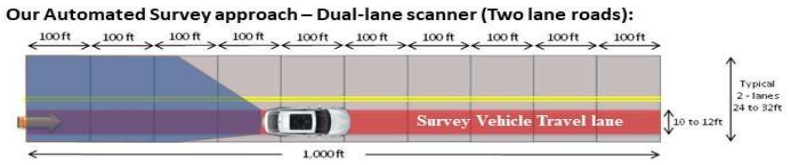
The "fuel" for any pavement management engine is the surface condition data. Pavement distress provides that important set of data in determining the costs to maintain the pavement network. Automated procedures will be conducted with a 100% sampling rate with full width "curb-to-curb" pavement survey coverage to collect distress data. The data collection system will be operated by OCTA and MTC certified technicians, ensuring consistency and reliability in the collected data.

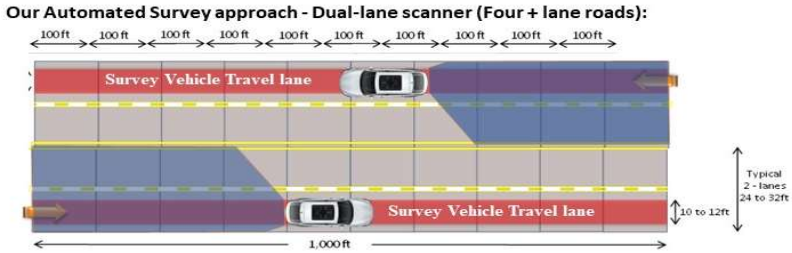
Should City personnel wish to observe our field crews and testing vehicles during the inspection surveys, we will be more than happy to accommodate this. Individual City staff may also accompany NCE's field crew for up to ½ day to gain hands-on training at no additional cost to the City. We have found that this is the most effective training method for agency staff, as they become part of the data collection crew, rather than just observers. Please note that this scope of work and condition surveys do not address issues including, but are not limited to traffic, safety and road hazards, geometric issues, road shoulders, sidewalks, curb and gutters, drainage issues or short-term maintenance that should be performed.

Deliverables for Task 2:

- Distress Data Collection for the entire network (99 centerline miles).
- Demo of Data Collection vehicle.







Task 3: Quality Control

Quality management practices for pavement management suggest that a one-time inspection of the final data is typically inadequate and involves a high risk of failure. We have recognized the importance of effectively implementing and ensuring quality control and assurance practices on pavement distress data. We use a proven approach that integrates quality management and control procedures throughout the entire data collection and delivery process. For this project, we have proposed the inclusion of a **QC Manager, Shahram Misaghi, MS, PE**. He will be responsible for the following:

- Calibrating all data collection activities; Comparing the field data collected with on-site conditions; Reviewing field activities, including spot checks on the field crews; Reviewing field procedures and making changes, as needed.
- Reviewing all data entry functions, including random spot checks; Reviewing reports generated and analyses performed to ensure a quality product.

NCE will prepare a QC Plan that will include the following components:

- Description of condition survey procedures (distress types, severities). All procedures, changes or modifications should be well documented in the QCP so that future updates will be consistent.
- Accuracy required for data collection or acceptability criteria.
- Description of how data will be checked for accuracy, e.g., control sections set up and distress comparisons between walking and automated surveys. A sample spreadsheet of distress detail comparisons between walking and automated survey on control sections is listed below; In addition to the control sections, NCE will also carry out additional quality control which will include comparing the rate of deterioration since the last PMP to flag any sections that have deteriorated at a higher-than-expected rate (2-3 PCI points per year) or the conditions has drastically improved without any recent M&R. NCE will then review each of the section flagged to ensure that the updated PCI clearly reflects the current pavement condition.

A draft of the QC plan will be submitted to the City for approval, and no field work will commence until a final plan has been accepted.

Deliverables for Task 3:

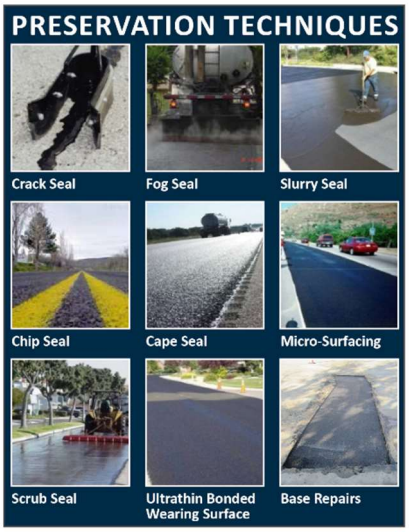
- Draft and final Quality Control (QC) plan.

Task 4: Data Entry

All data collected from the condition surveys will then be uploaded into the StreetSaver® database. This task will be performed at NCE's office in order to provide Quality Control of all data entered into the system. NCE will then perform the pavement condition index (PCI) calculations, and correct any errors found. A PCI listing report will be prepared and submitted to the City. The City staff will also be trained in how to update data, add new road segments, and run applicable reports. Details regarding training are provided in Task 7

Deliverables for Task 4:

- Updated StreetSaver® database with pavement distress data.
- PCI calculations.



Task 5: Pavement Condition Report

As part of this task, NCE will provide the City with the PCI report (tables and maps) that will list the PCI for each section within City's street network. The report will also provide the PCI values for different functional classes and other criteria such as Council districts as desired by the City staff.

NCE will next review M&R strategies with City staff and include the recommendation of appropriate treatments such as cape seals or overlays, and the determination of treatment unit costs. This will be an appropriate time to review the **use of new/sustainable treatments or materials, such as rubberized asphalt, rubberized chip or cape seals, microsurfacing, rejuvenators, cold-in-place recycling, full-depth reclamation, fiber reinforcement, warm mix asphalt, etc.**

Update of the M&R decision tree is a critical step in creating a PMP program as it has a direct and significant impact on the final work plan that is developed, as well as the budgeting consequences. NCE's experience in civil engineering & design and especially pavement engineering & design, as well as local conditions, allows our staff to be able to provide the City with solutions that are practical and workable. Once the M&R alternatives are defined, a treatment unit cost will be determined for each alternative. These alternatives and costs will then be entered into StreetSaver® for budgetary analysis. The unit costs will have a huge impact on the City's projections or needs assessments. Therefore, NCE will review any recent bid tabs and engineers estimate, together with those from neighboring cities (such as Alhambra, San Marino as appropriate. Also, unit prices will be fully loaded rates, and will include not just contractors' prices, but also design, inspection, testing and contingency costs.

Deliverables for Task 5:

- PCI Report.
- Meeting to discuss treatment alternatives.
- Decision tree with updated treatments and costs.

Task 6: Pavement Rehabilitation Program

NCE will perform a Budget Needs analysis using an analysis period of seven years. This task will identify M&R requirements for each street section and determine the total M&R requirements over the entire analysis period. The costs are then summed up for the entire period. This forms the basis for performing Budget Scenario evaluations, which optimize the street sections for repair under constrained budgets.

Simply put, the Target-driven analysis answers these questions:
"If I have unconstrained funding to meet my PCI goals, which streets should I fix?
When should I fix them?
What treatments should I apply?

The **Budget Scenarios** evaluation prioritizes street sections for repairs under constrained, realistic, budgetary assumptions. Up to **four budget- or target-driven scenarios** will be performed after discussions with City staff. The budget analysis will focus on how different scenarios impact the PCI over time and how much (if any) additional funding is required to achieve the target PCI goals (determined by the City) for each scenario. Examples of typical scenarios include:

- Impact of existing funding levels on network PCI; Impact of drops and/or increases in existing funding on network PCI.
- Funding levels necessary to maintain current network PCI; Funding level necessary to improve current network PCI; Funding required to maintain a specific PCI (e.g. PCI = 70).

In simplistic terms, this module answers the questions:
"If I only have limited funds for road maintenance and repair, which streets have the highest priority?
When should I perform the repairs?
How much will it cost?"

Based on discussion with the project team (NCE and City staff), a preferred scenario will be recommended. The results from the preferred scenario will be used to develop a budget options report which will include a seven-year rehabilitation program including treatments and when to apply treatments to streets. As part of this task, NCE will develop a candidate list of arterial streets with preferred recommendations that should be addressed each fiscal year. NCE will also produce a list of candidate segments section for collector, residential and alleys. The residential streets will be grouped together so they are in the same neighborhood.

Deliverables for Task 6:

- Results from various budget scenarios.
- Draft and Final Budget Options Report with 7-year Rehabilitation program with Listing of Candidate streets/segments for Arterial, Collector, residential, and Alleys for each fiscal year.
- Recommendation on budget shortfalls.

Task 7: Pavement Management Program Update

As part of this task, NCE will prepare a PMP report which will be a single comprehensive document with appendices that clearly and concisely contain all relevant findings, observations, and recommendations. The report and its exhibits will be presented legibly. The report charts and map exhibits will have distinguishable color gradations. At a minimum, the final report will contain the following components:

- Executive Summary outline complete report.
- Methodologies utilized for field surveys and budget analysis.
- Current overall pavement conditions (PCI):
  - Condition distribution by functional road classification.
  - Condition distribution by percentage of roadway network.
  - Condition comparison with other cities in region and state.
- Projected annual repair/rehabilitation road maintenance programs over a 7-year period.
- Analysis that allows City to measure impact of cost of deferred maintenance for various funding levels.
- Exhibit showing proposed annual work to be performed based upon available funding over a 7-year period.
- GIS map exhibit showing existing PCI rating and a 7-year work program.

As part of this task, NCE will present the results of the PMP to the City staff. In addition, our team will also prepare and present a 15-minute non-technical presentation to the City Council. Additionally, NCE will also provide one-day training hands-on training session for up to 3 City staff on City's test database on how to effectively use the StreetSaver® software and its data entry requirements.

If NTP is provided by November 20, 2024, Final Draft Report will be submitted by April 18, 2025 (within 20 weeks); Final Report will be submitted 2 weeks after receiving City's comments before May 1, 2025.

Deliverables for Task 7:

- Pavement Management Program Update Report.
- One-day hands-on training for 3 City staff.
- Presentation to City staff and Council.

Task 8: Asset Inventory (OPTIONAL)

In this optional task, NCE will develop an asset inventory for the entire City network. For cost effective purposes, NCE will perform this task using the images collected from our Roadway Collection Vehicle System in Task 2. We will utilize the Artificial Intelligence-Machine Learning (AI-ML) approach to analyze images and perform a manual QC to obtain 90% reliability for asset inventory development. The following assets can be inventoried by NCE.

- Sidewalk inventory and width.
- Pavement marking and striping inventory.
- Curb marking inventory.
- Manholes and valves Inventory.

It is assumed that all the assets noted above are visible from public right of way while driving the City street network during pavement condition inspections.

Deliverables for Task 8:

- Shapefile with all the above noted asset inventory and images.
- Technical memo of collected asset inventory.

Task 9: Additional ROW Asset Inventory (OPTIONAL)

In this optional task, NCE will perform an asset inventory for the features noted below for the entire City network.

- Curb ramps and no curb ramps on a corner inventory.
- Driveway apron inventory.
- Light post inventory; guardrail/traffic barrier inventory; utility box inventory.
- Bike lanes inventory.

Please note the condition assessment will be based on overall condition assessment (good, fair, and poor) and not in accordance with any federal, state or City standards. Additionally, all the assets noted above are assumed to be visible from public right of way while driving the City street network during pavement condition inspections.

Deliverables for Task 9:

- Shapefile with all the above noted asset inventory and images.
- Technical Memo Report.

Task 10: Update Existing Pavement Management Section Limits and Area (OPTIONAL)

As part of this optional task, NCE will review each of the existing pavement management sections and update it to match the City's existing M&R practice. Additionally, the pavement management section will also be updated to account for geometry, construction history, and other factors. Also, as part of this task, NCE will update the pavement area for each pavement management section for the entire City's Street network. This updated section area will be measured from pavement edge to edge and account for width changes, medians, cul-de-sac's, turn lanes, gutters, bus pads, and any other necessary adjustments. These accurate areas will benefit the City especially during budget analysis.

Deliverables for Task 10:

- Updated Pavement Management Section Segmentation for the entire City Street Network.
- Updated Pavement Management Section Area for the entire City Street Network.

Task 11: Focused Multi-Year Work Plan for CIP (OPTIONAL)

As part of this task, NCE will develop a focused Multi-Year M&R Work Plan; the PCI plays a role in treatment selection, but for design purposes, confirmation and refinement of proposed treatments must be performed as well as consideration of base repair quantities, aggregation or re-grouping of streets to maximize construction savings, separation/combination of surface seal or rehabilitation paving programs, and cost to comply with complete and green street policies. The multi-year plan will only be developed for the preferred scenarios selected by the City and will be developed for **three (3)** fiscal years.

The criteria for various funding sources available to the City will be considered when selecting streets in the Work Plan. NCE will perform focused field reviews to identify the items listed below for streets selected by the PMP software for the preferred scenario. Before developing the work plan, NCE staff will meet the City staff in the field to determine their priorities and objectives in determining the rehabilitation treatment and repair criteria. Our scope includes one additional meeting to finalize the multi-year plan. The Work Plan elements include:

- Verify treatment type and project limits.
- Identify approximate base repair percentage or mark digouts in the field.
- Identify number of Americans with Disabilities Act (ADA) ramp upgrades triggered by proposed treatments.
- Identify potential tripping hazards areas caused by tree roots or surface materials build-up areas near the pavement edge. Tripping hazards area locations (house address or distance to intersection) would be recorded in the field review.
- Identify alternative newer technologies (CIR, FDR, etc.) and/or alternative surface seal treatments on cul-de-sac areas.
- Identify excessive cracking problems and propose alternative treatments as appropriate.

NCE will generate enough candidate streets for grouping, consolidation, removing outliers, and determining other conflicts. Based on the criteria agreed upon with the City, pavement maintenance strategies, and field observations, the selected sections would be grouped together geographically to produce continuous sections for treatment to minimize inefficiencies with shorter and isolated street segments and reduce construction costs and traffic impacts. If there is a budget surplus or a need to update the decision tree based on the multi-year focus plan, NCE will re-run the preferred scenario budget analysis to incorporate the findings from the site visits/multi-year focus plan.

Deliverables for Task 11:

- Focus work plan in tabular and map formats.
- Updated budget analysis with 3-year work plan.

Proposed Draft Schedule for First Year

NCE will provide the City of Monterey Park with the Deliverables noted below. These deliverables will be given to the City at the end of the task it is associated with or during the task for comments.

Project Task	Project Milestone/Deliverables
Task 1: Coordination	• Meeting agenda and technical memorandum summarizing the action items. • Monthly reports.
Task 2: Inspection, Surveys, and Related Services	• Distress Data Collection for Entire Street Network. • Demo of Data Collection Vehicle.
Task 3: Quality Control Plan	• Draft and final Quality Control (QC) plan.
Task 4: Dat Entry	• Updated StreetSaver® database with pavement distress data. • Updated Decision Tree and Unit Costs for Alternatives.
Task 5: Pavement Condition Report	• PCI Report. • PCI Calculations.
Task 6: Pavement Rehabilitation Program	• Draft and Final Budget Options Report with 7-Year Rehabilitation Program. • Listing of Candidate streets/segments for Arterial, Collector, residential, and Alleys for each fiscal year. • Recommendation on budget shortfalls.
Task 7: Pavement Management Program Update Report	• Pavement Management Program Update Report. • One-day hands-on training for 3 City staff. • Presentation to City staff and Council.
Task 8: Asset Inventory (OPTIONAL)	• Shapefile and GeoDatabase for Sidewalk Inventory and Width, Pavement Marking and Striping Inventory, Curb Marking, and Manholes and valves. • Technical Memo Report.

8. References

NCE has had the privilege to work with many cities and counties in California, including Monterey Park. The public agencies referenced below will assist the City in verifying NCE and NCE key personnel experience in providing related services on similar pavement and asset management projects. These are repeat clients, which reflect their satisfaction with NCE's deliverables.

NCE	
Public Agency Reference 1: City of San Marino	
Agency:	City of San Marino Public Work Department
Contact Name:	Amber Shah, PE, Director of Public Works
Address:	2200 Huntington Drive, San Marino, CA 91108
Phone Number:	(626) 300-0787
Email Address:	ashah@cityofsanmarino.org
Services:	Multiple PMS Updates for the City's **59.75 centerline-mile street network**, in addition to the City's FY2023/24, FY2022/23, and FY 2020/21 annual Street Rehabilitation Programs.
Public Agency Reference 2: City of Cathedral City	
Agency:	City of Cathedral City Public Works Department
Contact Name:	Armando J. Garcia Baldizzone, PE, City Engineer
Address:	68-700 Avenida Lalo Guerrero. Cathedral City, CA 92234
Phone Number:	(760) 770-0329
Email Address:	abaldizzone@cathedralcity.gov
Services:	Comprehensive PMP Update for the City's **157 centerline-mile street network**.
Public Agency Reference 3: City of Highland	
Agency:	City of Highland Public Works Department
Contact Name:	Carlos Zamano, PE, Public Works Director/ City Engineer
Address:	27215 Base Line Street, Highland, CA 92346
Phone Number:	(909) 864-6861, ext. 254
Email Address:	czamano@cityofhighland.org
Services:	PMP Implementation and Multiple Updates for the City's **159 centerline-miles street network**.
Public Agency Reference 4: City of Thousand Oaks	
Agency:	City of Thousand Oaks Public Work Department
Contact Name:	Jorge Muñoz, PE, CCM, QSD, Senior Engineer
Address:	2100 Thousand Oaks Boulevard, Thousand Oaks, CA 91362
Phone Number:	(805) 449-2434
Email Address:	jmunoz@toaks.org
Services:	Multiple PMP Updates and Sign Inventory for the City's **pavement network of 380 miles**.
Public Agency Reference 5: City of Lake Forest	
Agency:	City of Lake Forest Public Works Department
Contact Name:	Douglas Erdman, PE, Assistant City Engineer
Address:	100 Civic Center, Lake Forest, CA 92630
Phone Number:	(949) 282-5233
Email Address:	derdman@lakeforestca.gov
Services:	PMP Implementation and Multiple Updates for the City's **192 centerline-miles street network**.

9. Other Information

The following pages provide additional information pertinent to the execution of pavement and asset management projects.

Pavement Design & Analysis

NCE's expertise in pavement treatment alternatives includes cost saving, cutting-edge, and green/sustainable paving technologies, such as warm mix asphalt and in-place recycling technologies.

Pavement designs, plans, specifications, and estimates (PS&E) for preventive maintenance, rehabilitation, and reconstruction are NCE's specialty and we offer extensive experience and expertise with pavement treatment alternatives. Our civil and geotechnical engineers not only understand the types of pavements and treatment options, but also understand the significance and cost implications of proper roadway support on competent subgrade soils to limit future settlement and cracking. Pavement design begins with an accurate assessment of the existing structural adequacy. Unlike traditional civil firms who rely on core samples, we employ our pavement survey expertise in conjunction with deflection data, continuous thickness data using ground penetrating radar (GPR), and materials testing to assess the engineering properties of the existing roadway more accurately.

Sustainable and Innovative Pavement Technologies

There are numerous pavement rehabilitation techniques available today with new binders, new additives, and polymers, all of which may be applied in various layers to preserve pavement life. NCE constantly seeks to identify the most cost-efficient alternatives for cities and counties, such as CIR, cement stabilized pulverized base (CSPB), asphalt rubber hot mix asphalt (ARHM), warm mix asphalt, and terminal blend asphalt rubber binders. Many of the technologies NCE can implement will meet potential City sustainability or environmental goals and policies. Some examples are described in the following paragraphs.

Sustainable Pavements. NCE is involved with projects at both the national and local levels on issues such as sustainable pavements, and premature failures. NCE was involved with the Federal Highway Administration (FHWA) on Sustainable Pavement Systems, where we developed technical guidelines and a webinar series.

Cool Pavements. NCE prepared a report to discuss cool pavement alternatives for the City of Chula Vista as a means of mitigating the urban heat island impact. This included the use of pavement alternatives, such as porous or permeable pavements, pavers, concrete pavements, and use of light-colored aggregates, etc.

Composite Pavements. NCE worked for the Strategic Highway Research Program (SHRP2 R21) to develop best practice standards for asphalt concrete (AC)/portland cement concrete (PCC) composite pavements nationwide. This project resulted in the development of best practices in construction, specifications, and quality management procedures for these pavements. NCE is currently teaching a series of workshops for State Highway Agencies nationwide to assist them in implementing key best practices for composite pavements. While this work was funded and aimed at State Highway Agencies, the fundamental concepts of composite pavements and the best ways to implement them can be translated to cities, too.

Rubblization of Concrete Pavements. Rubblization is a cost-effective sustainable solution to traditional reconstruction of aged and/or poor concrete pavement. This rehabilitation technique involves rubblizing (breaking into smaller pieces) the existing concrete pavement and using it as the base course and overlaying with traditional AC. Reusing the existing concrete in place can result in cost savings of up to 50%. Additional advantage of rubblization is the reduction in the carbon footprint of the project due to less hauling of material to and from site as well as the thickness of the AC in rubblized pavement is comparatively thinner as compared to traditional reconstruction. NCE staff have in-depth knowledge and experience of both design and construction of rubblized pavement.

Cold-In-Place Recycling. A cost-effective alternative to traditional mill and fill pavement treatments, cold-in-place recycling can yield cost savings of as much as 30% using existing AC materials, which produces less truck hauling and better time efficiency during

construction. Longer pavement sections (generally at least 500,000 sf of pavement area) that require deeper mill and fills (typically at least three inches) are good candidates for cold-in-place recycling with potentially large cost savings.

Full Depth Reclamation (FDR). Full-depth reclamation is a process that reconstructs failed AC pavements by recycling the existing roadway materials. The old AC and aggregate base materials are pulverized and mined utilizing specialized equipment. The full-depth reclamation method recycles the materials in-situ and can offer significant cost savings over conventional roadway reconstruction techniques. It is generally cost-effective for areas as little as 25,000 square feet.

Pavement and Civil Engineering

NCE's civil and pavement design engineers and technicians have experience developing PS&E for many city, county, and state roadway projects. The benefit of this experience is that we thoroughly understand the impact recommended pavement designs can have on the roadway system. Elements include drainage improvements, ADA curb ramps and sidewalks, curb and gutter, traffic striping and signs, and utility relocation. NCE is a powerhouse known for designing thousands of local streets and roads and pavement rehabilitation throughout California. Further, we have recently supported the Cities of Diamond Bar, Glendale, Huntington Park, San Marino, South Gate, La Mirada, and Santa Barbara City and County on similar Roadway Rehabilitation Projects. NCE also has excellent working relationships with pavement and grading contractors and have partnered with reputable contractors to provide constructability review and cost efficiencies.

GIS Analysis, Modeling, and Mapping using the latest ESRI™ Software

NCE staff have an in-depth knowledge and understanding of the GIS needs of public entities and the importance of geospatial data in making critical resource(s), impact analysis, and management decisions. These decisions require well thought out tools that allow for efficient management, deployment, and dissemination of spatial data (both internal and external for the public). Our experience with GIS development and analysis, cartography, and asset management is extensive and includes projects for municipalities across California and Nevada. Our services include mobile data collection, integration with asset and PMP software, and detailed mapping capabilities using the latest ESRI™ software which includes ArcGIS®, and ArcPro.

Special Equipment

NCE can evaluate pavement structural conditions with deflection testing using our Falling Weight Deflectometer (FWD). The FWD is a specialized tool that provides data to allow for preparation of cost-effective pavement designs. In-situ conditions can be quickly evaluated to determine issues, such as the extent of subgrade problems or the presence of voids/unstable soils. Pavement designs for phased or staged constructions are possible, as well as the ability to model and use new materials and technologies. NCE can also use ground penetrating radar (GPR) to determine the thickness of AC as well as depth of the top rebar in concrete pavement in a non-destructive manner. The GPR data can then be calibrated using limited core information. The GPR data can be collected at the same time as automated pavement distress data, thus leading to huge cost savings.

FWD

GPR

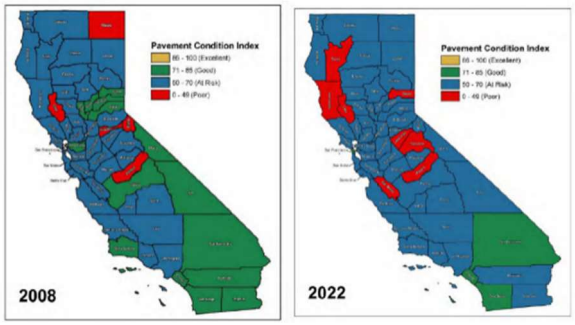
Deploying Pavement Technologies

Pavement sustainability has a large impact on the overall economic, environmental, and social fabric of local streets and roads. This is even more evident as streets are no longer viewed strictly as a means for vehicle conveyance, but instead as part of a larger transportation system that includes multiple transportation modes and their impact on the environment and society as a whole. Our civil and geotechnical engineers understand the types of pavements and treatment options and understand the significance and cost implications of proper pavement design to maximize long-term performance. Unlike traditional civil firms who rely primarily on core samples, we employ our pavement inspection expertise in conjunction with coring, deflection data, and materials testing to assess the engineering properties of the existing roadway more accurately.

Innovative Automated Survey System

We have seen considerable advancements in technology over the last decade. The assessment of pavement condition has seen a transformation from labor-intensive "boots on the ground" efforts toward a more high-speed, "automated" vehicle survey. These surveys integrate the use of roadway sensors, and digital pavement laser scanners and even incorporate artificial intelligence (AI) technologies for data processing. Our system conducts a comprehensive "curb-to-curb" pavement survey, providing 100% full-width sampling in contrast with other automated systems that use a downward image scanning device that only assesses distresses in the travel lanes. This 100% pavement inspection area can be advantageous to local agencies by obtaining more comprehensive and precise pavement condition data, including the identification of distress near parking lanes or pavement edges. This full two-lane range and intensity LiDAR scan data is then post-processed through automation using data algorithms along with AI and machine learning tools that analyze roadway profiles to determine the pavement surface damage areas and identify the type, severity, and quality of pavement distresses to calculate Pavement Condition Index (PCI).

Access to Statewide Survey Database

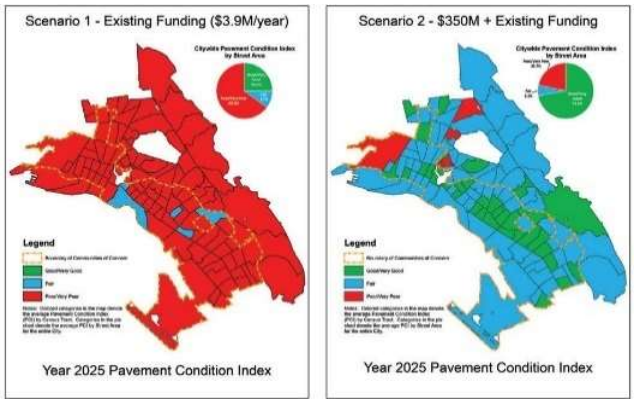


NCE has performed a Statewide Local Streets and Roads Needs Assessment study of 540 cities and counties in California in 2008 and updated it biennially since. The scope of work includes collecting data on over 143,000 miles of local streets and roads and essential elements, which comprises over 80% of the state's publicly maintained roadways. The major tasks in this study include data collection and developing a methodology for standardizing the comparison process, such as pavement condition, pavement strategies, pavement funding and revenue, essential components, budgetary analysis, and funding shortfall for both pavement and essential components. Through this project, NCE is able to access extensive information from comparable cities on their funding sources, construction practice, as well as M&R policy and funding needs of essential components. The information can be utilized for performance measurement, long-term planning, policy advocacy, budget allocation, and potential grant applications.

Support for Pursuing Additional Funding

NCE has collaborated with multiple agencies to actively seek additional funding for pavement improvements. Examples include:

- **Trench Cut Impact Study.** Utility trench cuts can significantly damage pavement structure and long-term performance. Both local agencies and utility companies have funded engineering studies to assess these impacts and estimate financial consequences. NCE has partnered with various cities and counties, analyzing structural and functional deterioration resulting from utility cuts. They've developed fee schedules, enabling agencies to earn between $100K to $500K annually from trench cut fees. NCE has conducted or is currently conducting comparable studies for Anaheim, Riverside, Lake Forest, Laguna Hills, Santa Barbara County in Southern California, and Northern California agencies.
- **Multi-Year Work Plans.** A multi-year work plan that groups candidate streets by treatment types or neighborhoods allows for more efficient bidding to reduce construction costs, as well as traffic impacts to the public. NCE is currently working with the City of Corona, Yorba Linda, and Redondo Beach to develop the City's multi-year work plan.
- **Local Bond Measures.** NCE provided the City of Oakland with a StreetSaver® analysis to determine the impacts of a bond measure that included determining the most cost-effective M&R strategies and developing multi-year work plans spread out among eight planning areas with different characteristics and needs. (see graphic to the right) Oakland voters passed Measure KK in 2016 that included $350 million for transportation. In addition, NCE is currently working with the Sacramento Transportation Authority (STA) to perform budgetary analysis to identify additional funding needs to improve network PCI to 70 by 2043. The analysis findings will be employed to advocate for a new measure or renewal of Measure A for the 2024 or 2026 ballot.



Collaboration. Commitment. Confidence.

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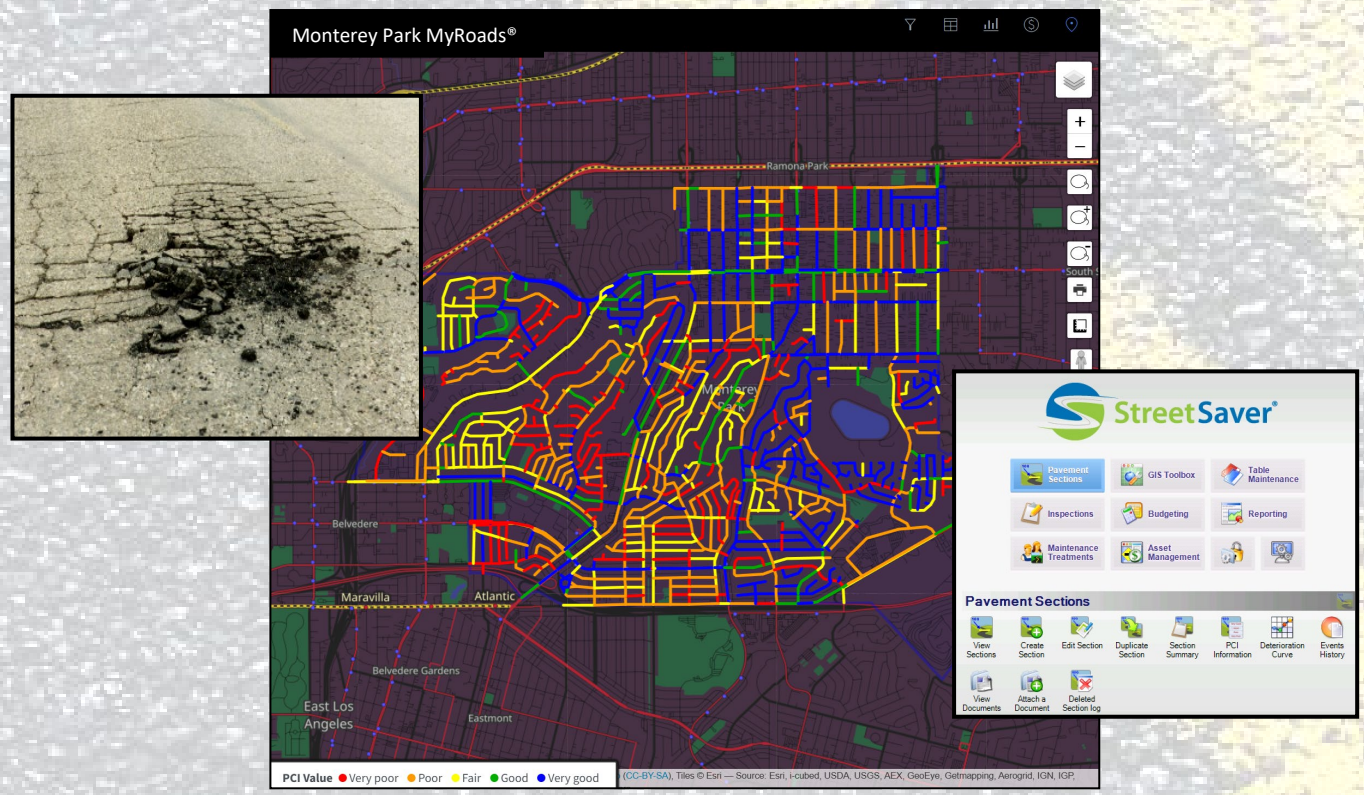
ATTACHMENT 2

Bucknam Infrastructure Group Proposal

PROPOSAL FOR PAVEMENT MANAGEMENT PROGRAM UPDATE IN THE CITY OF MONTEREY PARK

City of Monterey Park, CA
November 7, 2024

Submitted by:
Bucknam Infrastructure Group, Inc.



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November 7, 2024

Mr. Shawn Igoe
Director of Public Works
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

Subject: Proposal for Pavement Management Program Update in the City of Monterey Park

Dear Shawn:

It is our pleasure to submit our proposal to assist the City of Monterey Park in the continued proactive management of your Pavement Management Program (PMP). With the City seeking to move toward stronger infrastructure management methodologies through advanced pavement inspections, neighborhood/zone scheduling, capital improvement reporting, and GIS management, Bucknam Infrastructure Group, Inc. has identified a proactive and cost-efficient method to assist the City in updating your PMP (Bucknam served as the consultant for the City's 2022-2023 PMP update). Our team will focus our long-term PMP knowledge, extensive Los Angeles County experience and GIS/GPS technologies to optimize the City's maintenance/rehabilitation budgets.

Our project staff can be relied upon again to provide outstanding service to the City. This will be accomplished by assisting the City in updating the neighborhood/zone M&R schedule, formulating a proactive Arterial CIP budget and providing realistic maintenance recommendations. Our firm is unique in that we provide:

- Relevant and accurate PMP services based on our ongoing work with numerous Los Angeles, Orange County and San Diego local agencies such as:
  - **36 of 88 Los Angeles County local agencies; 41% of LA County cities (e.g., Monterey Park, Temple City, Rosemead, Alhambra, South El Monte, Duarte, Monrovia, Sierra Madre, Covina, La Verne, South Pasadena, Whittier, Downey, Lomita, Signal Hill, Gardena, Lawndale, RPV, Compton, Lynwood, South Gate, Long Beach, etc.)**
  - **Recent OCTA Pavement Preservation Program project where Bucknam assessed and generated a countywide 10-yr economic forecast for all 35 Orange County local agencies (StreetSaver / MicroPAVER assessments)**
  - 21 of 35 Orange County Local agencies;
  - 20 San Diego/Inland Empire local agencies; and
  - Army Corps of Engineers ASTM D6433 compliant surveying, reporting and pavement analysis on an annual basis;

- Our project manager has worked within the SoCal Pavement Management industry for over twenty-six (26) years and has worked extensively with StreetSaver PMP software through turn-key data conversion projects to long-term, proactive pavement CIP scheduling that relies on accurate and cost-efficient bid documentation;

BUCKNAM INFRASTRUCTURE GROUP, INC
3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

- Project/engineering experience that brings the understanding that StreetSaver results are not set in stone; we proactively use the available data to enhance budget forecasting and CIP/O&M project planning;

- Cost effective management methodologies, from the project kickoff through final reporting, gained through our Project Manager's experience and use of Bucknam's MyRoads® dynamic PMP-GIS web-portal;

- As Project Manager, my goal is not just to meet the requirements of this project but establish a living document (Arterial & Local pavement CIP submittal) that will be used throughout the term of the CIP as well as implement achievable long-term infrastructure management goals in coordination with City schedules.

By selecting *Bucknam Infrastructure Group, Inc.*, the City of Monterey Park will continue to receive a strong, knowledgeable, innovative, and communicative team with the experience to update a cost-effective pavement management program. Our handpicked pavement management professionals are committed to delivering quality services to the City. We have already scheduled time for your project and eagerly await our kick-off meeting with City staff and you. Our proposal shall remain valid for ninety (90) days from the submittal date and, if awarded the contract, Bucknam agrees to enter into the City's standard Consultant's Agreement (except for any modifications upon which are mutually agreed). Bucknam has reviewed the City's Standard Professional Services Agreement and will comply with all aspects of the Agreement.

Respectfully submitted,

Bucknam Infrastructure Group, Inc.

Peter J. Bucknam
President/Project Manager

Project Understanding / Approach

As the City of Monterey Park infrastructure matures, the City's staff is striving to update the City's Pavement Management Program (PMP) through cost effective condition surveys, engineering cost evaluation, Arterial CIP and "neighborhood" budgetary reporting and work history updates within the PMP database. **Bucknam's experience through adherence to scope, schedule and cost have proven itself over the past twenty-six (26) years of PMP service to Southern California local agencies.**

The City requires a team that will continue to not only survey the defined sections using cost-conscious methodologies but will create a comprehensive program that includes the enhancement of your multi-year PMP CIP, neighborhood maintenance, essential data for PS&E bid document preparation, MyRoads® and the knowledge of the inner workings of your StreetSaver PMP software.

Bucknam will provide these services through our proactive and accurate update of your PMP; we will address the City's primary goals of:

- Updating StreetSaver with 2025 maintenance data, segmentation improvements and inspections;
- Enhancing the Monterey Park PMP database with 2022 to 2025 work history data entries;
- Surveying 126 centerline miles of the City's Arterial/Collector, Local & Alley network during FY 2024/25;
    - Verifying / Updating pavement centerline and metric data (PMP vs. GIS);
    - Generating 2025 Pavement Condition Index (PCI) ratings for each segment;
- Developing a proactive preventative slurry seal / overlay rehabilitation schedules based on existing/current capital funding allocations;
- Establishing solid recommendations for current / future maintenance and rehabilitation needs;
- Utilizing the City's existing/current funding to generate a seven (7) year Capital Improvement Program (CIP);
- Recommending alternative maintenance budgets that demonstrate realistic return-on-investments (ROI), i.e., increase PCI and maintain PCI models, etc.
- Updating the Monterey Park MyRoads® PMP web-portal application

We have defined detailed phases to the scope of work in accordance to the City's RFP within Section 5 – Proposed Method to Accomplish the Work;

1. Project Implementation
2. Client Satisfaction
3. Scope of Work (Major Tasks)

Critical Path Method (CPM) Project Schedule

Our project schedule shows each major task identified in our scope of work, as well as quality control milestones and meetings.

Task Name	15-Dec	4-Jan	25-Jan	12-Feb	27-Feb	10-Mar	22-Mar	5-Apr	18-Apr	1-May
BASE SCOPE OF WORK										
1) Project Implementation										
Task 1.1 - Project Kickoff	X									
Assess PMP data / Establish Survey										
Task 1.2 - Project Status Meetings - Quality Control										
Project Status Meetings	X				X			X		
2) Client Satisfaction										
Task 2.1 - Project Deliverables								X		X
3) Scope of Work										
Task 3.1 - Update Maintenance and Rehabilitation Activities										
Assessment of PMP Database										
Task 3.2 - AI True Area PMP Segment Calculation										
Pavement Condition Surveys - 126 Miles										
PCI Reporting				30%		60%		100%		
Quality Control Checks										
Develop Recommended Improvement Program										
Task 3.3 - Maintenance & CIP / Budgetary Analysis										
Update Maintenance & Rehab Activities										
Task 3.4 - Citywide CIP / METRO Compliance Reports										
City Review of Draft Final Report										
Project Status Meeting					X			X		X
Delivery of Final CIP Report										
Task 3.5 - PMP - GIS Mapping										
Task 3.6 - Monterey Park MyRoads® PMP Web-Portal										
Task 3.7 - PMP Training / Technical Support										

With a completed survey, our team will work with you to establish a PMP that provides specific, manageable pavement segments, detailed maintenance schedules of needed repairs and cost-conscious rehabilitation recommendations. This will assist your staff in preparing budget estimates required to complete the scheduled work for fiscal year 2025-26 and beyond.

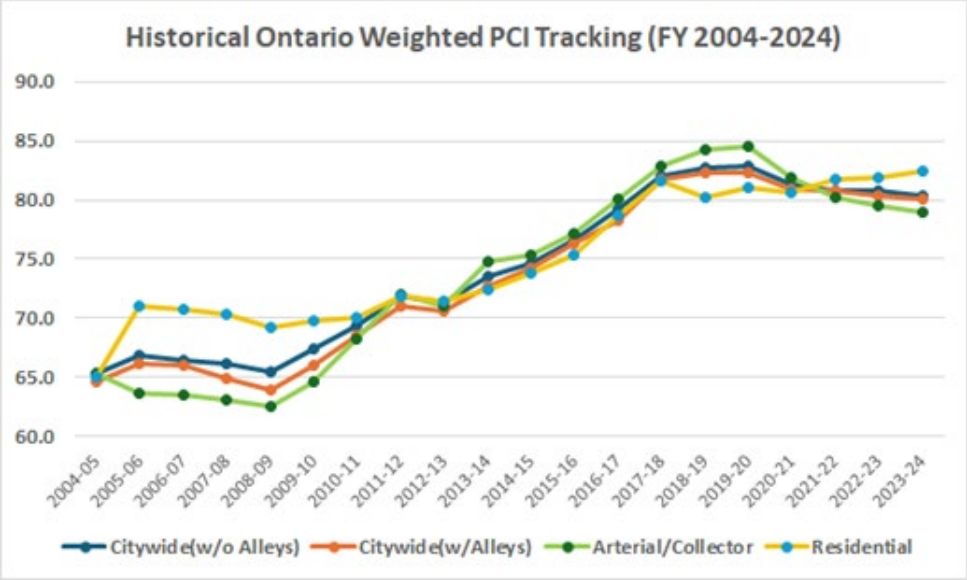
Project Team

The *Bucknam* pavement management team's local agency expertise is demonstrated through:

- Our experience of managing pavement projects over the past twenty-six years;
- Assisting cities comply with Los Angeles County PMP Propositions/Measures;
- Implementing StreetSaver/MicroPAVER throughout Southern California;
- Extensive Los Angeles, Orange, San Diego and Inland Empire PMP project management experience;
- Our understanding of public works projects from the "City" side through City Engineer and Public Works Director experience;
- Implementing a realistic, proactive and sustainable PMP methodology that matches your agencies needs and goals.

Bucknam will bring our extensive experience to the City of Monterey Park by building upon our knowledge and understanding of your PMP goals. Mr. Bucknam's pavement team includes ten (10) dedicated, qualified managers, GIS and field technicians that have served under his management for over twenty-six years on PMP projects.

Historical PMP tracking of an agency's conditions (PCI's) truly reflects how the PMP is being managed; shown below is the City of Ontario's historical PCI from 2004 to 2024. Bucknam has been working with Ontario since 1998 and has been an essential part of long-term success shown.



His team of inspectors will update your PMP through sound Army Corps of Engineers – ASTM inspection methodologies. Mr. Bucknam's experience covers the implementation and management of infrastructure management programs that exceed 65,500 miles of pavement for more than 75 cities and 750+ PMP projects.

Bucknam – Key Project Team / Experience

PETER BUCKNAM, Project Manager, will be responsible for the day-to-day management, daily performance of the project, conditional review and provide budgetary modeling / analysis. He has managed 750+ pavement management projects over the past 26 years in the Southern California region and will again be the Project Manager for Monterey Park's PMP project. Within this time, he has served as project manager for over seventy-five agencies in Southern California. Peter is committed to the project from the receipt of the notice-to-proceed through completion and furthermore he is a PMP software trainer on StreetSaver/MicroPAVER and has performed numerous training sessions for local agencies. He has performed numerous training workshops covering software's such as StreetSaver and MicroPAVER. He brings his expertise to cities through converting, implementing, updating, and enhancing pavement management programs; this covers 20+ years (16 with Bucknam Infrastructure Group, 5 with Bucknam & Associates and 5 with Berryman and Henigar).

For example, Mr. Bucknam recently completed and provided a 10-yr Pavement Management Plan for the Orange County Transportation Authority (OCTA) which covered all 35 local agencies datasets, PCI evaluations, unit cost/annual revenue allocations and GIS. A Countywide evaluation that projected PMP needs for each agency and the County itself through 2032!

Mr. Bucknam will bring new, fresh and proactive recommendations to this project and will identify realistic program management and fiscal goals to assist the City in its upcoming CIP. Monterey Park will receive recommendations that are sound and achievable, rather than timid or unrealistic.

STEVE BUCKNAM, P.E., Principal-in-Charge, will be responsible for the overall performance of the project and will provide quality assurance review. Mr. Steve Bucknam is a licensed Civil Engineer (LIC #20903) and will oversee all tasks for this project. Mr. Bucknam is a former Deputy City Manager for Public Works and City Engineer of Norwalk, and City Engineer in Arcadia and Pacifica, California. He has over 45 years of professional experience and has managed street maintenance, reconstruction and improvement programs. He has developed and administered Street maintenance and improvement programs in those cities as well as the City of Newport Beach where he served as Design Division head. He has extensive experience in capital program planning, pavement construction and budgeting for street improvement programs.

AARON SUTTON, GIS Manager, will oversee all GIS and PMS data migration prior and during the project. He drives all GIS creation, PMS mapping, editing and deliverables for the project and is our key staffer for the ArcGIS Online web-hosting services that we provide. Mr. Sutton has been involved with over 65 pavement management projects within Los Angeles, Orange, San Bernardino, Riverside, San Diego counties.

AARON COHODAS, Field Technician, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. Mr. Cohodas has been involved with over 70 pavement management projects and brings his wealth of PMP software, GIS and inspection experience to this project. **Aaron is a certified ASTM D6433-20 inspector.**

NIKO BUSTAMANTE, Field Technician, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. Mr. Bustamante has been involved with

over 35 pavement management projects and brings his wealth of PMP software, GIS and inspection experience to this project. **Niko is a certified OCTA/ASTM D6433 inspector.**

CADE BUCKNAM, Field Technician, will be a supportive field surveyor for this project. His responsibilities will include surveying, quality control, and working with our management staff ensuring the updated PMP database is complete. He has been involved with over 25 pavement management projects and brings his wealth of PMP inspection, GIS and software experience to this project. **Cade is a certified OCTA/ASTM D6433 inspector.**

Roadway Asset Services – Key Subconsultant Project Team

Organizational structure is important to understand as it can often shed light on whom a municipal agency will really be working with on any given assignment. While the City can select any qualified data collector as a short-term vendor, RAS prefers to develop long-term consultative relationships with our clients that result in turn-key pavement management implementations that exceed client expectations. The Key Personnel assigned to this project are all long-time veterans of the industry and have extensive experience in asset data collection, pavement distress field rating, Pavement Condition Index (PCI) processing, multi-year prioritization, software implementation, and custom database integrations. Reporting structure follows the list of personnel.

Zac Thomason, MBA, RAS Project Manager, has been actively engaged in the pavement management industry for nearly 17 years. In this time, his focus has been on the use of automated technologies for pavement distress surveys, enterprise software implementation, pavement preservation, budget modeling & forecasting, and multi-year rehabilitation plan development. Mr. Thomason will be responsible for the overall management, coordination, and communication of the project. **Mr. Thomason has extensive experience managing StreetSaver inspection projects including the Stanislaus Council of Governments, CA; Bellevue, WA; Arapahoe County, CO; and was recently selected by Pima County, AZ to lead their StreetSaver update.**

The pavement distress interpretation review will be led by RAS' **Senior Pavement Engineer, Scot Gordon, PE, IAM.** Mr. Gordon brings over **30 years** of licensed Professional Engineering experience in the fields of pavement engineering, design, and transportation planning. **As a graduate from Texas A&M and an understudy of Roger Smith (well renowned in the pavement management industry & StreetSaver development team), Scot is considered an expert in the interpretation of distress manifestation on roadways.** Nothing is passed on to RAS clients without a detailed review and acceptance by Scot Gordon.

During Mr. Gordon's graduate work, he developed and further refined his philosophy of pavement management through hands-on **testing of the initial phases of development of the StreetSaver software.** Additionally, **Scot has received certification from the Institute of Asset Management and oversees the engineering team at RAS.**

While any qualified consulting firm can collect some form of condition data, it is imperative that the data collected and delivered to the City is repeatable and reliable. To ensure the automated pavement condition data remains true to sound engineering principles, Quality Assurance will be performed by **Mark Kramer, PE, MBA,** who is an expert in automated data processing

routines, commercial off the shelf software, data management, pavement analysis, and technology integration. Mr. Kramer brings 24 years of experience in data integration for municipalities.

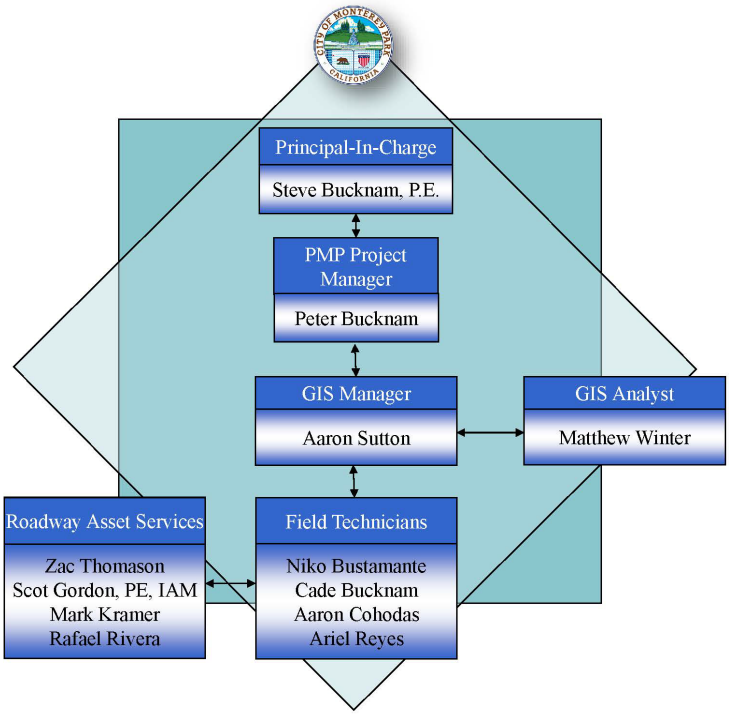
Rafael Rivera, Data Collection Manager, has overseen over 100,000 miles of automated pavement and ROW data collection field efforts throughout the last 12 years. Rafael will oversee the daily operation of field crews to assure quality collection and efficient operation. He will communicate with both the General Project Manager and the RAS Project Manager to update schedules and determine when more resources may be needed to keep the project on schedule. As data is delivered from field crews, Rafael will be responsible for initiating and reviewing the evaluation process for pavement and ROW assets, the ultimate delivery of the results and databases for final review by QA/QC, and the final pavement condition survey report.

With multiple technicians on this project, that are trained in the Army Corps of Engineers survey methodology and available to begin work immediately, our survey schedule will be expedited.

Our team will be able to survey the 126 centerline miles of Arterial/Collector, Local & Alley network within 6 weeks due to our experience, availability and manpower.

In case of heavy rain that can potentially delay scheduled street inspections, our team includes two (2) additional certified PMP inspectors that can be added to our Field Technician team above, if necessary.

Team Organization Chart



Resumes on the following pages

Peter J. Bucknam / Project Manager
Director of Infrastructure Management – GIS

EDUCATION

B.A., Geography – Urban Planning, San Diego State University, 1997

PROFESSIONAL DATA

Member, American Public Works Association
Member, Maintenance Superintendents Association
Chair, Transportation Committee, Inland Empire Report Card (ASCE) – 2005/06 &
2008/09 Co-Chair, Member APWA Committee for Street and Technology 2003-2015
Certificate of Professional Development – ASTM D6433-18; MicroPAVER
Certificate of Completion – OCTA MicroPAVER / StreetSaver Distress Training (2011 thru 2023)
NASSCO – Certificate, National Pipeline Assessment Certification Program (PACP)

QUALIFICATIONS / EXPERIENCE OVERVIEW

Peter Bucknam is an expert in infrastructure project management, pavement management-training, planning, resource management, implementation and program management. He has over twenty years' experience in the area of infrastructure asset management and Geographic Information Systems. Mr. Bucknam has managed a wide range of Pavement Management infrastructure project tasks including the collection and input of PMP - ROW conditional survey data, preparation of Public Works capital improvement program projections and reports, infrastructure/software needs assessments, GIS/GPS data collection, data conversion and quality control.

Mr. Bucknam has performed infrastructure management services to over 70+ local agencies and is currently serving as project manager for numerous pavement management programs throughout Southern California. He has personally served as project manager for 750+ PMP projects throughout Riverside, San Diego, San Bernardino, Orange and Los Angeles counties. He has worked with over 20 San Diego/Inland Empire County cities, 36 Los Angeles cities and he is currently working with 21 of the 35 Orange County agencies regarding Measure M2 StreetSaver/MicroPAVER compliance.

His project level and management experience covers: pavement/sidewalk management, Traffic Control Device Inventories (TCDI), GIS implementation, Traffic Signal surveys, Right-of-Way (ROW) surveys, and ADA survey/compliance. In managing over 700+ infrastructure projects in the past twenty-six years, Mr. Bucknam has used a diverse amount of software to assist local agencies implement infrastructure management programs and GIS Enterprises. These programs include MicroPAVER, MTC StreetSaver, Zoom's GPSVision, CartéGraph, ESRI products, Crossroads, Lucity, Energov, Spillman, GBA Master Series, and MapInfo.

Prior to joining *Bucknam Infrastructure Group, Inc.*, Mr. Bucknam served as Director of Infrastructure Management-GIS with an Engineering consulting firm where he managed numerous public works infrastructure/ROW projects ranging from surveying, maintenance life-cycles, cost & benefit analysis, financing and construction cost estimating. This included researching, surveying, converting and implementing multiple phase pavement management projects which provided better management practices, data efficiencies and GIS functionality within local governments and maintenance facilities. In addition, he provided technical (software) support for the on-going citywide PMP projects as well as developing capital improvement plans/budgets for integrating Tablet-GIS data management functionality into future maintenance efforts.

SAMPLE OF PETER BUCKNAM'S PROJECT MANAGEMENT EXPERIENCE (1997-2024)

- 2024 Pavement Management Program, City of Temple City
- 2024 Pavement Management Program, City of Bellflower
- 2024 Pavement Management Program, City of Downey
- 2024 Pavement Management Program, City of Rancho Palos Verdes
- 2024 Pavement Management Program, City of Menifee
- 2024 Pavement Management Program, City of Garden Grove
- 2024 GIS Support Services, City of Alhambra
- 2024 GIS Support Services, City of Duarte
- 2024 Sidewalk Mngt. / GIS Support Services, City of Lakewood
- 2024 Pavement Management Program, City of Vista
- 2024 Pavement Management Program, Indian Wells CC, FAMD #1
- 2022-27 Pavement Management Program, City of Indian Wells
- 2024 Pavement Management Program, City of Monrovia
- 2024 Pavement Management Program, City of Whittier
- 2024 Pavement Management Program, City of Vista
- 2024-29 Pavement Management Program, City of Ontario
- 2019-24 Pavement Management Program, City of Ontario
- 2024-29 Sidewalk Management Program, City of Ontario (OMUC)
- 2023 Sidewalk Management Program-Pilot Study, City of Ontario (OMUC)
- 2024 Pavement Management Program, City of Gardena
- 2023-24 Sidewalk-ROW Management Program, City of Lakewood
- 2024 Pavement Management Program, City of Manhattan Beach
- 2023-24 Sidewalk Management Program, City of Fullerton
- 2024 Pavement Management Program, City of La Palma
- 2023-24 GIS Enterprise Support Services, City of Fountain Valley
- 2024 Pavement Management Program, City of Laguna Beach
- 2024 Pavement Management Program, City of Westminster
- 2024 Pavement Management Program, City of Norwalk
- 2024 Pavement Management Program, City of Buena Park
- 2024 Pavement Management Program, City of Duarte
- 2023 Pavement Management Program, City of Santa Ana
- 2023 Pavement Management Program, City of Orange
- 2023 Pavement Management Program, City of RSM
- 2023 Pavement Management Program, City of Laguna Hills
- 2023 Pavement Management Program, City of Del Mar
- 2023 Pavement Management Program, City of Fountain Valley
- 2023 Pavement Management Program, City of Compton
- 2023 Pavement Management Program, City of Lomita
- 2023 Pavement Management Program, City of Coronado
- 2023 Pavement Management Program, Orange County Water District
- 2023 Pavement Management Program, City of Huntington Beach
- 2023 Pavement Management Program, City of Lake Elsinore
- 2023 Pavement Management Program, City of Placentia
- 2023 Sign Management Program, City of Placentia
- 2023 Pavement Management Program, City of Norwalk

C. Stephen Bucknam, Jr., P.E., Principal-in-Charge

EDUCATION

B.S., Civil Engineering, Loyola University of Los Angeles, 1967
M.S., Environmental Engineering, Loyola University of Los Angeles, 1972

PROFESSIONAL DATA

Registered Professional Engineer, States of California (No.20903) and Washington (No.17310)
California State Community College Teaching Credential
Fellow, American Society of Civil Engineers
Former, City Engineer, Deputy City Manager, City of Norwalk
Member, Board of Directors – Urban Water Institute
Life Member, American Public Works Association
Member, Water Environment Foundation
Member, University of California Irvine, Civil & Environmental Engineering Affiliates
Honorary Member, Chi Epsilon

EXPERIENCE OVERVIEW

Over forty years' experience in the administration, management, planning, design and construction management of public works and development programs and projects including: water and wastewater projects, pavement management programs, transportation, drainage, including: program management, master planning, infrastructure planning and maintenance programming, environmental studies, street, highway, alley, storm drain, water and sewer system design, rate studies, emergency planning, facilities design, groundwater studies, wells, reservoirs, site studies, pump stations, lift stations, intergovernmental negotiations and agreements, hydrology, treatment facilities, building design, grants, regulatory permitting, system appraisals, R/W negotiations, acquisitions and documentation, project management, production control, operations studies, capital improvement programming and budgeting, hydroelectric projects, underground utilities, assessment districts, surveying, mapping, legal testimony to public boards, commissions and councils, and direction of technical advisory committees to joint powers agencies and water districts.

Transportation / Streets – Highways - Traffic

Served as Contract City Engineer for the City of Arcadia responsible for long range advanced planning of the City's transportation engineering program. Directed the preparation of the City's Transportation Master Plan which identified, consistent with the City's General Plan the transportation related needs under these requirements so of AB 1600 nexus constraints.

Acted as Principal in charge over a Pacific Coast Highway (SR-1)/Newport Boulevard (SR-55) interchange, City of Newport Beach. Project involves a study of various alternatives, conventional and unconventional, for improvements to the existing interchange.

Restraints include limited right-of-way, environmental challenges (e.g., Newport channel bridge widening, "Arches" liquor store and restaurant property acquisition, and existing bridge aesthetics), and potential hazardous waste issues. Alternatives were evaluated and selected to include in the PSR. Included project coordination with various agencies and sub consultants, and oversight of concept geometries, cost estimating, and report preparation.

Conceptual study, Project Study Report, and Project Report for I-710/Firestone Boulevard interchange modification and Firestone Boulevard improvements for City of South Gate. Also involved a feasibility study which included preparation of a traffic study, conceptual plans for several types of interchanges, construction cost estimates, and preliminary Caltrans Project Study Report. Prepared ISTEA National Highway System funding application for authorization and appropriation. Coordination with Caltrans District 7.

Mr. Bucknam has served as the working Principal / Civil Engineer for all pavement management related projects that Bucknam has performed. This includes projects listed below:

- 2024 Pavement Management Program, Indian Wells CC, FAMD #1
- 2022-27 Pavement Management Program, City of Indian Wells
- 2024 Pavement Management Program, City of Monrovia
- 2024 Pavement Management Program, City of Whittier
- 2024 Pavement Management Program, City of Vista
- 2024-29 Pavement Management Program, City of Ontario
- 2019-24 Pavement Management Program, City of Ontario
- 2024-29 Sidewalk Management Program, City of Ontario (OMUC)
- 2023 Sidewalk Management Program-Pilot Study, City of Ontario (OMUC)
- 2024 Pavement Management Program, City of Gardena
- 2023-24 Sidewalk-ROW Management Program, City of Lakewood
- 2024 Pavement Management Program, City of Manhattan Beach
- 2023-24 Sidewalk Management Program, City of Fullerton
- 2024 Pavement Management Program, City of La Palma
- 2023-24 GIS Enterprise Support Services, City of Fountain Valley
- 2024 Pavement Management Program, City of Laguna Beach
- 2024 Pavement Management Program, City of Westminster
- 2024 Pavement Management Program, City of Norwalk
- 2024 Pavement Management Program, City of Buena Park
- 2024 Pavement Management Program, City of Duarte
- 2023 Pavement Management Program, City of Santa Ana
- 2023 Pavement Management Program, City of Orange
- 2023 Pavement Management Program, City of RSM
- 2023 Pavement Management Program, City of Laguna Hills
- 2023 Pavement Management Program, City of Del Mar
- 2023 Pavement Management Program, City of Fountain Valley
- 2023 Pavement Management Program, City of Compton
- 2023 Pavement Management Program, City of Lomita
- 2023 Pavement Management Program, City of Coronado
- 2023 Pavement Management Program, Orange County Water District
- 2023 Pavement Management Program, City of Huntington Beach
- 2023 Pavement Management Program, City of Lake Elsinore
- 2023 Pavement Management Program, City of Placentia
- 2023 Sign Management Program, City of Placentia
- 2023 Pavement Management Program, City of Norwalk
- 2023 PMP Program Management, Inland Empire Utilities Agency
- 2021-23 Pavement Preservation Plan, OCTA
- 2023 Pavement Management Program, City of Fullerton

Zac Thomason, MBA
RAS PROJECT MANAGER

Mr. Thomason brings nearly 17 years of dedicated pavement and asset management experience where his focus has been on the use of semi-automated and automated technologies for pavement distress surveys, enterprise software implementation, pavement preservation, budget modeling & forecasting, and multi-year rehabilitation plan development. In addition to pavements, Mr. Thomason has vast experience with Right of Way asset inventory development that ranges from roadside features such as signs & supports, sidewalks, pedestrian curb ramps, striping & markings, curb & gutter, guardrail, bike racks, and nearly any asset that can be seen in the right of way. He has also managed complex sidewalk and pedestrian curb ramp inventory assignments that have included off road vehicle data collection, advanced LiDAR surveys to acquire geometric measurements (ramp, landing, & flare), long-range project prioritization sequencing, and project planning.

FIRM
Roadway Asset Services

EXPERIENCE
17 years

EDUCATION
M.B.A., Business Administration, University of Phoenix, 2007
B.S., Global Business, Arizona State University, 2005

Municipal Leadership Experience in California & the Southwest: Long Beach, Pasadena, Fontana, Orange County, Imperial County, Carlsbad, La Mesa, Lancaster, San Luis Obispo, Coachella Valley Association of Governments (CVAG), & Modesto, CA; Yuma, Casa Grande, Marana, Pinal County, Glendale, Goodyear, Scottsdale, Gilbert, Prescott, Coconino County, & Bullhead City, AZ; Albuquerque, Roswell, Las Cruces, and Los Alamos County, NM.

PROJECT LEADERSHIP ROLES

City of Long Beach, California – Pavement Condition Survey
Mr. Thomason served as the Project Manager for the City's semi-automated data collection effort of over 1,000 survey miles of arterial, collector, residential, and alley roadways. The scope included a full functional classification review to ensure each roadway was assigned an appropriate traffic range for use in the eventual prioritization and assignment of degradation curves. The City migrated from a typical walking sample survey to a full linear automated approach during this project. The project also included structural subgrade testing using a Dynaflect device on 270 survey miles of arterial and collector roadways. The condition data was processed into a modified ASTM D6433 PCI score and reported on a district-by-district basis (9 districts).

City of Bellevue, Washington – Pavement Condition Survey & StreetSaver Load
Mr. Thomason served as the Project Manager for the City of Bellevue during multiple pavement inspection updates. Advanced semi-automated technology was mobilized to conduct an ASTM D6433 compliant distress survey on over 580 survey miles of roadway. The data was processed into extent and severity scores suitable for upload into the City's **StreetSaver** software. The scope also included full configuration of the StreetSaver operating parameters such that the City could run budgetary scenarios and multi-year rehabilitation plans. The final deliverable was a report summarizing the findings of the survey and recommendations for long term maintenance.

Pima County, Arizona- Pavement Condition Index Data Collection Services
Mr. Thomason served as the Assistant Project Manager for the automated data collection of 3,788 lane miles of roadways. A separate PCI was calculated for each **StreetSaver** management section, which totaled 6,510 sections. Final deliverables included a summary spreadsheet and PCI dataset comparing the PCI per the collected data and the PCI per the StreetSaver current PCI calculation.

G. SCOT GORDON, PE, IAM
SENIOR PAVEMENT ENGINEER

FIRM
Roadway Asset Services

EXPERIENCE
30 years

EDUCATION
M.E., Civil Engineering, Texas A&M University, 1990
B.S., Civil Engineering, Texas A&M University, 1989

REGISTRATIONS
-TX Professional Engineer, Certificate Number:88099
-CO Professional Engineer, Certificate Number:30239
-MD Professional Engineer, Certificate Number:33493
-FL Professional Engineer, Certificate Number:83979
-NC Professional Engineer, Certificate Number:46459
-NM Professional Engineer, Certificate Number:26330
-GA Professional Engineer, Certificate Number:45916
-Institute of Asset Management Certified

Professional Affiliations
-American Council of Engineering Companies
-Tarrant County Board of Directors, 2015-present
-American Society of Highway Engineers, DFW Section Treasurer, 2015-2017
-American Council of Engineering Companies, Colorado
Board of Directors, 2000-2001
-Charles County Chamber of Commerce, Board of Directors, 2009-2010

Mr. Gordon serves as the Lead Pavement Engineer at Roadway Asset Services. Mr. Gordon has 30 years of experience in transportation engineering, geotechnical engineering, and construction materials testing including pavement design and optimization for transportation networks. As a professional engineer, he has managed numerous projects such as design/build highway projects, airfield pavement, and other government projects. He is an expert in the design, evaluation, monitoring, and research of pavement as well as pavement rehabilitation, and soil stabilization. Scot has completed numerous projects related to pavement management system implementation, pavement condition surveys, sign management surveys, sidewalk condition surveys, and road assessments utilizing LiDAR. The following is a brief list of projects he has managed.

KEY PROJECTS

Pima County, Arizona- Pavement Condition Index Data Collection Services
Mr. Gordon served as the Assistant Project Manager for the automated data collection of 3,788 lane miles of roadways. A separate PCI was calculated for each **StreetSaver** management section, which totaled 6,510 sections. Final deliverables included a summary spreadsheet and PCI dataset comparing the PCI per the collected data and the PCI per the StreetSaver current PCI calculation.

City of Rancho Palos Verdes, California– Roadway Asset Management Program
Mr. Gordon served as the Senior Pavement Engineer for the City of Rancho Palos Verdes' mobile data collection project of its 150 centerline mile network. The project consisted of utilizing RAC vehicles to provide a ROW asset inventory. The ROW Asset inventory included the following assets: curb and gutter, curb ramps, concrete medians, and guardrails.

City of Albuquerque, New Mexico – Pavement Condition Survey
Mr. Gordon served as the Project Manager/Senior Pavement Engineer for the mobile image data collection project of the City's 4,548 lane mile network. RAC vehicles were utilized, in accordance with the ASTM D6433, to provide the City with PCI values for each street segment and the overall PCI value for the network. The project also included an extensive ROW asset inventory that included: traffic signs, pavement markings, pavement striping, sidewalks, ADA ramps, driveways, bike lanes, curb and gutter, guardrail, streetscapes, traffic calming devices, polygon mapping, control boxes, backflows, and electrical/water meters. Mr. Gordon conducted a field pilot study to review distress interpretations with City staff and ensure AI processing routines were functioning properly. Mr. Gordon was also responsible for overall project coordination.

Mark Kramer, PE, MBA

QA/QC MANAGER

Mr. Kramer serves as the Chief Data Officer at Roadway Asset Services. Mr. Kramer has 24 years of experience in engineering and information technology projects including pavement condition, sign inventory, and sidewalk condition surveys. He is an expert in commercial off the shelf software, data management, data analysis, and delivery of technology projects. The following is a brief list of projects he has managed.

FIRM
Roadway Asset Services

EXPERIENCE
24 years

EDUCATION
MBA-IT Western International,2003
B.S., Civil Engineering, Arizona State University, 1998

REGISTRATIONS
-AZ Professional Engineer, Certificate Number: 40225

Professional Certifications
Microsoft SQL Server
Microsoft Power BI

PAVEMENT AND ASSET PROJECT EXPERIENCE

City of Long Beach, California – Pavement Condition Survey
Mr. Kramer served as the Engineering Manager for the City's semi-automated data collection effort of over 1,000 survey miles. The scope included a full functional classification review to ensure each roadway was assigned an appropriate traffic range for use in the eventual prioritization and assignment of degradation curves. The City migrated from a typical walking sample survey to a full linear automated approach during this project. The project also included structural subgrade testing using a Dynaflect device on 270 survey miles of arterial and collector roadways. The condition data was processed into a modified ASTM D6433 PCI score and reported on a district-by-district basis (9 districts).

City of Pasadena, California – Pavement Condition Survey
Mr. Kramer served as the Engineering Manager for the City's network wide pavement condition update using semi-automated technology. The survey was conducted on over 450 survey miles of roadways. Surface distress data was collected using semi-automated laser based technologies following the ASTM D6433 protocols and subgrade condition data was collected via a Dynaflect device on 243 survey miles of arterial and collector roadways. The surface condition data was processed into an ASTM D6433 Pavement Condition Index (PCI) and the structural data was converted to a Structural Index (SI) for eventual use in the overall condition index. The City's PDF "as-builts" were digitized as a part of this project and cross section details were tied to each segment in a spatial environment.

City of Denver, Colorado - Pavement Condition Survey
Mr. Kramer served as the QA/QC Manager for the City and County of Denver's network consisting of 1,971 centerline miles. Infrastructure and ROW assets including street pavement, roadway signs, message signs, striping, bike lanes, protective barriers, and sidewalks are being assessed. RAC vans were utilized to provide street-level imagery, geo-referencing location, and pavement data. Mr. Kramer was responsible for pavement condition data review to ensure the accurate calculation of PCI ratings on Arterial and Collector roads.

City of Albuquerque, New Mexico - Pavement Condition Survey and ROW
Mr. Kramer served as the QA/QC Manager for the City's pavement condition survey of 4,548 lane miles. RAC Vehicles collected imagery for the following ROW assets: traffic signs, pavement markings, pavement striping, sidewalks, ADA ramps, bike lanes, curb and gutter, guardrail, streetscapes, traffic calming devices, polygon mapping, control boxes, backflows, and electrical/water meters. Mr. Kramer reviewed data collected by the RAC vehicles to ensure imagery was properly captured and displayed accurate results. Following quality assurance checks, asset extraction was integrated into the City's VUEWorks asset management system.

RAFAEL RIVERA

DATA SCIENTIST/DATA COLLECTION MANAGER

Mr. Rivera has over 12 years of experience in automated data collection of pavement and ROW asset inventories. Mr. Rivera has been involved with collection and management of over 100,000 miles of roadways. Mr. Rivera's positions have included automated data collection vehicle operator, pavement analyst, LiDAR analyst, and GIS analyst.

FIRM
Roadway Asset Services

EXPERIENCE
12 years

EDUCATION
B.S., Mechanical Engineering, University of Central Florida, 2011
B.S., Aerospace Engineering, University of Central Florida, 2016

KEY PROJECTS

Pima County, Arizona- Pavement Condition Index Data Collection
Mr. Rivera served as the Data Collection Manager for the automated data collection of 3,788 lane miles of roadways. A separate PCI was calculated for each **StreetSaver** management section, which totaled 6,510 sections. RAS' Quality Control plan was reviewed by StreetSaver prior to data collection. Final deliverables included a summary spreadsheet and PCI dataset comparing the PCI per the collected data and the PCI per the StreetSaver current PCI calculation.

Arizona Department of Transportation- Pavement Condition Survey
Mr. Rivera served as Data Collection Manager for ADOT's pavement condition survey of 5,000 test miles. Automated data collection vehicles were utilized to provide pavement data and imagery in accordance with the HPMS guidelines. Mr. Rivera provided route tracking for field operation crews and was responsible for equipment performance and image quality.

City of Denver, Colorado – Pavement Condition Assessment
Mr. Rivera served as the Data Collection Manager for the automated data collection project of the City's 5,756 miles of roadways. The project analyzed various City assets including protective barriers, pavement markings, signal support structures, MUTCD specialty signs, sign support, sidewalks, and sidewalk obstructions. Following collection, PCI and IRI data were implemented into the City's GIS. The ROW assets were imported into Cartegraph.

City of Salt Lake City, UT– Pavement Condition Assessment
Mr. Rivera was the Data Collection Manager for Salt Lake City's pavement condition assessment. The project included an automated pavement surface inventory and distress survey on approximately 592 centerline miles of City-maintained roadways, GIS based mapping, geodatabase design and implementation for import into the City's Cartegraph pavement management system, and long term pavement preservation plans utilizing historic and current analysis. The project also included data and budget analysis and maintenance optimization for the City's pavement network in support of the maintenance of these assets relative to the overall transportation network.

City of Houston, TX- Pavement Condition Assessment
Mr. Rivera served as the Data Collection Manager for the Pavement Condition Survey and ROW asset inventory of 1,231 centerline miles of major streets and 4,918 centerline miles of local streets for two collection cycles. The project consisted of providing the City PCI and IRI data that were rated in accordance with the ASTM D6433 methodology. In addition, street assets including curb and gutter, sidewalks, sidewalk ramps, and sidewalk obstructions were inventoried and assessed. Data was imported into **StreetSaver** Plus for the City's management of various assets. Mr. Rivera provided route tracking for data collection team members.

Firm Profile and Qualifications

Bucknam Infrastructure Group, Inc. (est. 2011, S-Corporation) has a full-service office in Southern California and is committed to building stronger relationships with government organizations through frequent communication and team building. We build long-term partnerships with agencies that expect and require accuracy, efficiency, and integrity in all aspects of community services. Our experienced staff is committed to ensuring that immediate and long-term goals are met and are a top priority in the development of pavement management, infrastructure management, financial, geographic information systems (GIS), and facility management projects. Our full-service Infrastructure Management - GIS Division provides comprehensive engineering and infrastructure/GIS management services, as well as database management, pavement / ROW field inspection services, and GIS automation / management.

BUCKNAM INFRASTRUCTURE GROUP, INC
3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

Our extensive professional service offerings include:

Regarding Pavement Management Programs, our firm is currently assisting 75+ local agencies complying with LA, Orange, Riverside, San Bernardino, and SD County's pavement reporting requirements.

Pavement-CIP Management (PMP)	Public Works Management
Pavement Data Conversion	ADA Self-Evaluation/Transition Plannning
Pavement Condition Surveys	GASB 34 Compliance/Reporting
PMP Assessments/Software	Intranet GIS Implementation
PMP/GIS Deliverables	Contract GIS Services
ArcGIS Online Apps/Tool Development	Traffic Control Device/Sign Inventory
Public Right-of-Way Inventories	Maintenance Management Programs
PMP OCTA-Compliance Reporting	Record Retention/Scanning Services
Digital Roadway Imaging/Survey	Utility GIS Services

Regarding Pavement Management Programs, our firm is currently assisting 75+ SoCal local agencies complying with the County pavement reporting requirements. In addition to the extensive knowledge and experience of our infrastructure management professionals, Bucknam provides a broad scope of administrative, inspection, civil engineering, and GIS services to public agencies.

We look forward to working with you on your project. Our handpicked management professionals are committed to delivering quality services to the City. **Our office is located in Oceanside, CA 3548 Seagate Way, Suite 230 (10 employees).**

Delineation of Bucknam Infrastructure Group's Strengths

As Bucknam approaches twenty-seven (27) years of pavement management experience, our firm is distinct and unique in the fact that we have continued to improve upon our long-term local agency client based throughout Los Angeles County. Building and establishing long-term client relationships through PMP management is a clear delineation of our professional services.

Bucknam's experience and qualifications directly related to this project and other key delineation strengths include:

- 36 of 88 Los Angeles County local agencies; 41% of LA County local agencies (**e.g., Monterey Park, Glendora, Rosemead, Temple City, Alhambra, South El Monte, Duarte, Monrovia, Sierra Madre, Covina, La Verne, South Pasadena, Whittier, Downey**);
- Providing PMP services for 21 of the 35 Orange County local agencies in the past two years (60%);
- 20 San Diego/Inland Empire local agencies;
- Bucknam now implements Cloud-based Artificial Intelligence (AI) Learning Technology to calculate pavement section AC/PCC True Area quantities;

- Enhancement and utilization of Monterey Park MyRoads® – PMP mapping (web-based access/use); requires no GIS software to view your PMP online (**See Task 3.6 within Scope of Work**);
- Staff / Firm is certified through MTC and OCTA for use and management of StreetSaver / MicroPAVER respectively
    - Bucknam is ASTM D6433 certified through OCTA until June, 2026 for PMP services/inspections to local agencies;
- Focused managers / field technicians that perform infrastructure management services at cost-competitive rates and deliver quality products;
- Local presence (Oceanside office) allows our firm to be on-site within one hour to respond to Monterey Park's requests and needs;
- Proven Southern California PMP economic ROI regarding long-term Pavement CIP's recommendations, implementation, maintenance applications and increased PCI's

Relevant PMP Project Experience

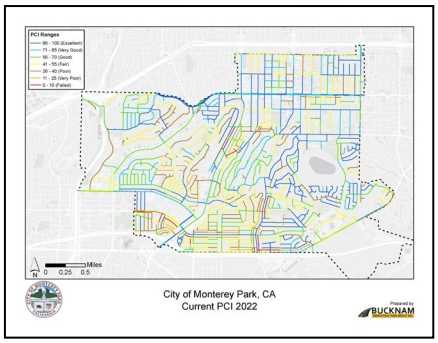
The following project experience presents our description of work, its relevance in completing similar projects for numerous other agencies, Proposition C / LA County METRO compliance, OCTA Measure M2 PMP compliance, PMP software training expertise, and the broad knowledge of our pavement project team. Our project team brings over 75 years of public/private engineering and data management experience to the City of Monterey Park. This includes over 750+ PMP projects covering turn-key projects, simply training of Agency staff with pavement management methods, County Measure/Proposition compliancy, financial strategies and Capital Improvement Programs.

Over the past twenty-six (26) years, we have worked on numerous projects similar to Monterey Park's current PMP project. We have listed five (5) similar "long-term" pavement management projects that cover the same task descriptions as listed in your RFP:

Bucknam Infrastructure Group, Inc.

Pavement Management Program-GIS, City of Monterey Park (2015-23)

Mr. Anthony Bendezu, Principal Engineer - (626) 307-1323; 320 West Newmark Ave., Monterey Park, CA 91754 (abendezu@montereypark.ca.gov)

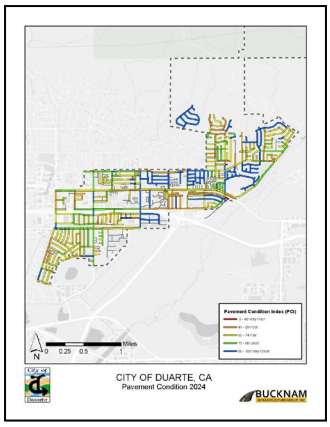


Since 2015 Bucknam has been contracted to perform a citywide pavement management inventory for the City of Monterey Park. Our initial project consisted of a complete turn-key effort in "re-segmenting" the City's PMP network, converting previous PCI inspection data, performing an ASTM D6433 based survey, conversion and implementation of StreetSaver and PMP-GIS integration. Additionally, our services included a complete evaluation of the City's PMP budget, short-term and long-term budgetary analysis (Actual, Maintain and Recommended budgets) and GIS services that linked the City's StreetSaver database to the City's GIS enterprise.

Since the project completed Bucknam has provided annual PMP support services to the City. Bucknam performed the 2022 citywide PMP update and implemented the first Public Works GIS Program for the City.

Citywide Pavement Management Program-GIS, City of Duarte (2018-2024)

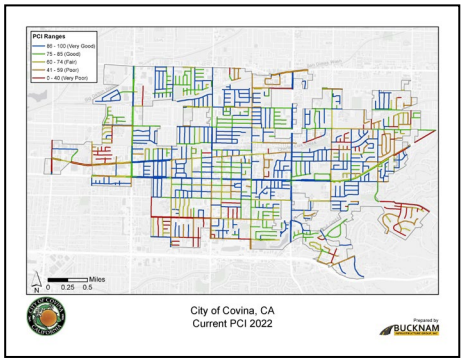
Mr. Stephanie Sandoval, (626) 357-7931 x233; 1600 Huntington Dr., Duarte, CA 91010 (ssandoval@accessduarte.com)



Since 2018 Bucknam has been contracted to perform citywide infrastructure management inventories for the City of Duarte (six years). Our initial project consisted of a complete turn-key effort in "re-segmenting" the City's pavement management network, converting previous PCI inspection data, performing an ASTM D6433 based survey, implementation of PMP software and PMP-GIS integration. Additionally, our services included a complete evaluation of the City's PMP budget, short-term and long-term budgetary analysis (Actual, Maintain and Recommended budgets) and GIS services that linked the City's PMP database to the City's GIS enterprise**. Our team just contracted with the City for 2024 PMP services; additionally, since 2019 Bucknam has provided annual GIS support services to the City.**

Citywide Pavement Management Program–GIS, City of Covina (2019-23)

Mr. Rafael Fajardo, City Engineer - (626) 384-5489; 125 East College Street, Covina, CA 91723-2199 rfajardo@covinaca.gov

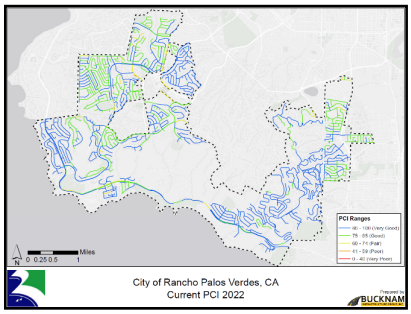


During the summer of 2019, Bucknam was contracted to perform a citywide pavement management inventory for the City of Covina. This project consists of a complete turn-key effort in "re-segmenting" the City's PMP network, converting previous PCI inspection data, performing an ASTM D6433 based survey, implementation of PMP software and PMP-GIS integration. Under this initial project, Bucknam developed a citywide forecast maintenance report to

determine what level of funding is necessary to maintain today's conditions. Another critical deliverable was the PMP-GIS layer and MyRoads® application which allowed staff to review the study findings as well as develop preliminary PS&E projects/schedules**. Bucknam was selected in July 2022 to perform the triennial PMP update for the City and completed the project in 2023.**

Citywide Pavement Management Program
City of Rancho Palos Verdes (2013-25)

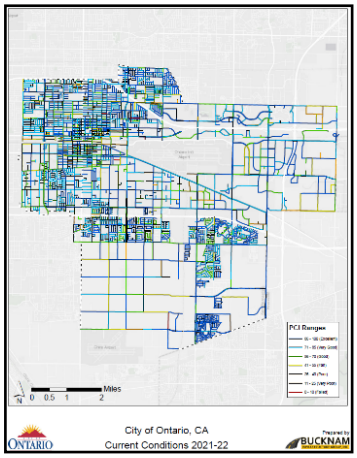
Mr. James O'Neill, Project Manager – (310) 544-5247; 30940 Hawthorne Blvd., RPV, CA, 90275 joneill@rpvca.gov



Bucknam-RAS was recently selected for the 2025 PMP update that also includes ROW asset collection (sidewalks, C&G, guardrails, etc.) Historically, Bucknam was contracted with the City in 2013 for Pavement Management services and has performed triennial PMP updates for the past 12 years. Mr. Peter Bucknam has served as the City's consultant PMP Project Manager since 2013. Our annual pavement inspection and reporting services for the City's Engineering and Operations PMP has led to yearly, proactive increases in both the City's Arterial and Local conditions. Bucknam teamed with Roadway Asset Services (RAS).

Citywide Pavement Management Program-GIS
City of Ontario (1998 thru 2030)

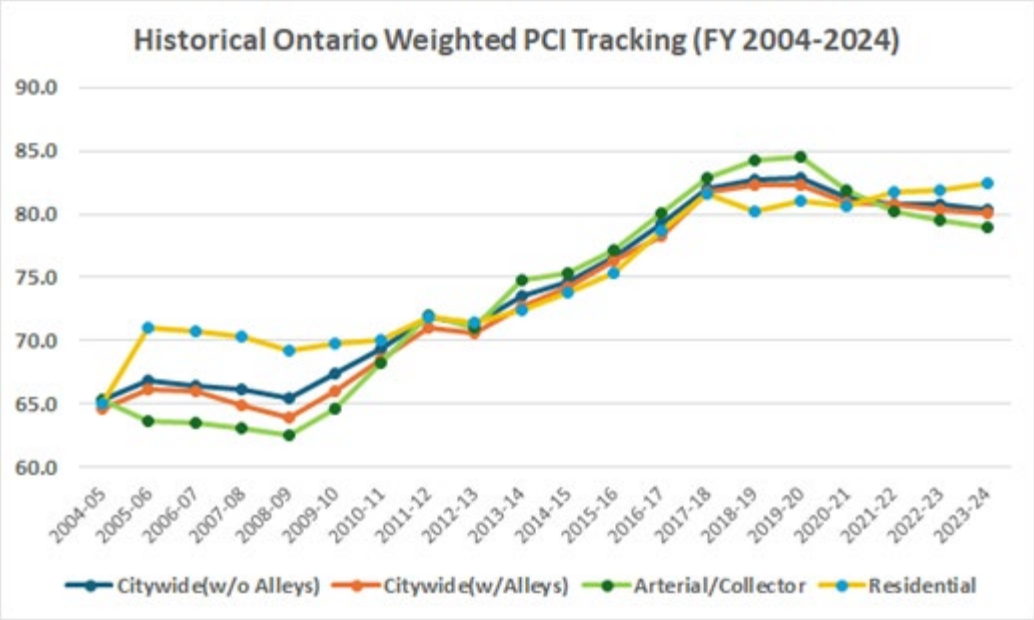
Mr. Tricia Maruki, Assistant City Engineer – (909) 395-2188
303 East "B" Street, Ontario, CA 91764 tmaruki@ontarioca.gov



Bucknam has been working with the City of Ontario and its PMP since 2001; this covers over fourteen phases of inspection (all MicroPAVER), reporting and GIS management. Our services cover annual pavement inspections, CIP/maintenance budget analysis and reporting. Over the past twenty years our services have assisted the City in increasing their overall weighted PCI from the low 60's to the high 70's. The City includes almost 600+ miles of streets. Our Project Manager has worked with the City since 2001 and has worked with five different City project managers in regard to the PMP; this trust comes from our adherence to project deliveries, cost management and proactive PMP goals. **Bucknam is now under a five-year contract until FY 2030**.

Bucknam utilizes the most current ESRI ArcGIS Pro, ArcGIS Online, ArcMap for the management of the City's pavement and utility datasets; as well as within Bucknam's MyRoads® GIS web-portal app.

Historical PMP tracking of an agencies condition's (PCI's) truly reflects how the PMP is being managed; shown below is the City of Ontario's historical PCI from 2004 to 2024. Bucknam has been working with Ontario since 1998 and have been an essential part of the long-term PMP success shown below.



1) Project Implementation

TASK 1.1: Project Kickoff

The first step in updating a successful pavement management program truly resides in frequent communication and timely scheduled data updates. For the City of Monterey Park, it will be essential to establish, up front, the Engineering department pavement management priorities. Our team will set a Project Kickoff meeting with City staff (i.e. Mr. Shawn Igoe) to discuss and review in detail the expectations of the project, technical approach, section ID / GIS management & surveys, district/zone maintenance, StreetSaver upgrades & use, deliverables within the scope of work and the review of schedule.

This effort will build consensus between the Public Works and Engineering staff as well as build stronger Arterial CIP and Local neighborhood maintenance programs that complement large Public Works CIP projects and annual maintenance projects.

Additional key topics to be discussed will include the review and assessment of the existing StreetSaver pavement plan/data; its current and future use, MyRoads®, survey areas based on recent maintenance work and schedules, new construction, data quality and condition, current pavement procedures, historical expenditure levels and desired service levels.

Deliverable: Meeting minutes, revised project schedule (if necessary)

TASK 1.2: Project Status Meetings - Quality Control Program

Status Meetings and Progress Reports

- Minimum of three meetings during the project (kickoff, committee, City Council and status meetings) – minimum of eight (8) hours; Field review meetings; additionally bi-monthly progress status reports will be delivered to the City project manager.

Quality Control (QC)

We will use a statistical sampling approach for measuring the quality of our field technician's work. In this manner, 10 percent of the original annual surveys will be re-surveyed by an independent survey crew, supervised by a field supervisor, and the results will be compared to the original surveys (this will include 12.6 miles QC). Our QC process involves checking the field crews' work in a "blind study" fashion. This will ensure that all field personnel are properly collecting distresses and pavement quantities for all street segments.

PCI variance reporting will be performed where previous PCI data will be compared to newly inspected 2025 PCI data; if PCI's vary more than ten (10) points per year Bucknam staff will assess the potential cause through unrecorded work history, accelerated pavement deterioration, etc. Bucknam will record/log any discrepancies between the previous and current PMP databases (any corrections/changes to the database shall not be made without prior City staff approval).

Since we are collecting distress information on our field MobileRater tablets with the Monterey Park PMP database live, our staff will perform several quality control tests within StreetSaver using a sample set of the City of Monterey Park's street distress data.

This will ensure that all system and analysis settings as well as City recommendations and standards are being followed. **Over the past two years, Bucknam has submitted fifty (50+) METRO/OCTA compliant reports for LA and Orange County municipalities, they include:**

Los Angeles County PMP Clients (Current)		
Long Beach	Alhambra	El Segundo
Duarte	Culver City	Lomita
Rancho Palos Verdes	Downey	Glendora
Signal Hill	Pomona	Sierra Madre
Monterey Park	Hermosa Beach	South Pasadena
Compton	Lynwood	Norwalk
Monrovia	Rosemead	Bellflower
Lawndale	Covina	Beverly Hills
La Verne	South Gate	La Habra Heights
San Marino	Temple City	South El Monte
West Covina	Commerce	Lakewood
Gardena	Manhattan Beach	Whittier
Orange County PMP Clients (Current)		
Brea	La Palma	Rancho Santa Margarita
Costa Mesa	Orange	Tustin
Laguna Hills	Laguna Beach	Westminster
Fountain Valley	San Juan Capostrano	La Habra
Huntington Beach	Laguna Woods Village	Fullerton
Seal Beach	Santa Ana	Placentia
Buena Park	Cypress	Stanton

Our surveys follow the accepted ASTM D6433 procedure requirements. A copy of the QA/QC plan utilized by our staff during the project will be submitted along with the PMP certification documents. Our staff attends the OCTA PMP Distress Training Classes held each year, 2011 thru 2024. **In July 2024 our staff was acknowledged as "qualified inspectors and firm" to prepare PMP's compliant with the OCTA Countywide Pavement Management Guidelines (this certification/compliance runs through June 2026).**

Additionally, Bucknam was selected by the Orange County Transportation Authority (OCTA) in 2022 to perform a 10-year Pavement Management Plan analysis on ALL 35 Orange County local agencies PMP's.

2) Client Satisfaction

TASK 2.1: Project Deliverables

Shown throughout our Scope of Work, each Task is summarized with project deliverables. Client satisfaction will derive from frequent communication with the Project Manager and key staff members from the Public Works department. Project success is created by delivering on three main factors;

1) Adherence to scope tasks and deliverables
2) Performing to the standard set by the Project Schedule (Section 2); and
3) Controlling costs.

Our Project Manager will follow each of these factors throughout the duration of the project

Deliverable: Project Status Updates, as stated in Task 1.2

3) Scope of Work (Major Tasks)

TASK 3.1: Update Maintenance and Rehabilitation Activities

The City will provide Bucknam with a complete listing of all major work (overlay, slurry, etc.) in hard copy/digital format to Bucknam for updating specific section work histories and PCI ratings. Bucknam will review all maintenance and rehabilitation projects completed and/or scheduled by the City since the last PMP update in 2022 performed by Bucknam; this will include work history updates on arterials, locals, and alleys. Our staff will enter the necessary work history updates as mentioned above (i.e. data entry of maintenance / rehabilitation activities) into your StreetSaver database.

Deliverable: Update PMP data, Work History report

TASK 3.2: Pavement Condition Surveys

First and foremost, the assessment of the City's pavement segmentation is one of the key priorities for this project. With three years between major inspections, it will be essential to verify that all PMP segmentation are up-to-date and that section true area SF quantities are verified, accurate and reliable.

This will be completed by utilizing Bucknam's cloud-based learning technology (AI) to correctly quantify square footages for each pavement section (see sample above). Bucknam's use of cloud-based learning technology is initiated by providing the AI with the City of Monterey Park most recent aerial image; in doing so, all AC and PCC pavement true areas are calculated. These calculations are possible due to the cloud-based learning tech's inherent working knowledge of how to recognize edge-of-pavement, surface types, medians, bus pads and AC/PCC surface limits.

This ability will allow Bucknam to obtain the necessary quality control measurements for defined Monterey Park PMP segments and to perform segment true area SF variance reports. This will in turn create more accurate PCI's, engineering project cost estimations, total centerline / square footages of the network as well as for unique pavement segments. We will review/assess new and/or missing streets previously excluded from the last PMP update and create the necessary segmentation within the Monterey Park PMP database + GIS links. Once the pavement segmentation has been assessed and verified, the necessary inspections will be performed. Our survey methodology will include the following approach based on ASTM D6433 guidelines:

1. **Walking** - All sections are surveyed through "two-pass test" walking methodologies. AC/PCC distress types will be collected based upon actual surface conditions and physical characteristics of the segment. Surveying methods will be conducted by

remaining consistent with ASTM D6433 & the Army Corp of Engineers AC/PCC sampling guidelines while being flexible to current City requirements. All sample locations are observed through walking surveys; samples areas will cover a minimum of 20% of the total section area and will be 2,500 SF +/- 1,000 SF in size. The following Monterey Park pavement sections are to be surveyed for the upcoming 2025 PMP update:

- **2025** - The inspection of approximately 126 miles of Arterial, Local, and Alley segments will be performed. The PMP update will be completed by no later than May 1, 2025, per the City's project schedule.

Our use of StreetSaver-MobileRater tablet units allows our staff to collect pavement data with the City of Monterey Park's StreetSaver database live in the field. Updated PMP data/inspections are transferred immediately to the StreetSaver cloud / Bucknam's PMP Dashboard and can be reviewed at any time for quality control and management. **Our Tablet methodology sets us apart from the competition since we are using a paper-less inventory process to enter data; this in turn generates cost savings to enhance the project schedule and other portions of the project such as True Area SF calcs, CIP reporting, StreetSaver training and on-call services.**

Roadway Verification Survey - A listing of the field attribute data that is updated/verified during the survey for the pavement management database is listed below (METRO survey guidelines will be followed):

2. **Field Attribute Data (updated and/or verified)**

- Street Name, from/to, indicating the assigned limits of the section, section rank
- Street ranking indicating arterial, collector, local, alley, # of lanes, surface type (AC, PCC)
- Historical PCI tracking from previous inspections and 2025 PCI inspections
- Segment quantities, indicating the length, width and area of the section

3. **Conditional data will be evaluated for all street segments and will include:**

- ASTM D6433 20 AC & 19 PCC distresses by type, severity and extent
- Sampling/conditional data typically pulled from within edge-of-pavement to edge-of pavement
- PCI ratings (0-100), taking into account the surface condition, level of distress

We welcome staff members from the City Monterey Park to join our surveys. All pavement data will be entered into the City's StreetSaver licensed software. All items listed above will be maintained by our staff for the duration of this project.

4. **Section Distress and PCI Reporting**

Upon 50% and 100% completion of the required condition surveys, we will prepare draft PCI Reports and PCI GIS maps that document the conditions of all pavement segments. This report will provide the necessary data for Bucknam and the City to use and determine projected street rehabilitation and maintenance project locations.

The City and our staff will review the PCI reports to ensure that all inventory data is correct and the project is running smoothly. Our PCI Reporting will include:

- PCI Report – Sorted by Name (A to Z), PCI Order (0-100), Zone (1, 2, 3, etc.);
- Work history report; and
- GIS Maps presenting PCI's by section.

Once the City has reviewed, assessed and commented on the draft report, we will address all requested revisions and deliver the final reports.

Deliverable: Citywide PCI reports, compliant METRO PCI reports, PCI Variance report

DEVELOP RECOMMENDED IMPROVEMENT PROGRAM

TASK 3.3: Maintenance and Rehabilitation Assessment / Priorities

We will assist the City in developing the most cost-effective preventative maintenance and rehabilitation strategies necessary to achieve the desired level of serviceability. This will be accomplished by meeting with the City to discuss and strategize maintenance/rehabilitation activities that are currently being used by the City. Based on the City's current AC & PCC applications, and other maintenance practices used, we will conduct an historical and prospective analysis on the conditional and financial impact these practices have on the pavement network.

We will update the Monterey Park StreetSaver "decision tree" that will be used to generate pavement recommendations that match current fiscal year maintenance/rehabilitation approaches/City practices. This will be accomplished by assessing/updating the unique and individual PCI ranges and deterioration curves within PMP software based on functional class (i.e. arterial, collector, local, alley) and age. Our staff will review the Monterey Park deterioration curves that have been developed based on historical pavement condition, inspection, surface type, and road class data.

All maintenance practices/unit costs and scheduled projects will be integrated into the PMP and will be derived from the most recent construction bids. We will account for inflation rates when long-term revenue projections are made.

Our Project Manager/Principal will work closely with the City in defining sound engineering based repair and rehabilitation strategies for each fiscal year and for each defined PMP zone within the network. **Once the repair/rehabilitation strategies have been defined, a 7-year Forecasted Maintenance & Rehabilitation (FMR) schedules will be generated.**

The recommended budget scenarios will be identified on the basis of several criteria:

- Minimization inconveniences for Monterey Park residents by providing more efficient annual CIP/rehabilitation plans
- Assessment and review of the City's Pavement CIP
- Present pavement conditions; Desired levels of service and available resources
- Projected / Forecasted PCI's per section
- Cost benefit of individual strategies (minimum of three (3) scenarios)
- Scheduling with the City's major CIP projects (water, sewer, etc.)
- Budgetary findings/recommendations that satisfy METRO guidelines

- Local "Neighborhood Zone" fiscal year reporting/improvement scheduling
- Future routine maintenance needs based on projected deterioration rates

The primary emphasis of this task is to maximize the scheduling of street maintenance using the most cost-effective strategies available and taking into account a life-cycle cost analysis. Bucknam will attend any necessary upper management / City Council meetings to support and present the updated Monterey Park Pavement Management Plan report. Bucknam will develop and finalize a Power Point presentation (if needed) to demonstrate the project and its findings/recommendations. The presentation will be pro-bono.

TASK 3.4: Citywide CIP / METRO Compliance Budget Reports

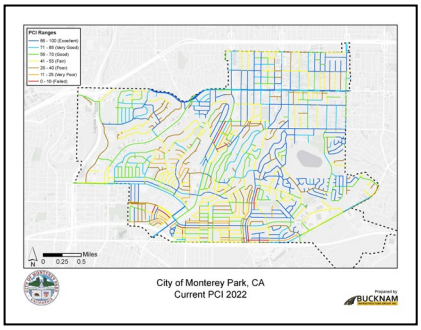
We will deliver the Final Report to the City which will be essential for staff reference and use as well as being presented in a way that is beneficial for elected officials/upper management. **This report will assist the City in complying with METRO guidelines and submittal requirements.** The report will be prepared in a format that uses the information delivered by StreetSaver in conjunction with the information and analysis performed by our team. The report will provide the City with information on:

- Identify present performance status of the entire network (section by section) as well as historical PCI performance;
- Current inventory and pavement conditions indices (PCI) for all road classes;
- Bucknam will identify standing water locations and implement these findings within the Final Report;
- Projected / feasible annual rehabilitation programs for street maintenance for a 7-yr period (Forecast Maintenance Reports FY 2025-2032) that show the largest return on investment and acceptable levels of service;
    - This will include a minimum of three (3) total scenarios;
- Modeling and comparison of budget scenarios typically include:
    - Based on needs – unlimited budget;
    - Current City pavement budget;
    - Ideal budget (to maintain an ideal network PCI level);
- Strategies and recommendations for the City's CIP/maintenance programs and procedures, including a preventative maintenance schedule;
- Recommended action plan for future PMP updates and Arterial/Collector & Local survey schedules
- Representation of forecasted scenarios within GIS Toolbox / GIS mapping
- Supporting documentation required by METRO;
- A detailed breakdown of deferred maintenance (backlog); and
- Conduct a presentation of the PMP results to City Personnel and/or elected officials.

Deliverable: One (1) digital copy of the Final Pavement PMP Report (.pdf), will be sent to the City. Bucknam will also provide three (3) hard copies and final digital copies of the project related GIS files.

TASK 3.5: PMP – GIS Mapping

As an enhancement and proactive approach to this project, our staff will update the Pavement-GIS link between MyRoads®, StreetSaver GIS Toolbox and the City's GIS Enterprise. Bucknam currently has access to the 2022 PMP-GIS shapefile; this allows our staff to immediately utilize the file and prepare for internal PMP editing, survey and reporting. Our staff will review, with City staff, all ongoing upcoming capital projects that may impact the GIS mapping delivered for this project. The maps described below will be incorporated into the City's Final PMP report:



- PCI condition values for every section
- Work History identifications
- 7-yr Arterial / Local Rehabilitation and Slurry Seal Programs
- Functional classification, traffic classification and surface type maps

Once the Pavement Segmentation Report is finalized, we will update the necessary StreetSaver-GIS linkages. By using the unique Street ID's within StreetSaver and the City's ESRI PMP shapefile ID's, we will update the one-to-one match for each pavement section in the GIS. Our staff will coordinate all project deliveries with the Public Works and the GIS division to ensure that the most current and accurate PMP-GIS maps are represented within the City's GIS enterprise.

Deliverable: Complete GIS files/themes based on list above (project .mxd/shapefiles).

TASK 3.6: Monterey Park MyRoads® PMP Web-Portal

Monterey Park MyRoads® Web-Portal - Bucknam's MyRoads® is a great match for the Monterey Park PMP today and the future. **MyRoads® brings your PMP data to life within a dynamic dashboard! Bucknam has shown the Monterey Park MyRoads® account actively working!** Bucknam now provides all our PMP clients with a unique and agency driven "MyRoads®" web-portal that provides instantaneous access to your pavement management database. This "dashboard" allows users to toggle through individual sections via GIS mapping selections, zone queries, rank selection, PCI ranges, etc. to review all section metrics, latest/previous inspections, work histories generate filtered PCI reports and identify potential maintenance costs based upon your unique needs. This tool will be accessed by City staff simply through a Username/Password methodology. As changes are made to the Monterey Park PMP database the MyRoads® dataset is changed to reflect work history edits, PCI inspections and section changes. In summary, MyRoads® allows the user to perform the following dynamic functions:

- Query specific pavement segment(s) to view current/historic PCI, work history inspection;
- Filter for pavement sections within a defined zone, PCI range and/or functional class;
- Select a pavement section or grouping of section through the on-board GIS tool;
- Enter slurry, overlay & reconstruction unit costs to determine preliminary cost of maintenance and resulting citywide PCI
    - Display critical street / sidewalk / ROW assets along pavement section(s) that are critical to Engineering Bid development and solicitation (ADA ramps, utilities, manholes, trees, etc.
- Displays all final GIS project maps (PCI, work history, 7-yr forecasted maintenance, etc.)
- Bucknam will train Monterey Park staff in the simple use of the MyRoads® dashboard**.**

Deliverable: PMP software training, field and internal technical support

TASK 3.7: PMP Training / Technical Support

With PMP software use being one of the key components to a successful PMP update, we will provide City staff with quality training and the necessary skills needed to maintain the PMP. Bucknam will provide City staff with all collected pavement/GIS data. Bucknam staff will conduct comprehensive training sessions covering PMP implementation, PMP methodologies, field survey practices, PCI calculations, StreetSaver use, editing/updating the database, MyRoads®, budget needs analysis, and how to publish PMP data to GIS. Training typically involves several hours of training on StreetSaver, MyRoads® software and GIS data. There is no minimum or maximum number of people that can be trained under this methodology. Technical support will include the provision of PMP support for two years upon completion of the project (annually). Once the City has approved the Pavement Condition Index Report under this year's work effort, this service will become active. Our typical support services include:

- Additional budget scenarios, general reporting
- Additional visual inspections above the mileage amount indicated in Task 3.2
- Additional pavement management – GIS mapping
- Additional StreetSaver training, operational use

The agreement will include the provision of onsite and telephone support for the City staff.

Optional Tasks:

TASK 3.8: Asset Inventory

The City's RFP request for additional asset inventories is identical to the Bucknam / RAS PMP-ROW Rancho Palso Verdes project described in Section 4 for our submittal. Bucknam will perform a GIS digitization sidewalk inventory using available aerial imagery. The imagery will be

utilized to identify PCC/AC sidewalk locations (GIS polyline locations) and estimated sidewalk widths. Bucknam will add comments to an individual section when deemed necessary.

Roadway Asset Service's (RAS) high-definition panoramic Ladybug camera will be used to inventory and capture right-of-way (ROW) assets for extraction (pavement markings & striping, curb markings and manholes/values). The images are collected as a 360° right-of-way panorama, including forward, rearward, and downward pavement viewing images. Each image will be electronically tagged with location information for plotting within a spatial environment.

Example Ladybug ROW Imagery & Pavement LCMS-2 Imagery Deliverables

RAS has a proven methodology to perform asset inventory and inspection services for right of way asset features. The RAS approach includes utilizing the 360 panoramic imagery on the Roadway Asset Collection (RAC) vehicle to identify the asset feature and assign the appropriate attribution. RAS technicians review each frame of imagery using an RAS developed photogrammetry application to ensure all assets are identified.

Data Collection QC and Asset Inventory Validation

In addition, each completed asset inventory is reviewed by a Senior GIS Manager where a minimum of 5% of the inventory is checked for quality assurance purposes. If anomalies exist in the dataset, the inventory is rejected, corrected, and it re-enters the final QA/QC until it passes the 5% visual review by a Senior Manager.

At a minimum, each requested asset will receive a photograph and geolocation for plotting within a spatial environment. Each asset class will be provided to the City as a file geodatabase, with imagery links.

GIS Deliverables and Technical Memorandum

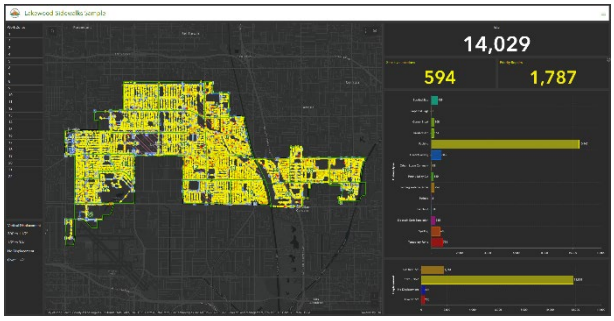
Through negotiations and at the kickoff meeting, the Bucknam-RAS team will discuss and verify all QA/QC and deliverable measures are verified. The Point Gray Ladybug 5+ 32MP **360-degree High-Definition camera** (**utilized for accurate ROW asset capture, extraction, and QA/QC**) is far superior to multiple independently mounted HD cameras. Applanix POS/LV with DGPS (**Provides accurate internal GPS navigation for geo-locating ROW asset information**).

RAS will utilize the HD imagery from the Ladybug 360° camera and post-process using RAS software to collect attributes for each asset type within the City's RFP (pavement markings and striping, curb markings and manholes/valves).

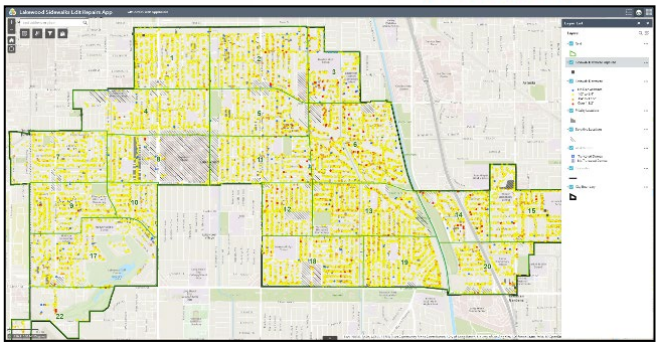
The following attributes will be extracted from the HD imagery and available aerial imagery.

Sidewalk Inventory	GIS location, sidewalk width and comments
Pavement Marking & Striping Inventory	Marking: GIS location, MUTCD code, MUTCD description, type of crosswalk and comments Striping: GIS location, MUTCD code, MUTCD description, striping length and comments
Curb Marking Inventory	GIS location, type, color, length and comments
Manholes and Valves	Manhole: GIS location and type Valve: GIS location and type

TASK 3.9: Asset Management ArcGIS Online Dashboard



The City has recognized the need for a single GIS database that contains all asset data and to improve upon its current approach to managing asset Maintenance & Repair. We have described below our unique approach that will allow the Monterey Park staff to continuously access and query the data and manage infrastructure projects utilizing interactive ArcGIS Online (AGOL) applications. Additionally, recognizing that tracking asset work history is critical to successful operations within the associated departments, a need has been identified to contract with a GIS management team to champion and ensure GIS projects and associated datasets are efficiently managed. This is essential to achieving short-term goals and establishing long-term success. We will work closely with City staff to ensure the City's needs are understood and met. This involves understanding the City's approach to the repair and replacement of assets as well as their associated repair/rehabilitation costs. Bucknam will access the City's ArcGIS Online account with the provided username and password. A Pavement/Sidewalk GIS DASHBOARD will be designed and built to allow the City staff to access and query the assets in a dynamic and highly responsive user interface. Training will be provided by Bucknam; users will be able to filter the data by Work Zones, Data Attributes and user defined project areas. Above is a screenshot of the City of Lakewood Dashboard built to manage their 14,000+ Sidewalk Distresses.



Bucknam will design and build an ArcGIS Online Map that will allow City users to indicate what repairs were made to an asset, the Worker performing the task, and the date the work was performed. When an asset has been marked as repaired, it will be indicated on the map and the calculations in the Dashboard will be automatically updated. Bucknam will work with City staff to properly assign all sign replacements/repairs.

The screenshot above is an ArcGIS Online Map Editor built to manage the City of Lakewood sidewalk repairs by allowing users to select distress locations, assign to Workers, apply priorities and allow status updates from the field via the Field Maps App.

Bucknam will provide a live demo our of ArcGIS Online Maintenance / Operations tool. Bucknam provides monthly support to the DASHBOARD through annual GIS Support Services contracts. Additionally, Bucknam will:

- Assist City staff in the installation, publication of the ArcGIS Application;
- Provide lead on-site/virtual training sessions with City staff on the DASHBOARD's use;
- Establish full linkage of data to the City's GIS
- Provide final GIS Shapefiles compatible with ArcGIS Pro

Proposed Fee

Task Items 1 through 3 can be accomplished on a **time and materials, not-to-exceed basis** in accordance with the standard hourly rate schedule attached. Bucknam has provided our fee proposal within the required separate sealed envelope.

ATTACHMENT 3

Professional Service Agreement Sample

AGREEMENT NO. Click here to enter text.
PROFESSIONAL SERVICES AGREEMENT
FOR DESIGN SERVICES
BETWEEN
THE CITY OF MONTEREY PARK AND
Consultant name
FOR identify 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 in which it is incorporated ("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 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. **PREVAILING WAGES**.

A. Pursuant to Labor Code § 1720, and as specified in 8 California Code of Regulations § 16000, CONSULTANT must pay its workers prevailing wages. It is CONSULTANT's responsibility to interpret and implement any prevailing wage requirements and CONSULTANT agrees to pay any penalty or civil damages resulting from a violation of the prevailing wage laws.

B. In accordance with Labor Code § 1773.2, copies of the prevailing rate of per diem wages are available upon request from CITY's Engineering Division or the website for State of California Prevailing wage determination at http://www.dir.ca.gov/DLSR/PWD. CONSULTANT must post a copy of the prevailing rate of per diem wages at the job site.

C. CITY directs CONSULTANT's attention to Labor Code §§ 1777.5, 1777.6 and 3098 concerning the employment of apprentices by CONSULTANT or any subcontractor.

D. Labor Code § 1777.5 requires CONSULTANT or subcontractor employing tradesmen in any apprenticeship occupation to apply to the joint apprenticeship committee nearest the site of the public works project and which administers the apprentice¬ship program in that trade for a certificate of approval. The certificate must also fix the ratio of apprentices to journeymen that will be used in the performance of the contract. The ratio of apprentices to journeymen in such cases will not be less than one to five except:

i. When employment in the area of coverage by the joint apprenticeship committee has exceeded an average of 15 percent in the 90 days before the request for certificate, or

ii. When the number of apprentices in training in the area exceeds a ratio of one to five, or

iii. When the trade can show that it is replacing at least 1/30 of its membership through apprenticeship training on an annual basis state wide or locally, or

iv. When CONSULTANT provides evidence that CONSULTANT employs registered apprentices on all of his contracts on an annual average of not less than one apprentice to eight journeymen.

v. CONSULTANT is required to make contributions to funds established for the administration of apprenticeship programs if CONSULTANT employs registered apprentices or journeymen in any apprenticeable trade on such contracts and if other contractors on the public works site are making such contributions.

vi. CONSULTANT and any subcontractor must comply with Labor Code §§ 1777.5 and 1777.6 in the employment of apprentices.

vii. Information relative to apprenticeship standards, wage schedules and other requirements may be obtained from the Director of Industrial Relations, ex officio the Administrator of Apprenticeship, San Francisco, California, or from the Division of Apprenticeship Standards and its branch offices.

E. CONSULTANT and its subcontractors must keep an accurate certified payroll records showing the name, occupation, and the actual per diem wages paid to each worker employed in connection with this Agreement. The record will be kept open at all reasonable hours to the inspection of the body awarding the contract and to the Division of Labor Law Enforcement. If requested by CITY, CONSULTANT must provide copies of the records at its cost.

5. **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.

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. **ADDITIONAL WORK**.

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.

B. 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.

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 – scope of work first; budget (if applicable) next; and proposal last

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" 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; EXCEPTIONS; WARRANTY.** Except as otherwise provided below, all documents, data, studies, drawings, maps, models, photographs and reports prepared by CONSULTANT (collectively, "Documents") under this Agreement are CITY's property. CONSULTANT may retain copies of such Documents 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. CONSULTANT warrants that all Documents it drafts and completes pursuant to this Agreement

constitutes original work. Specifically, CONSULTANT understands and agrees that use of artificial intelligence (AI) tools including, without limitation, ChatGPT, Microsoft's Bing Chat, Google's Bard, and Meta's LLaMA (Large Language Model Meta AI), in the performance of this Agreement does not constitute an original work, i.e., submitting Documents generated by such AI tools to CITY and representing it as CONSULTANT's original work constitutes a material breach of this Agreement, constitutes a false claim, and may also violate applicable intellectual property right laws including, without limitation, United States Copyright Law. Accordingly, and notwithstanding any other provision of this Agreement as to ownership, CITY specifically rejects ownership of such Documents. CONSULTANT is required to indemnify and defend CITY to the fullest extent allowed by applicable law should it violate this Section.

19. **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.

20. **INDEMNIFICATION**.

A. CONSULTANT must save harmless, indemnify and defend CITY and all its officers, 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 arising from, pertaining to, or relating to the negligence, recklessness, or willful misconduct of CONSULTANT or any of CONSULTANT's officers, agents, employees, or representatives.

B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and certified volunteers.

C. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and 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 24, 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.

21. **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.

22. **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 is it 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.

23. **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.

24. **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:

Type of Insurance	Limits
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 Forms. 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 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).

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 Assistant 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.

25. **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.

26. **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.

27. **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:	If to CITY:
Attention: Click here to enter text.	Attention: Click here to enter text.
Click here to enter text.	City of Monterey Park
Click here to enter text.	Click here to enter text.
Click here to enter text.	Click here to enter text.
phone	phone
email	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.

28. **CONFLICT OF INTEREST**. CONSULTANT will comply with all conflict of interest laws and regulations including, without limitation, CITY's conflict of interest regulations.

29. **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.

30. **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.

31. **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.

32. **COMPLIANCE WITH LAW**. CONSULTANT agrees to comply with all federal, state, and local laws applicable to this Agreement.

33. **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.

34. **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.

35. **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.

36. **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.

37. **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.

38. **CAPTIONS**. The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

39. **TIME IS OF ESSENCE**. Time is of the essence for each and every provision of this Agreement.

40. **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.

41. **STATEMENT OF EXPERIENCE**. By executing this Agreement, CONSULTANT represents that it has demonstrated trustworthiness and possesses the quality, fitness 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.

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

CITY OF MONTEREY PARK

_____
Click here to enter text.**, City Manager**

Consultant name

_____
Click here to enter text.

ATTEST:

_____
Click here to enter text.**, City Clerk**

APPROVED AS TO FORM:

_____
Karl H. Berger, Assistant City Attorney

Taxpayer ID No. enter no.

Doc enter no.

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Consent Calendar - 3K

TO: The Honorable Mayor and City Council

FROM: Shawn Igoe, Director of Public Works

SUBJECT: On-Call Professional Services for Public Works Department

RECOMMENDATION:

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute 3-year professional services agreements with consulting firms listed in Attachment 1, in a form approved by the City Attorney, for On-call Engineering services;
2. Approving Task Order No. 1 with Transtech Engineers, Inc., in a form approved by the City Attorney, for staff augmentation in the Public Works department, not to exceed $845,000 annually;
3. Approving Task Order No. 2 with Transtech Engineers, Inc, in a form approved by the City Attorney, for staff augmentation and plan check services in the Community Development department, not to exceed $1,150,000 annually;
4. Appropriating $275,000 unanticipated General Fund revenue and allocating the funds to the FY 24-25 Budget for Task Order No. 2; and
5. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

Staff recommends executing on-call professional services agreements with various consulting firms to provide engineering services to the Public Works and Community Development departments. The City has worked with ten out of the thirteen proposed firms. The selected firms provide services in a variety of areas including, without limitation, civil engineering, capital project management, construction management and inspection, plan checking, grant management, surveying and mapping, and building and safety services. All firms have staff that are highly qualified and experienced to meet the City's various needs. Individual task orders assigned to each firm will not exceed $60,000, however multiple task orders may be issued.

BACKGROUND:

The City's Engineering division is responsible for the implementation of the City's annual Capital Improvement Program ("CIP"). The list of budgeted CIP projects may include street, sewer, water, park and building improvements and/or equipment upgrades requested by various city departments. The Engineering division typically takes the lead in coordinating with each department, preparing bid specifications, administering the

contracts, and managing construction. Engineering staff is also responsible for reviewing all private residential and commercial development projects, issuing public works permits, providing inspections, responding to all traffic related issues, attending to the public counter as well as requests from other agencies and utility companies and providing engineering support to all other City departments. Due to ongoing vacancies, the City relies on consulting firms to support Engineering division responsibilities for timely delivery of services. The flexibility to contract with pre-approved consulting firms on an as-needed basis helps to streamline projects and better serve the public.

Therefore, it is recommended that City Council approve on-call professional services agreements with various consulting firms, as listed in Attachment 1, to provide professional engineering services to the Public Works department. Services would be provided on an as-needed basis and generally include preparation of engineer plans and design, construction specifications, cost estimates, construction and project management, inspection services, plan check and municipal engineering support. The City has worked with ten out of the thirteen proposed firms. Due to their excellent performance and reliable personnel, staff recommends the City enter into new three-year professional agreements with the various consulting firms. The three other firms are also well prepared to provide a variety of Engineering services to the City and are highly recommended.

Each of the proposed firms have key staff that are experts in their field and are qualified to meet the City's needs. Entering into professional service agreements with the thirteen firms would be beneficial as it would give staff the flexibility to utilize firms with different specialties or based on availability at certain times due to workloads. Furthermore, continuing on-call Engineering services with firms that the City has previously contracted with is beneficial for the smooth continuity of services as they have experience working with City staff, have working knowledge of Monterey Park's projects, processes, and community needs.

The Director also recommends City Council approve Task Order No. 1 with Transtech for staff augmentation in the Public Works department, not to exceed $845,000 annually. Due to recruitment challenges, the City has several vacancies in the Engineering division. To help deliver capital improvement projects and provide day to day services to the community, Transtech has provided staffing support to the Engineering division through one Engineering Manager, one Associate Engineer and one Public Works Inspector. Transtech staff is highly experienced, knowledgeable of city projects, and has provided excellent support to the City. Thus, it is recommended that City Council approve a task order for staff augmentation services under the new on-call agreement with Transtech.

Additionally, the Public Works Director ("Director") recommends, City Council approve a Task Order No. 2 with Transtech Engineers for staff augmentation and plan check services in the Community Development department, not to exceed $1,150,000 annually.

Due to vacancies in the Building & Safety Division, supervision, inspection, permit issuance and technical support services from Transtech are needed to maintain the routine operations and complete special projects. The proposed task order would enable the City to utilize Transtech for services such as: management of the Building & Safety Division operations by supervising Permit Technicians, Building Inspectors and a Plan Checker, and ensuring that operations are in accordance with best practices and compliant with the Monterey Park Municipal Code ("MPMC") and construction codes; building inspections to ensure that development projects undergoing construction are built in accordance with the approved construction plans and are compliant with the MPMC and construction codes; and permit intake and processing.

Proposed Task Order No. 2 will also provide plan check services for the Building & Safety division. Plan Check services are needed to provide timely services to the community and include reviewing construction plans for new developments within the City to ensure that the construction will be compliant with the MPMC and applicable construction codes. The City collects plan check fees from applicants submitting plans to the City for construction projects.

2024-25 STRATEGIC PLAN GOAL:

The proposed on-call agreements support the City's strategic goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our city and community. Additionally, it helps maintain fiscal stability of our city's financial resources by offering flexibility in the procurement of professional services.

FISCAL IMPACT:

The firms will be used on as-needed basis and paid out of available budgets as they are assigned. Task Order No. 1, in the amount of $845,000, for Public Works staff augmentation will be funded through salary savings and Capital Improvement Project budgets. Task Order No. 2, in the amount of $1,150,000, for staff augmentation and plan check services in the Community Development department will be funded through salary savings, professional services budget, includes an additional unanticipated revenue of $275,000 from plan check fees collected from applicants for review of construction plans. Authorization is being requested to appropriate $275,000 of unanticipated general fund revenue to the FY 24-25 budget and allocate the funds to execute Task Order No. 2.

Respectfully submitted by:

Shawn Igoe
Director of Public Works

Reviewed by:

Martha Garcia
Director of Finance

Reviewed by:

Jessica Serrano
Director of Community Development

Approved by:

Inez Alvarez
City Manager

Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

1. List of Consulting Firms
2. Proposals and Rate Sheets
3. Transtech Proposal for Building & Safety

ATTACHMENT 1
List of Consulting Firms

Professional Engineering Services:
List of On-call Consultants

	Consultant	Summary of Services	Previous Services provided to the City
1	AKM Consulting Engineers, Inc.	Water and Sewer Engineering services, including planning, design, and construction management and inspection of potable water, recycled water, wastewater, and stormwater projects	Development reviews: Water and Sewer
2	Avant Garde	Grant Writing and Administration; Program Management; Funding Administration; Compliance Management including Labor Compliance; Construction Coordination (Bid development, analysis, etc.); Community Outreach	Grant management for ATP Cycle 4, HSIP Cycle 7 and HSIP Cycle 9
3	Cannon Corporation	Engineering design, Construction management and inspection, and surveying	Construction Management for Monterey Pass Road Transmission Project
4	Elie Farah, Inc	Civil Engineering (public works and land development), traffic engineering, and land surveying	Survey and design Fire Station 61, Survey and design various parks; design of various water main replacement projects
7	H.W. Lochner, Inc. (formerly KOA Corporation)	Engineering & Design; Environmental; Construction Engineering & Inspection; Alternate Delivery; Planning; Program & Construction Management; Public Works; Technology	Atlantic Boulevard TSSP, HSIP Cycle 7 Traffic Signal Improvements; Citywide Speed Survey; Garfield Ave & Graves Ave Intersection Improvements; Traffic Control plan check services
5	John M. Cruikshank, Inc. (JMC2)	Civil Engineering, Structural Engineering, Staff Augmentation, Permit processing, construction support, 3D mapping	**New**
6	Kimley-Horn and Associates, Inc.	Civil Engineering, including traffic, electrical, structural, stormwater management; ADA compliance, ITS planning, design and review, Vehicle Miles Travel (VMT) Analysis, Environmental Design and plaining, landscape architecture, water/waste water resources.	HSIP cycle 9 traffic signal project, Potrero Grande Intersection improvements, Planning and Engineering services for Local Roadway Safety Plan

Professional Engineering Services:
List of On-call Consultants

	Consultant	Summary of Services	Previous Services provided to the City
8	RKA Consulting Group	Plan Checking, Construction Management and Inspection, Surveying and Mapping, Building & Safety Services, Municipal Administration (Planning, Public Works, Engineering, Assessment District Engineering, Grant Administration)	Plan checking and Public Works Inspection services
9	SA Associates	Civil Engineering, feasibility studies, Water supply projects, Waste water facility projects, Construction Management and Construction Inspection, Flood Control and Drainage projects, Surveying services	Construction Management and inspection of Groundwater Treatment System plant, Atlantic Water & Sewer improvements, Engineering services for Russel Reservoir, Sidewalk improvements at East Los Angeles College and Langley Center
10	Terracon Consultants, Inc	Geotechnical and Materials testing services and Environmental Services	Project management and field services for Residential pavement rehabilitation project; testing services for city facilities
11	Transtech Engineers, Inc.	Building & Safety Services, Building Inspection, Plan Check, Building Evaluations, City Building Official, Code Enforcement; Civil Engineering; Staff Augmentation; CIP Program Management; Construction Management and Inspection; Federally Funded Project Management and Grant Writing; CDBG Project Management; City Engineer, City Traffic Engineer, Development Review, Public Works Engineering, Plan Check, Inspection; Labor Compliance; Planning Support; Traffic and Transportation Planning and Engineering; Water Resources Engineering; Surveying, Mapping, ALTA, ROW Eng	Building inspection, plan check services, staff augmentation for Building and Engineering divisions, Civil Engineering, CIP Program Management, traffic and transportation planning and engineering, labor compliance and grant compliance
12	T.Y. Lin International Group, Ltd (Tylin)	Engineering services including planning, design and construction. Areas of focus include buildings, transportation, Water/Wastewater	**New**
13	Vanlen Consultants	Surveying and mapping services	**New**

ATTACHMENT 2
Proposals and Rate Sheets

Click here to download the
Proposals and Rate Sheets

ATTACHMENT 3
Transtech Proposal for Building & Safety

November 18, 2024

JESSICA SERRANO
Director of Community Development

Ms. Serrano,

We are pleased to give this contract renewal proposal for the fiscal year 24-25 to provide Plan Review and as needed Building and Safety Staff Services.

Per the current contract Plan review services are provided at 50% of the plan review fees collected per the City fee schedule and staff services are provided per the attached special hourly rates as per the attached Exhibit A. Any additional services requested by the City may be provided per the Standard Hourly Rates as per the attached Exhibit B.

It is our understanding that during this fiscal year, 1 full time building inspector and Building Official, as needed Building supervisor, as needed additional permit technician and as needed additional building inspector will be provided based on the workload increases.

The special rates for Building Official and Building Inspector and plan review services are on the Exhibit A. Any other additional staff services as needed will be as per the Standard Staff Hourly Schedule per Exhibit B.

The hourly rates of the services are automatically increased by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.

Feel free to contact me if you have any further questions on the matter.

Dennis Tarango, CBO,CSP
E Dennis.tarango@transtech.org
C: 909-821 7117

Ayla Jefferson, CBO, CSP
E: Ayla.jefferson@transtech.org
C: 909-851 5765

ENC: Exhibit A Special Rates and
Exhibit B Transtech Standard Hourly Rates

EXHIBIT A

SPECIAL RATES FOR THE CITY OF MONTEREY PARK

PLAN CHEK SERVICES	**50% OF PLAN CHECK FEES**	
Where no fees collected for plan check or permits, entitlement reviews, LID Compliance, Soils Report, Hydrology Report Reviews and other additional services requested shall be per the hourly standard rates		
STAFF SERVICES	**SPECIAL HOURLY RATES**	**ESTIMATED HRS/WEEK**
BUILDING OFFICIAL	152	8 TO 12 HRS
INSPECTOR	71	40 HRS
The above hourly rates are valid until June 30, 2025		
The hourly rates of the services are automatically increased by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.		

EXHIBIT B

TRANSTECH ENGINEERS, INC.
SCHEDULE OF HOURLY RATES
Effective: July 1, 2024 - June 30, 2025
Rates are average ranges, negotiable and can be adjusted to establish a fee for each assignment based on the specific project's scope, when such projects are identified by the City.

ENGINEERING			
Field Technician	$88	-	$98
Engineering Technician	$98	-	$109
Assistant CAD Drafter	$109	-	$124
Senior CAD Drafter	$124	-	$140
Associate Designer	$140	-	$155
Senior Designer	$155	-	$171
Design Project Manager	$196	-	$206
Assistant Engineer	$119	-	$129
Associate / Staff Engineer	$150	-	$165
Senior Civil Engineer	$206	-	$227
Traffic Analyst Technician	$103	-	$114
Associate Traffic Analyst	$155	-	$165
Senior Traffic Analyst	$165	-	$176
Professional Transportation Planner	$176	-	$191
Traffic Engineer Technician	$98	-	$109
Associate/Staff Traffic Engineer	$150	-	$165
Traffic Engineer	$176	-	$191
Senior Traffic Engineer	$191	-	$212
Project Manager	$191	-	$212
Senior Project Manager	$212	-	$227
Deputy City Engineer	$176	-	$196
City Engineer	$196	-	$212
Principal Engineer	$212	-	$233
BUILDING & SAFETY			
Permit Technician	$78	-	$88
Plan Check Technician/Analyst/Supervisor	$129	-	$145
Building Inspector	$119	-	$134
Senior Inspector	$129	-	$145
Plans Examiner/Checker	$145	-	$160
Plan Check Engineer	$155	-	$176
Deputy Building Official	$165	-	$176
Building Official	$171	-	$186

CONSTRUCTION MANAGEMENT			
Labor Compliance Analyst	$150	-	$160
Funds Coordinator	$155	-	$165
Office Engineer	$150	-	$160
Construction Inspector	$145	-	$155
Senior Construction Inspector	$155	-	$165
Construction Manager	$176	-	$191
Resident Engineer	$191	-	$206
PUBLIC WORKS INSPECTION			
Public Works Inspector	$145	-	$155
Senior Public Works Inspector	$155	-	$165
Supervising PW Inspector	$165	-	$176
SURVEY AND MAPPING			
Survey Analyst	$155	-	$160
Senior Survey Analyst	$160	-	$165
2-Man Survey Crew	$357	-	$372
Survey & Mapping Specialist	$191	-	$207
Licensed Land Surveyor	$217	-	$227
FUNDING & GRANT WRITING			
Funds Analyst	$150	-	$155
Senior Funds Analyst	$155	-	$165
Grant Writer	$171	-	$176
Funds & Grant Project Manager	$191	-	$202
PLANNING			
Community Development Technician	$83	-	$93
Planning Technician	$93	-	$103
Assistant Planner	$103	-	$124
Associate Planner	$124	-	$145
Senior Planner	$150	-	$171
Planning Manager	$176	-	$196
ADMINISTRATIVE STAFF			
Administrative/Clerical	$72	-	$83
Project Accountant	$83	-	$93

The above fees are increased each year July 1st automatically by the percentage change Los Angeles-Long Beach-Anaheim California Consumer Price Index-All Urban Consumers ("CPI-U") for the preceding twelve-month period as calculated for February by the U.S. Department of Labor Bureau of Labor Statistics and published by the United States Bureau of Labor Statistic.

City Council Staff Report

DATE: December 4, 2024

AGENDA ITEM NO: Public Hearing - 4A

TO: The Honorable Mayor and City Council

FROM: Jessica Serrano, Director of Community Development

SUBJECT: A public hearing to consider introduction and first reading of Zone Change No. ZC-24-03 ("ZC-24-03"), an Ordinance to rezone certain properties within the City to be consistent with the General Plan Land Use and Urban Design Element.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening a public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence submitted during that public hearing, introducing and waiving first reading of Ordinance No. _____ amending the zoning map for certain properties for consistency with the General Plan, Land Use and Urban Design Element; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City reviewed the environmental impacts of the proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guideline § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The proposed Ordinance is within the scope of the City's Focused General Plan Update to the Land Use and Urban Design Element which was evaluated under a Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074). The FEIR adequately describes and considers the proposed Ordinance for CEQA purposes. Accordingly, the Ordinance is not subject to further environmental review.

TYPE OF ACTION (LEGISLATIVE)

In considering the Zone Change, the City Council acts in its discretionary legislative capacity. The City Council must make the following findings pursuant to MPMC section 21.38.050:

- That the proposed amendment is consistent with the goals, policies, and objectives of the General Plan;

- That the proposed amendment will not adversely affect surrounding properties; and
- That the proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.

EXECUTIVE SUMMARY:

On November 3, 2020, the City's voters initiated changes to the zoning designations for properties throughout the City for consistency between the General Plan and Zoning Map when they voted to approve the Land Use and Urban Design Element of the General Plan ("LUE").

In 2023, the City began efforts in the *Our City, Our Plan* Campaign to implement the General Plan Land Use and Urban Design Element ("LUE") and the Housing Element ("HE"), which sets the vision for development within the City. The General Plan is implemented through the zoning regulations located in Title 21 of the Monterey Park Municipal Code ("MPMC"). MPMC section 21.02.220 adopts a zoning map which assigns a zoning designation to each property in the City. This proposed ordinance will change the zoning designations for properties throughout the City to harmonize the zoning designation with the General Plan Land Use Designation consistent with voter's approval of the LUE.

BACKGROUND:

The LUE was voter approved by Measure JJ in November of 2020. The HE was approved by the City Council in November 2022, and certified by the California State Department of Housing and Community Development ("HCD") in March 2023. As part of the work to implement the LUE and HE, the Community Development Director is proposing to re-zone certain properties listed in the proposed Ordinance (Attachment 2) to bring consistency between the General Plan and the MPMC.

ANAYLSIS

If adopted, the Ordinance will make the Zoning Map consistent with the General Plan land use designation as established in Figure LU-3, Land Use Policy Map (Attachment 1) in compliance with State law (Government Code § 65860). ZC-24-03 will impact specific properties across the City, where their zoning designation is inconsistent with adopted land use designations. The affected land use designations and zoning districts are listed in the table below:

Land Use Designation	**Corresponding Zoning District(s)**
Commercial	Commercial-Professional (C-P) Zone; or Commercial Services (C-S) Zone
Innovation/Technology	Office-Professional (O-P) Zone
Open Space	Open Space (O-S) Zone
Low Density Residential	Single-Family Residential (R-1) Zone
Medium Density Residential	Medium Density Residential (R-2) Zone
High Density Residential	High Density Residential (R-3) Zone

Maps of the affected properties including their existing and proposed zoning districts are included as part of the Ordinance (Attachment 2). Any existing overlay zones, such as the Planned Development Overlay or Senior Citizens Housing Overlay that exist on the affected properties will remain in place.

The remaining General Plan land use designations for Mixed Use, Corporate Center, and Public Facilities will be further examined and evaluated as part of the *Our City, Our Plan* campaign.

2024-25 STRATEGIC PLAN GOAL:

The proposed Ordinance meets the strategic plan goal to "Strengthen our local economy and enhance housing opportunities" because it will create consistency between the General Plan and the zoning regulations will provide clearly defined development standards that encourage redevelopment of commercial and residential sites and attract new businesses in the affected areas.

LEGAL NOTIFICATION:

The legal notice of this hearing was published in the Monterey Park Progress and posted at City Hall, Monterey Park Bruggemeyer Library, and Langley Center on November 21, 2024, with affidavits of posting on file. The legal notice of this hearing was mailed to 267 property owners of affected properties on November 21, 2024.

FISCAL IMPACT:

There are no identifiable fiscal impacts associated with adopting the Ordinance itself (other than costs associated with codifying the Ordinance).

Respectfully submitted by:

Jessica Serrano
Director of Community Development

Prepared by:

Beth Chow, AICP
Planning Manager

Approved by:

Inez Alvarez
City Manager

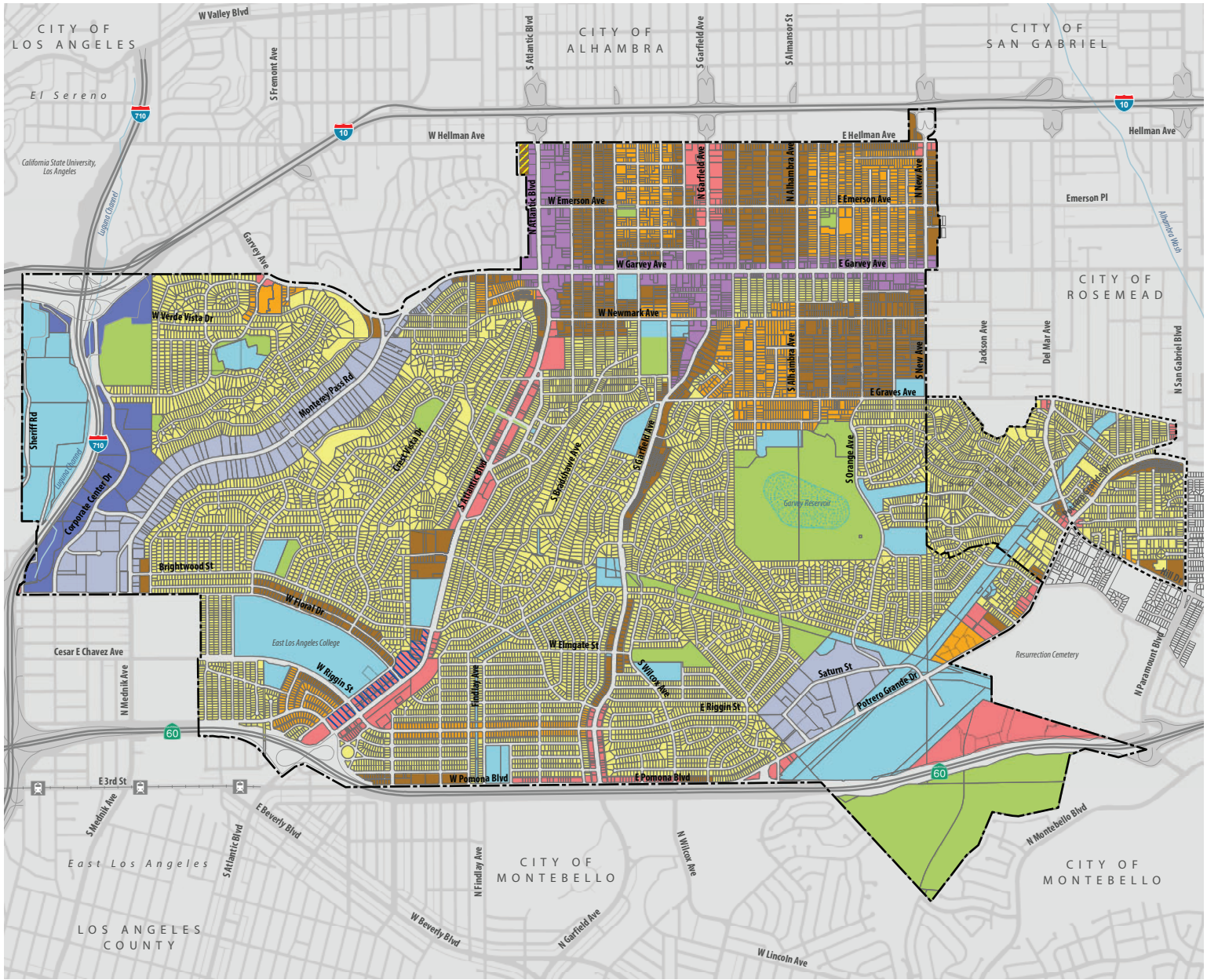
Reviewed by:

Justin A. Tamayo
Assistant City Attorney

ATTACHMENTS:

1. General Plan - Land Use Policy Map, Figure LU-3
2. Ordinance
3. Notice of Determination
4. FEIR (SCH No. 2001-01-1074)

ATTACHMENT 1
General Plan - Land Use Policy Map,
Figure LU-3



Monterey Park 2040

FIGURE LU-3:

LAND USE POLICY MAP

Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Corporate Center
- Innovation/Technology
- Public Facilities
- Open Space
- Housing Overlay I
- Housing Overlay II

Base Map Features

- Monterey Park Boundary
- Sphere of Influence Boundary
- Metro Gold Line and Stations
- Watercourses and Channels
- Garvey Reservoir

Note: Also see Regulating Plan

October 2019

Sources: City of Monterey Park and MIG, 2019.

MIG

0 ¼ ½ 1 Mile

ATTACHMENT 2
Ordinance

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING MAP (ZC-24-03) TO CHANGE THE ZONING FOR CERTAIN PROPERTIES FOR CONSISTENCY WITH THE GENERAL PLAN, LAND USE AND URBAN DESIGN ELEMENT

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

SECTION 1: The City Council finds and declares that:

A. On November 3, 2020, the City's voters initiated changes to the zoning designations for properties throughout the City for consistency between the General Plan and Zoning Map when they adopted the Land Use and Urban Design Element of the General Plan ("LUE");

B. This Ordinance changes the zoning designation for several properties to conform to the adopted LUE;

C. This Ordinance was reviewed by the City Planner for, in part, consistency with the General Plan, and conformity with the Monterey Park Municipal Code ("MPMC");

D. In addition, the City reviewed the environmental impacts of this Ordinance under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.,* ("CEQA") and the regulations promulgated thereunder (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");

E. The City Planner completed its review and scheduled a public hearing regarding this Ordinance before the City Council for December 4, 2024;

F. Notice of the Public Hearing before the City Council was duly given and published in the time, form, and manner as required by law;

G. On December 4, 2024, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed re-zoning including, without limitation, information provided to the City Council by the City Planner and public testimony; and

H. The findings in this Ordinance are made based on the entire administrative record including testimony and evidence presented the City Council at its December 4, 2024, public hearing including, without limitation, the staff report submitted by the City Planner.

SECTION 2: *Factual Findings and Conclusions.* The City Council finds as follows:

A. Resolution No.12213, adopted on December 2, 2020, certified the results of the voter approved proposition to revise the Monterey Park 2040 Land Use Element (Measure JJ).

B. Ordinance No. 2198 adopted on December 2, 2020 approved Measure JJ, which was approved by a vote of the people on November 3, 2020 to revise the Monterey Park 2040 LUE.

C. Figure LU-3: Land Use Policy Map was adopted as part of the LUE by the City Council on June 17, 2020 and a vote of the people on November 3, 2020.

SECTION 3: *Environmental Assessment*. The City Council reviewed the environmental impacts of this proposed Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). CEQA Guidelines § 15168 provides that a Program EIR may be prepared to consider the environmental impacts of a series of actions that can be characterized as one large project that are related as logical parts in a chain of contemplated actions. The City Council finds as follows:

A. On December 5, 2019, the City Council adopted Resolution No. 12126 approving a Focused General Plan update to the City's LUE and Final Environmental Impact Report ("FEIR") (SCH No. 2001-01-1074).

B. The FEIR is a Program EIR that evaluated the environmental impacts resulting from the LUE implementation which is attached as Exhibit B and incorporated by reference.

C. Changing the zoning designation for those properties identified in this Ordinance is an activity contemplated by the LUE and analyzed under the FEIR.

D. This Ordinance does not contemplate any changes which will require major revisions to the FEIR nor are there any substantial changes with respect to the circumstances under which the FEIR was undertaken.

E. There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the FEIR was certified showing: (1) the zone change will have one or more significant effects not discussed in the FEIR; (2) significant effects previously examined will be substantially more severe than shown in the FEIR; (3) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; or (4) mitigation measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment.

SECTION 4: *Zone Change Findings*. Pursuant to MPMC §§ 21.38.050 and 21.42.010,

the City Council finds as follows:

A. The zone change is consistent with the goals, policies and objectives of the General Plan and will create consistency between the LUE designations and zone designations on the Zoning Map. The zone change affects areas that have a voter approved Land Use designation that implements the LUE (Measure JJ). The correlations between the proposed zone changes and General Plan Land Use designations exist as follows:

(1) The Monterey Park LUE identifies Innovation/Technology designation as an area for primary uses related to research and development, light manufacturing, service commercials, professional offices, entertainment, and breweries/wineries/distilleries. The LUE also identifies retail and service commercial uses as support services within the Innovation/Technology designation.

(2) LUE Policy 24.1 seeks to ensure that zoning regulations applicable to the Monterey Pass Road corridor permit the range of uses necessary to achieve land use goals and prohibit uses that conflict with those goals.

(3) The O-P – Office Professional zone provides for the development of integrated professional, office and limited retail areas that exhibit a diversity of business activity.

(4) The LUE Land Use Plan identifies the Commercial designation as an area for primary uses related to a broad range of retail and service commercial uses, hospitality, entertainment, medical, and professional office. The LUE also identity uses such as schools, public assembly uses, public utilities, community care facilities and similar within the Commercial designation.

(5) LUE Policy 11.1 seeks to ensure that new commercial developments address privacy issues relative to any abutting residential neighborhoods, to ensure adequate transition and compatibility between commercial and residential uses.

(6) The C-P – Commercial-Professional zone provides for the development of commercial areas that promote retail and provide transition areas between the City and neighboring communities.

(7) The C-S – Commercial Services zone provides for the development of commercial areas that promote retail and provide transition areas between the City and neighboring communities.

(8) The LUE Land Use Plan identifies the Open Space designation as an area for parks and City-Owned recreational facilities, community gardens, golf course, and resource conservation areas. The LUE also identity public utility

facilities and historic landfills as uses within the Open Space designation.

(9) The O-S – Open Space zone provides for the establishment and provision of permanent outdoor recreational and open space resources, and to prevent inappropriate development of areas which should be regulated to provide for recreational, conservation, aesthetic, historic, cultural, scenic or public health and safety uses.

(10) The LUE Land Use Plan identifies the Medium Density designation as an area for primary uses that include attached or detached residential units, with private common open space, at densities ranging from 8.1 – 16.0 units per acre.

(11) The R-2 – Medium Density Residential zone provides medium density residential housing either attached or detached multiple-family units at a density of 16 units per acre.

(12) The Monterey Park Land Use and Urban Design Element identifies High Density designation as an area for primary uses that include attached or detached residential units, with private common open space, at densities ranging from 16.1 to 30 units per acre.

(13) The R-3 – High Density Residential zone provides high density residential housing either attached or detached multiple-family units at a density of 30 units per acre.

B. The zone change will not adversely affect surrounding properties. This Ordinance is an administrative action that does not contemplate any development or otherwise impact any property other than the specific properties being rezoned, which will bring consistency to and is part of the City's broader land use efforts as reflected in the adopted LUE.

C. The proposed zone change promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC's zoning regulations since it will harmonize the General Plan LUE designations and the MPMC. Additionally, this activity is consistent with the various goals an policies of the LUE as identified in this Ordinance.

SECTION 5: *Notice of Determination*. The Director of Community Development, or designee, is directed to file a Notice of Determination in accordance with CEQA §§ 15094, and any other applicable law.

SECTION 6: *Approval*. Based on the evidence and staff report received at the public hearing, the City Council, approves the zone changes as set forth in the attached Exhibit A and Exhibit B, which are incorporated by reference.

SECTION 7: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8: *Construction*. This Ordinance must be broadly construed to achieve the purposes stated in this Ordinance. It is the City Council's intent that the provisions of this Ordinance be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Ordinance.

SECTION 9: *Enforceability*. Repeal of any provision of the Monterey Park Municipal Code does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

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

SECTION 12: *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 were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 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 provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 14: *Electronic Signatures*. This Ordinance may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will

be treated in all respects as having the same effect as an original signature.

SECTION 15: *Publications*. The City Clerk, or designee, 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 15 days after the passage and adoption of this Ordinance, and cause it to be published or posted in accordance with California law.

SECTION 16: *Effective Date*. This Ordinance becomes effective on the 30th day after second reading and adoption.

PASSED AND ADOPTED this 4th day of December, 2024.

_____
Thomas Wong, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

By:_____
Justin A. Tamayo, Assistant City Attorney

Exhibit A— Rezoned Properties
Exhibit B—Existing and Proposed Zoning Maps
Exhibit C—FEIR (SCH No. 2001-01-1074)

EXHIBIT A

REZONED PROPERTIES

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5255-004-008	121 W Emerson Ave.	Commercial	R-3	C-P
5255-004-039	428 Baltimore Ave.	Commercial	R-3	C-P
5255-004-053	NA	Commercial	R-3	C-P

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5237-023-014	2901 W Floral Dr.	Commercial	O-P	C-S

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5276-022-012	1975 Potrero Grande Dr.	Commercial	R-1	C-S

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5252-004-066	1600 Monterey Pass Rd.	Innovation/ Technology	C-S	O-P
5252-004-067	NA	Innovation/ Technology	C-S	O-P
5252-004-068	1560 Monterey Pass Rd.	Innovation/ Technology	C-S	O-P
5252-004-069	1500 Monterey Pass Rd	Innovation/ Technology	C-S	O-P
5252-004-070	1470 Monterey Pass Rd	Innovation/ Technology	C-S	O-P
5254-019-105	NA	Innovation/ Technology	C-S	O-P

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5293-021-800	NA	Open Space	O-P	O-S
5293-021-801		Open Space	O-P	O-S
5293-020-900		Open Space	O-P	O-S
5293-001-903		Open Space	O-P	O-S
5293-001-904		Open Space	O-P	O-S
5293-022-001	900 Potrero Grande Dr.	Open Space	O-P	O-S
5293-022-002		Open Space	O-P	O-S

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5293-022-003 5293-022-004 5293-022-005 5293-022-006	900 Potrero Grande Dr.	Open Space	O-P	O-S
		Open Space	O-P	O-S
		Open Space	O-P	O-S
		Open Space	O-P	O-S

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5257-010-008	232 S McPherrin Ave.	Medium Density Residential	R-3	R-2
5257-010-009	337 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-010-010	333 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-010-013	321 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-010-014	317 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-010-015	311 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-010-017	233 S Ramona Ave.	Medium Density Residential	R-3	R-2
5257-010-019	221 S Ramona Ave.	Medium Density Residential	R-3	R-2
5257-010-029 5257-010-030 5257-010-031 5257-010-032 5257-010-033	224 S McPherrin Ave., Units 1-5	Medium Density Residential	R-3	R-2
5257-010-034 5257-010-035 5257-010-036 5257-010-037 5257-010-038	226 S McPherrin Ave., Units 1-5	Medium Density Residential	R-3	R-2
5257-010-039 5257-010-040 5257-010-041 5257-010-042 5257-010-043	230 S. McPherrin Ave., Units 1-5	Medium Density Residential	R-3	R-2
5257-010-044 5257-010-045 5257-010-046 5257-010-047 5257-010-048	228 S. McPherrin Ave., Units 1-5	Medium Density Residential	R-3	R-2
5257-010-901	325 W Newmark Ave.	Medium Density Residential	R-3	R-2

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5257-010-079 5257-010-080 5257-010-081 5257-010-082 5257-010-083 5257-010-084 5257-010-085 5257-010-086 5257-010-087	227 S. Ramona Ave., Units A-I	Medium Density Residential	R-3	R-2
5257-010-902	239 S Ramona Ave.	Medium Density Residential	R-3	R-2
5257-010-903	329 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-013	224 S Ramona Ave.	Medium Density Residential	R-3	R-2
5257-013-016	211 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-017	207 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-018	210 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-022	121 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-023	125 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-024	129 W Newmark Ave.	Medium Density Residential	R-3	R-2
5257-013-046 5257-013-047 5257-013-048 5257-013-049	230 S Ramona Ave., Units A-D	Medium Density Residential	R-3	R-2
5257-013-050 5257-013-051 5257-013-052 5257-013-053 5257-013-054 5257-013-055	232 S Ramona Ave., Units A-F	Medium Density Residential	R-3	R-2
5257-013-058 5257-013-059	133 W Newmark Ave. Units A-B	Medium Density Residential	R-3	R-2
5257-013-060 5257-013-061	135 W. Newmark Ave. Units A-B	Medium Density Residential	R-3	R-2
5257-013-065	236 S. Ramona Ave.	Medium Density Residential	R-3	R-2
5258-016-048 5258-016-047 5258-016-046	531 N. New Ave., Units A-D	Medium Density Residential	R-3	R-2

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5258-016-045				

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5261-015-042	810 W Mabel Ave.	Medium Density Residential	R-S	R-2

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5257-016-020	134 E. Newmark Ave.	Medium Density Residential	C-B	R-2
5257-016-021	130 E. Newmark Ave.	Medium Density Residential	C-B	R-2
5257-016-022	311 S. Lincoln Ave.	Medium Density Residential	C-B	R-2
5257-016-023	126 E. Newmark Ave.	Medium Density Residential	C-B	R-2
5257-016-024	120 E. Newmark Ave.	Medium Density Residential	C-B	R-2
5257-016-025	315 S. Lincoln Ave.	Medium Density Residential	C-B	R-2
5257-016-026	118 E. Newmark Ave.	Medium Density Residential	C-B	R-2

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5257-005-020	124 S Moore Ave.	High Density Residential	C-B	R-3
5257-005-021	128 S Moore Ave.	High Density Residential	C-B	R-3
5255-017-005	125 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-006	121 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-018	122 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-017-048	200 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-017-050 5255-017-051 5255-017-052 5255-017-053	111 N Nicholson Ave., Units A-D	High Density Residential	C-B	R-3
5255-017-054 5255-017-055 5255-017-056	113 N Nicholson Ave., Units A- E	High Density Residential	C-B	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5255-017-057 5255-017-058				
5255-017-086	199 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-087	189 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-059 5255-017-060 5255-017-061 5255-017-062 5255-017-063	107 N Nicholson Ave., Units A-E	High Density Residential	C-B	R-3
5255-017-064 5255-017-065 5255-017-066 5255-017-067 5255-017-068	109 N Nicholson Ave., Units A-E	High Density Residential	C-B	R-3
5255-017-088	201 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-089	191 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-090	203 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-091	193 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-092	205 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-093	195 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-094	207 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-095	197 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-017-097	126 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-017-098	128 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-017-099	130 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-017-100	132 N Lincoln Ave.	High Density Residential	C-B	R-3
5255-018-018	122 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-018-019	112 N Nicholson Ave.	High Density Residential	C-B	R-3
5255-018-023 5255-018-024 5255-018-025	123 N Alhambra Ave., Units A-E	High Density Residential	C-B	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5255-018-026 5255-018-027				
5255-018-028 5255-018-029 5255-018-030 5255-018-031	125 N Alhambra Ave., Units A-D	High Density Residential	C-B	R-3
5255-018-046 5255-018-047 5255-018-048 5255-018-049	117 N Alhambra Ave., Units A-D	High Density Residential	C-B	R-3
5255-018-050 5255-018-051 5255-018-052 5255-018-053 5255-018-054	119 N Alhambra Ave., Units A-E	High Density Residential	C-B	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5258-007-032	123 N New Ave.	High Density Residential	C-S	R-3
5265-015-005	311 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-006	315 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-009	331 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-010	335 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-012	345 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-013	351 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-042	365 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-044	321 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-045	325 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-046	341 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-015-047	371 E Pomona Blvd.	High Density Residential	C-S	R-3
5265-016-013	375 E Pomona Blvd.	High Density Residential	C-S	R-3
5258-007-033	119 N New Ave.	High Density Residential	C-S	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5258-007-032	123 N New Ave.	High Density Residential	C-S	R-3
5265-015-005	311 E Pomona Blvd.	High Density Residential	C-S	R-3
5258-001-039	120 N Alhambra Ave.	High Density Residential	C-S	R-3
5258-001-040	126 N Alhambra Ave.	High Density Residential	C-S	R-3
5258-001-041	128 N Alhambra Ave.	High Density Residential	C-S	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5257-017-009	518 S Garfield Ave.	High Density Residential	N-S	R-3
5257-017-010	522 S Garfield Ave.	High Density Residential	N-S	R-3
5257-017-011	526 S Garfield Ave.	High Density Residential	N-S	R-3
5257-017-012	530 S Garfield Ave.	High Density Residential	N-S	R-3
5257-017-013	532 S Garfield Ave.	High Density Residential	N-S	R-3
5257-017-014	550 S Garfield Ave.	High Density Residential	N-S	R-3
5286-010-008	540 N New Ave.	High Density Residential	N-S	R-3
5286-010-012	600 N New Ave.	High Density Residential	N-S	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5263-001-013	547 S Garfield Ave.	High Density Residential	R-1	R-3
5263-001-014	530 S Huntington Ave.	High Density Residential	R-1	R-3
5263-001-015	526 S Huntington Ave.	High Density Residential	R-1	R-3
5263-001-016	522 S Huntington Ave.	High Density Residential	R-1	R-3
5263-001-026	519 S Ramona Ave.	High Density Residential	R-1	R-3
5263-001-027	525 S Ramona Ave.	High Density Residential	R-1	R-3
5263-001-028	527 S Garfield Ave.	High Density Residential	R-1	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5263-001-029	529 S Garfield Ave.	High Density Residential	R-1	R-3
5263-001-036	517 S Ramona Ave.	High Density Residential	R-1	R-3
5263-001-037	517 S Ramona Ave.	High Density Residential	R-1	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5258-011-049	616 N Rural Dr.	High Density Residential	R-2	R-3
5259-012-001	222 S Alhambra Ave.	High Density Residential	R-2	R-3
5259-012-002	226 S Alhambra Ave.	High Density Residential	R-2	R-3
5259-012-003	234 S Alhambra Ave.	High Density Residential	R-2	R-3
5259-012-004	236 S Alhambra Ave.	High Density Residential	R-2	R-3
5259-012-005	401 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-006	411 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-007	412 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-008	418 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-009	419 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-010	423 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-011	422 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-012	428 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-013	425 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-014	431 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-015	430 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-016	436 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-017	433 E Newmark Ave.	High Density Residential	R-2	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5259-012-018	435 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-019	440 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-020	439 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-021	441 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-022	442 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-023	444 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-024	443 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-025	449 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-026	448 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-027	501 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-028	500 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-029	506 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-030	507 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-032	508 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-033	510 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-034	512 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-035	518 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-036	523 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-037	601 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-038	520 Edgley Dr.	High Density Residential	R-2	R-3
5259-012-045	229 S Orange Ave.	High Density Residential	R-2	R-3
5259-012-046	233 S Orange Ave.	High Density Residential	R-2	R-3
5259-012-047	239 S Orange Ave.	High Density Residential	R-2	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5259-012-048	617 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-049	283 S Orange Ave.	High Density Residential	R-2	R-3
5259-012-050	517 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-051	519 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-052	225 S Orange Ave.	High Density Residential	R-2	R-3
5259-012-054	NA	High Density Residential	R-2	R-3
5259-012-060	615 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-061	613 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-062 5259-012-063	611 E Newmark Ave., Units A-B	High Density Residential	R-2	R-3
5259-012-064	609 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-065 5259-012-066	607 E Newmark Ave., Units A-B	High Density Residential	R-2	R-3
5259-012-067 5259-012-068	605 E Newmark Ave., Units A-B	High Density Residential	R-2	R-3
5259-012-069	603 E Newmark Ave.	High Density Residential	R-2	R-3
5259-012-071	221 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-030	216 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-031	222 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-032	226 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-033	232 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-034	234 S Orange Ave.	High Density Residential	R-2	R-3
5259-013-035	238 S Orange Ave.	High Density Residential	R-2	R-3

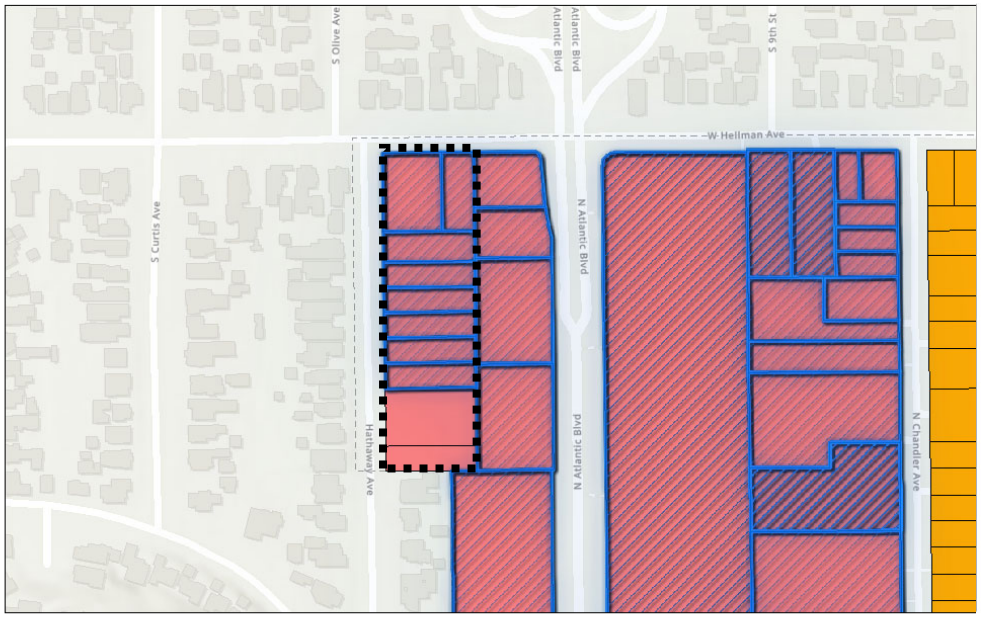
Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5354-002-007	514 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-010	550 Hathaway Ave.	High Density Residential	R-S	R-3

Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5354-002-011	602 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-012	606 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-013	608 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-014	614 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-015	618 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-016	816 W Hellman Ave.	High Density Residential	R-S	R-3
5354-002-017	824 W Hellman Ave.	High Density Residential	R-S	R-3
5354-002-036	532 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-037	530 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-038	528 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-039	522 Hathaway Ave.	High Density Residential	R-S	R-3
5354-002-040	520 Hathaway Ave.	High Density Residential	R-S	R-3

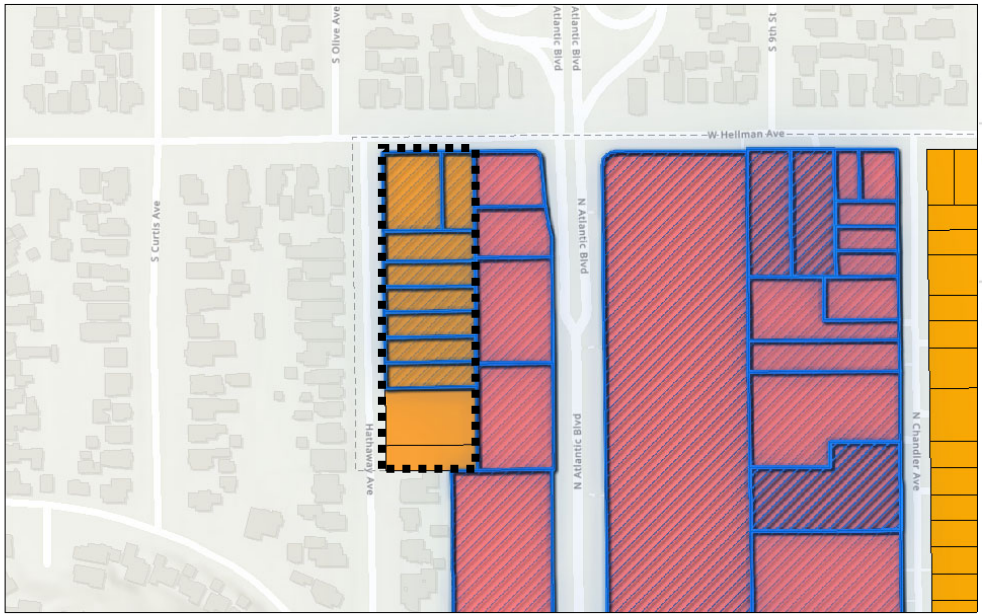
Assessor's Parcel Number(s)	Address	Existing General Plan Land Use	Existing Zoning Designation	Proposed Zoning Designation
5253-010-026	850 Brightwood St.	High Density Residential	S-C	R-3
5253-010-027	860 Brightwood St.	High Density Residential	S-C	R-3
5253-010-028	890 Brightwood St.	High Density Residential	S-C	R-3

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-S)



Proposed Zoning (R-3)



11/6/2024

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0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

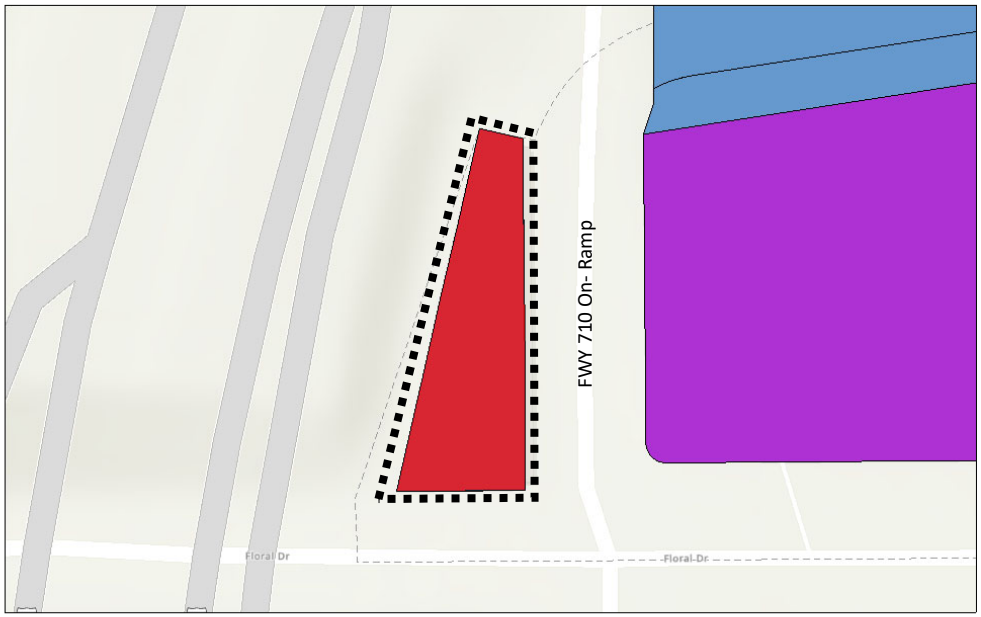
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

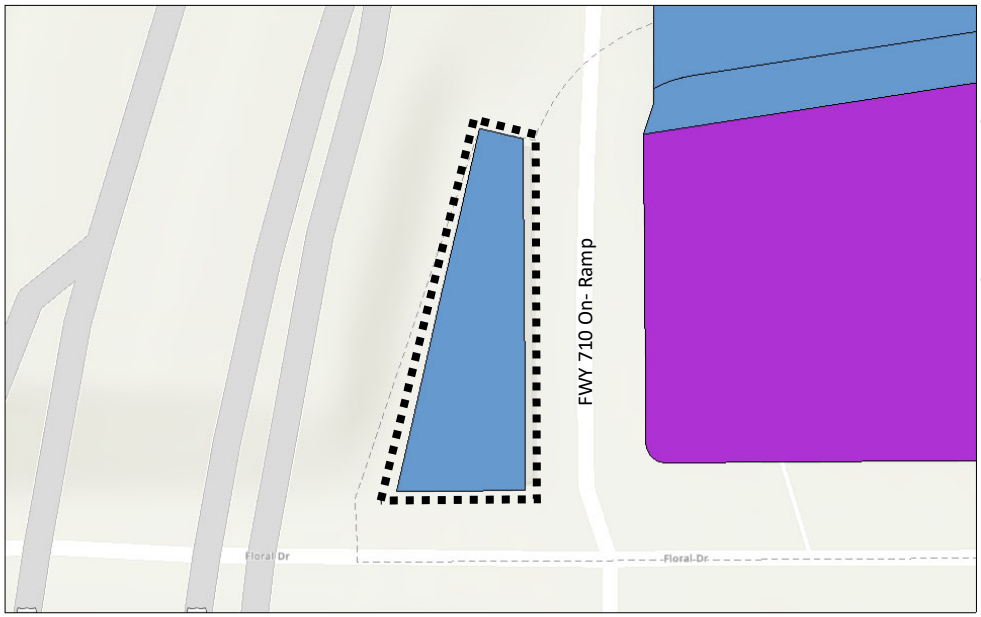
Assessor's Parcel Number(s)	Address
5354-002-007	514 Hathaway Ave.
5354-002-010	550 Hathaway Ave.
5354-002-011	602 Hathaway Ave.
5354-002-012	606 Hathaway Ave.
5354-002-013	608 Hathaway Ave.
5354-002-014	614 Hathaway Ave.
5354-002-015	618 Hathaway Ave.
5354-002-016	816 W Hellman Ave.
5354-002-017	824 W Hellman Ave.
5354-002-036	532 Hathaway Ave.
5354-002-037	530 Hathaway Ave.
5354-002-038	528 Hathaway Ave.
5354-002-039	522 Hathaway Ave.
5354-002-040	520 Hathaway Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Proposed Zoning (C-S)



Current Zoning (O-P)



11/6/2024

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0 0.01 0.01 0.02 mi

0 0.01 0.01 0.03 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

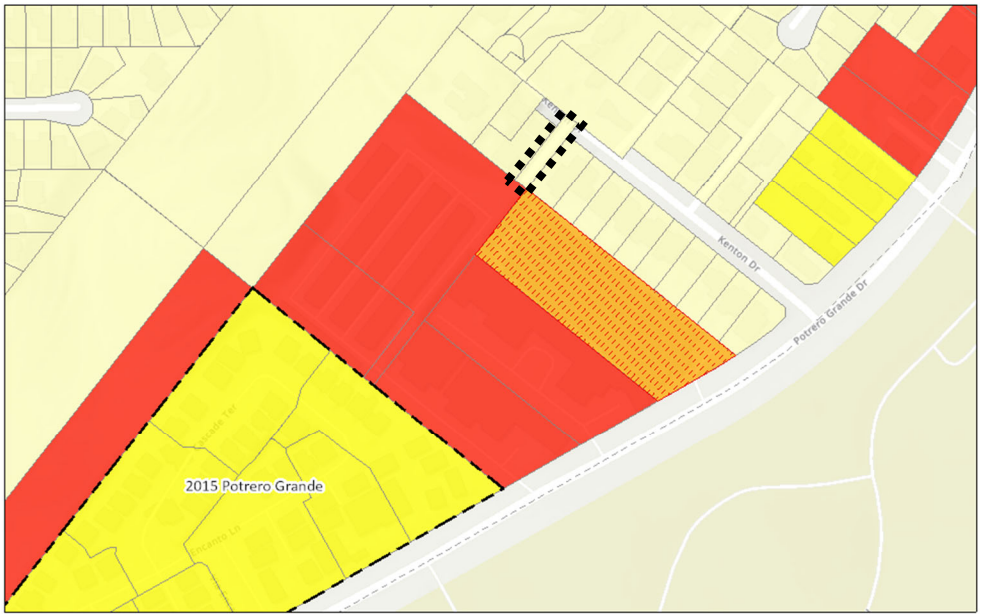
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

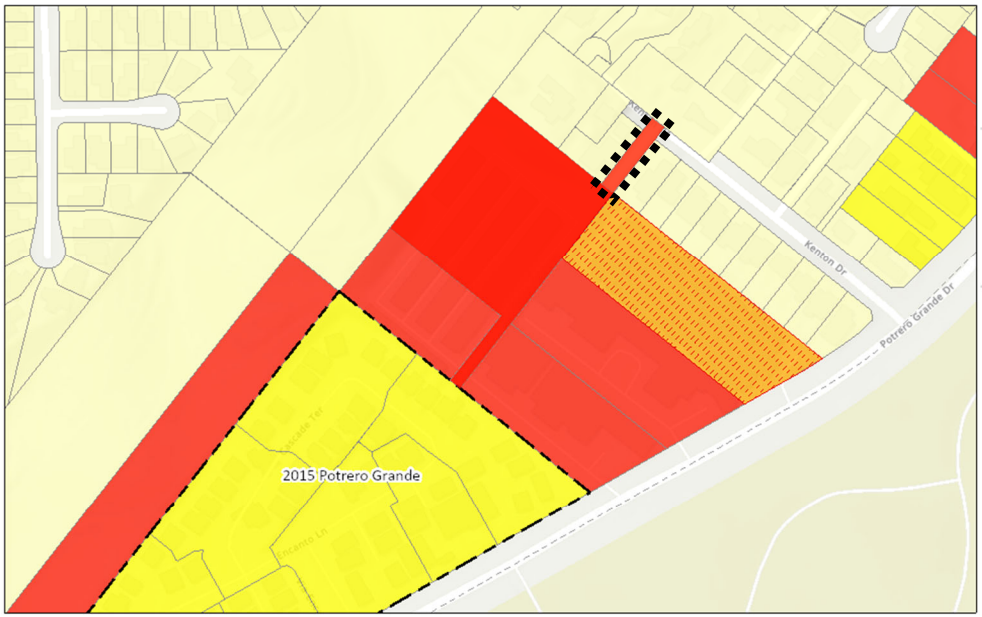
Assessor's Parcel Number(s)	Address
5237-023-014	2901 W Floral Dr.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-1)



Proposed Zoning (C-S)



11/19/2024

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Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

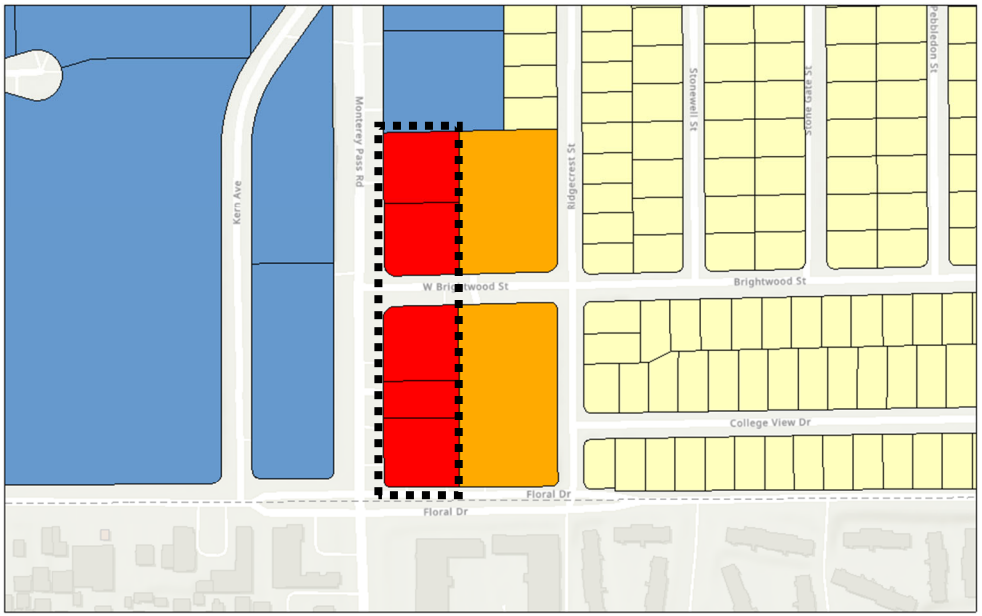
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

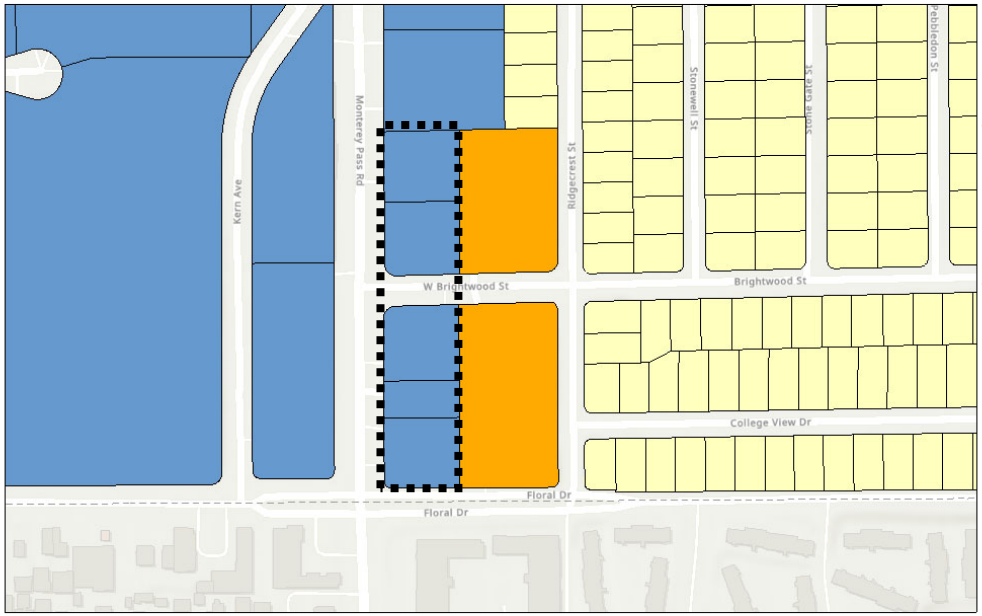
Assessor's Parcel Number(s)	Address
5276-022-012	1975 Potrero Grande Dr.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-S)



Proposed Zoning (O-P)



11/6/2024

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0 0.03 0.06 0.12 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

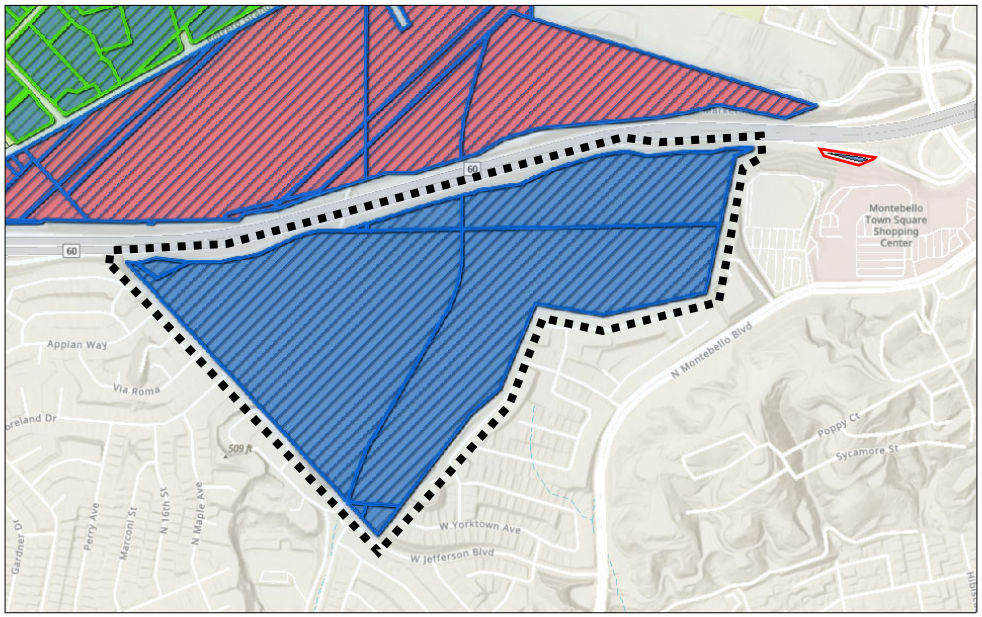
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

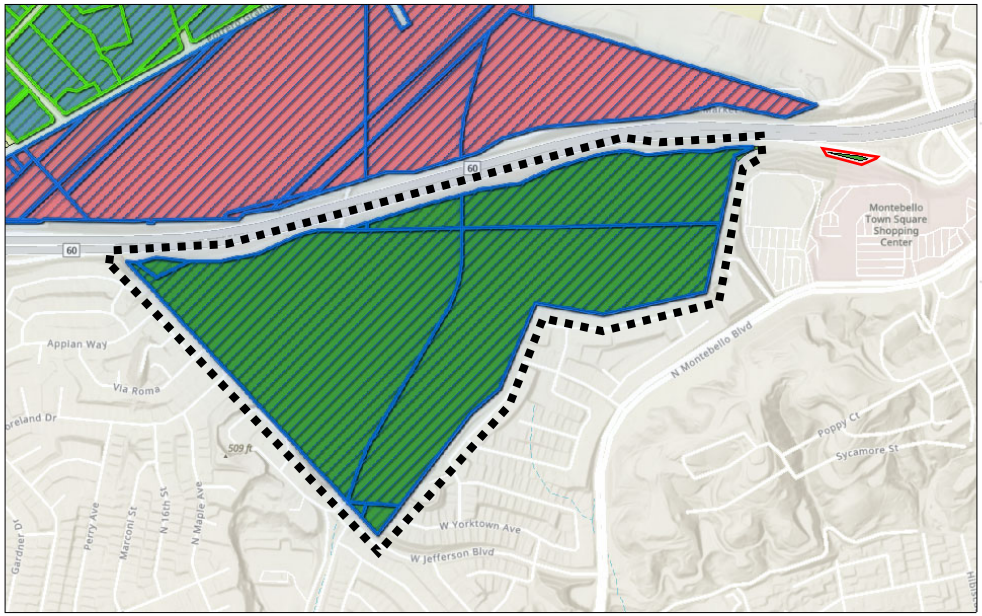
Assessor's Parcel Number(s)	Address
5252-004-066	1600 Monterey Pass Rd.
5252-004-067	NA
5252-004-068	1560 Monterey Pass Rd.
5252-004-069	1500 Monterey Pass Rd.
5252-004-070	1470 Monterey Pass Rd.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (O-P)



Proposed Zoning (O-S)



11/6/2024

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

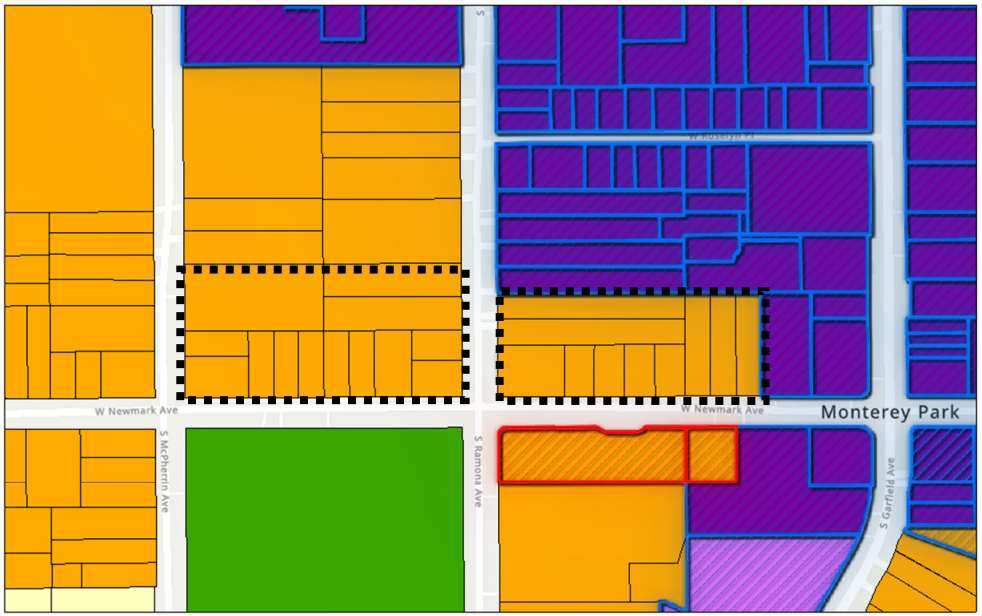
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

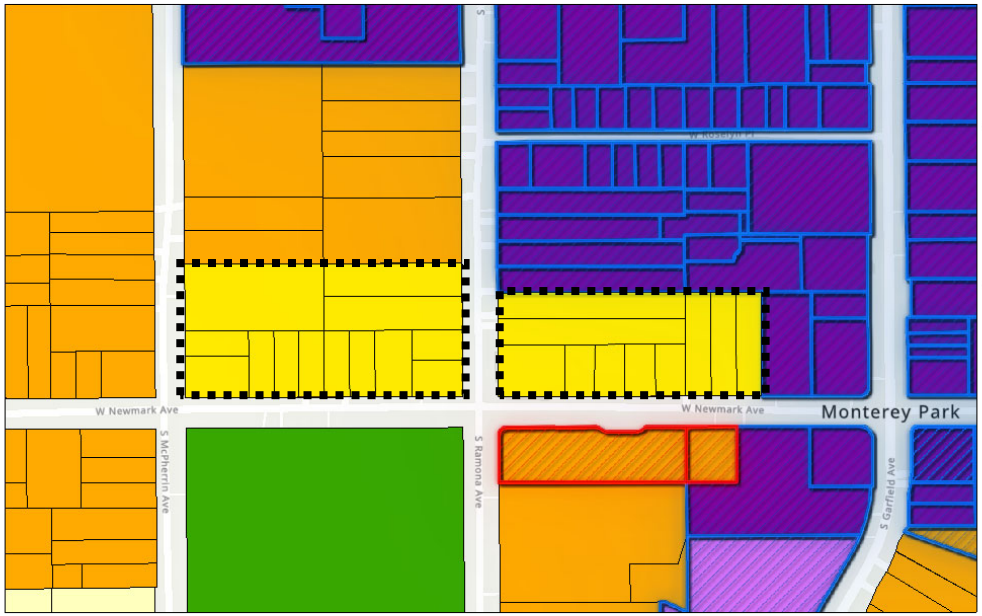
Assessor's Parcel Number(s)	Address
5293-001-020	NA
5293-001-903	
5293-001-904	
5293-001-020	
5293-020-900	
5293-021-800	
5293-021-801	
5293-022-001	900 Potrero Grande Dr.
5293-022-002	
5293-022-003	
5293-022-004	
5293-022-005	
5293-022-006	

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-3)



Proposed Zoning (R-2)



11/6/2024

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0 0.03 0.06 0.12 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

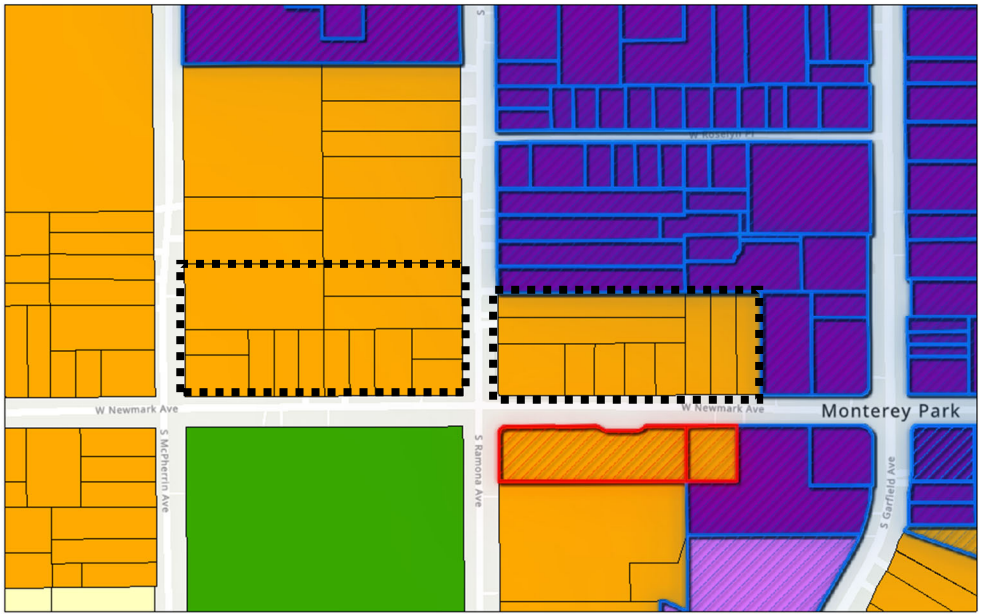
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Assessor's Parcel Number(s)	Address
5257-010-008	232 S McPherrin Ave.
5257-010-009	337 W Newmark Ave.
5257-010-010	333 W Newmark Ave.
5257-010-013	321 W Newmark Ave.
5257-010-014	317 W Newmark Ave.
5257-010-015	311 W Newmark Ave.
5257-010-017	233 S Ramona Ave.
5257-010-019	221 S Ramona Ave.
5257-010-029	224 S McPherrin Ave., Units 1-5
5257-010-030	
5257-010-031	
5257-010-032	
5257-010-033	
5257-010-034	226 S McPherrin Ave., Units 1-5
5257-010-035	
5257-010-036	
5257-010-037	
5257-010-038	
5257-010-039	230 S McPherrin Ave., Units 1-5
5257-010-040	
5257-010-041	
5257-010-042	
5257-010-043	
5257-010-044	228 S McPherrin Ave., Units 1-5
5257-010-045	
5257-010-046	
5257-010-047	
5257-010-048	
5257-013-065	236 S. Ramona Ave.
5257-013-058	133 W Newmark Ave. Units A-B
5257-013-059	

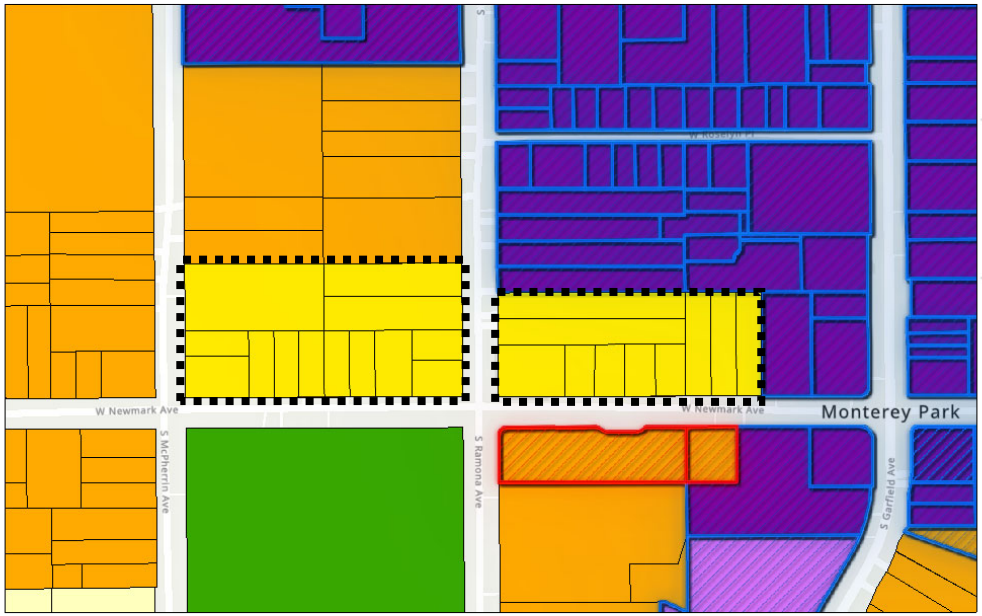
Continued on next page.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-3)



Proposed Zoning (R-2)



11/6/2024

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0 0.03 0.06 0.12 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

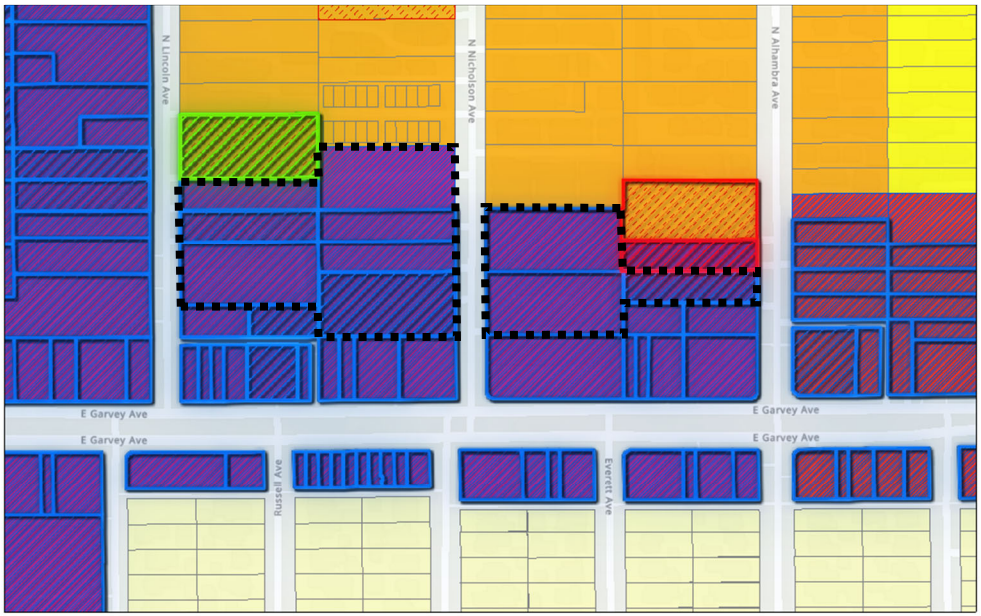
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Continued from previous page.

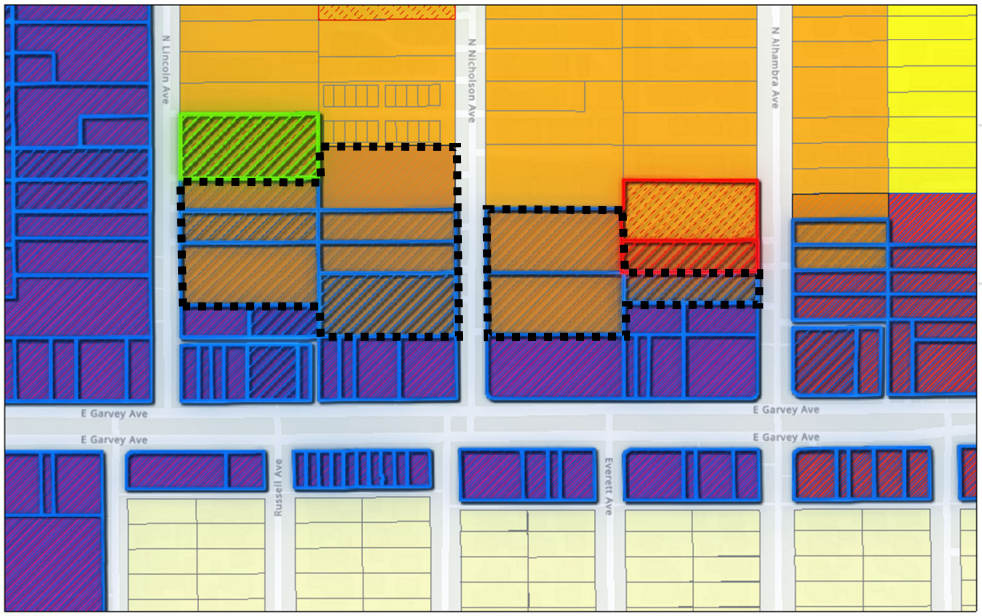
Assessor's Parcel Number(s)	Address
5257-010-079	227 S Ramona Ave., Units A-I
5257-010-080	
5257-010-081	
5257-010-082	
5257-010-083	
5257-010-084	
5257-010-085	
5257-010-086	
5257-010-087	
5257-010-901	325 W Newmark Ave.
5257-010-902	239 S Ramona Ave.
5257-010-903	329 W Newmark Ave.
5257-013-013	224 S Ramona Ave.
5257-013-016	211 W Newmark Ave.
5257-013-017	207 W Newmark Ave.
5257-013-018	121 W Newmark Ave.
5257-013-022	125 W Newmark Ave.
5257-013-023	129 W Newmark Ave.
5257-013-024	129 W Newmark Ave.
5257-013-046	230 S Ramona Ave., Units A-D
5257-013-047	
5257-013-048	
5257-013-049	
5257-013-050	232 S Ramona Ave., Units A-F
5257-013-051	
5257-013-052	
5257-013-053	
5257-013-054	
5257-013-055	
5257-013-060	135 W Newmark Ave. Units A-B
5257-013-061	

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-B)



Proposed Zoning (R-3)



11/6/2024

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0 0.03 0.06 0.12 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

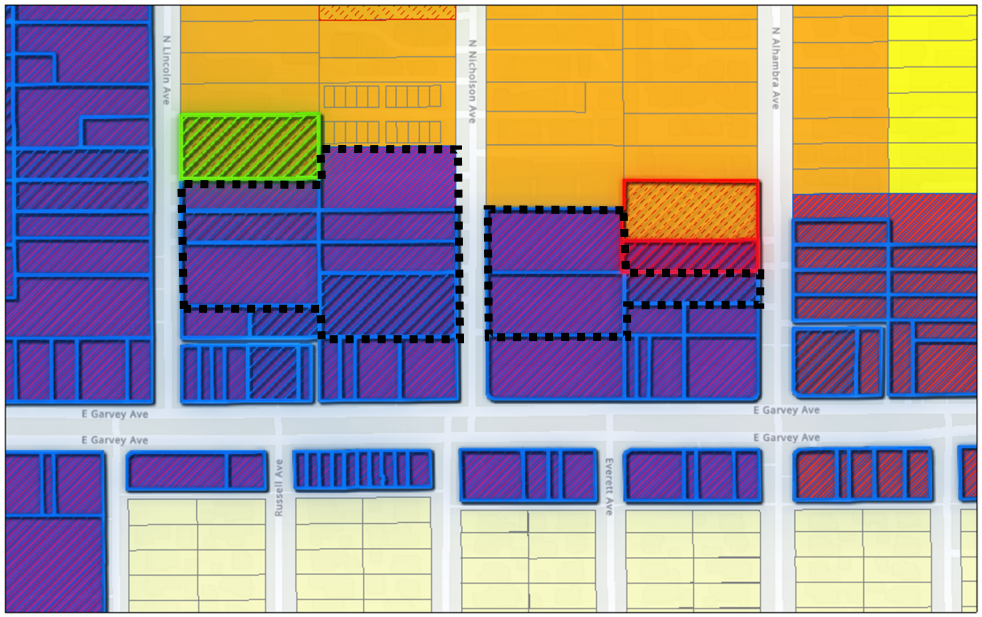
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Assessor's Parcel Number(s)	Address
5255-017-005	125 N Nicholson Ave.
5255-017-006	121 N Nicholson Ave.
5255-017-018	122 N Lincoln Ave.
5255-017-048	200 N Lincoln Ave.
5255-017-050	111 N Nicholson Ave. Units A-D
5255-017-051	
5255-017-052	
5255-017-053	
5255-017-054	113 N Nicholson Ave. Units A-E
5255-017-055	
5255-017-056	
5255-017-057	
5255-017-058	
5255-017-059	107 N Nicholson Ave. Units A-E
5255-017-060	
5255-017-061	
5255-017-062	
5255-017-063	
5255-017-064	109 N Nicholson Ave. Units A-E
5255-017-065	
5255-017-066	
5255-017-067	
5255-017-068	
5255-017-086	199 N Nicholson Ave.
5255-017-087	189 N Nicholson Ave.
5255-017-088	201 N Nicholson Ave.
5255-017-089	191 N Nicholson Ave.
5255-017-090	203 N Nicholson Ave.
5255-017-091	193 N Nicholson Ave.
5255-017-092	205 N Nicholson Ave.

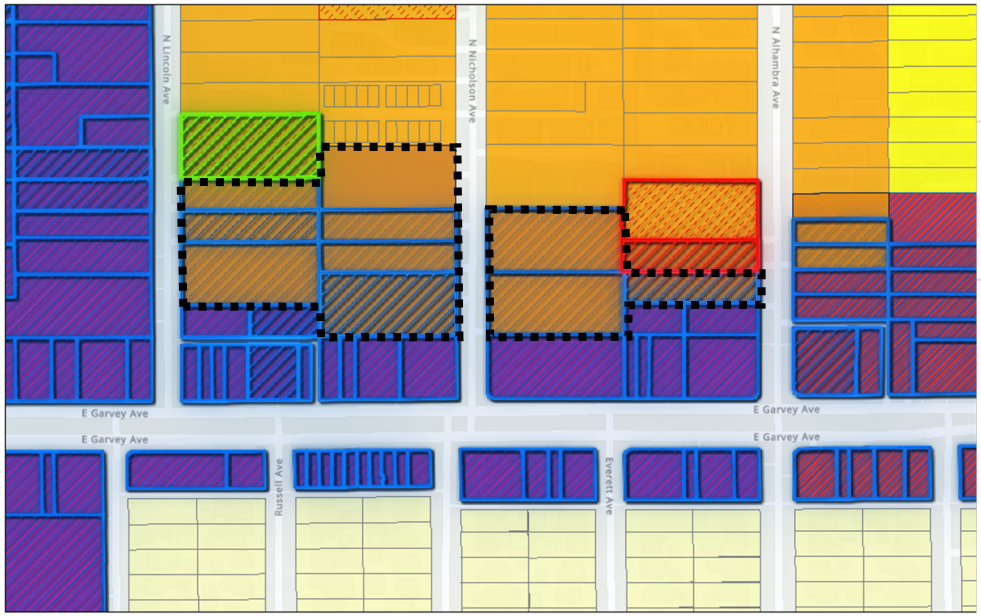
Continued on next page.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-B)



Proposed Zoning (R-3)



11/6/2024

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0 0.03 0.06 0.12 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

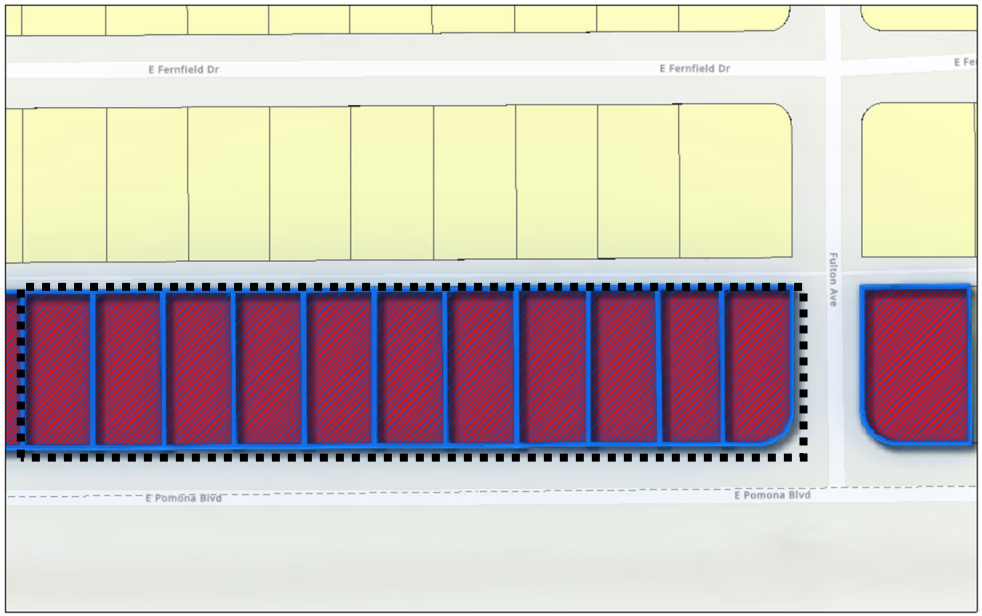
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

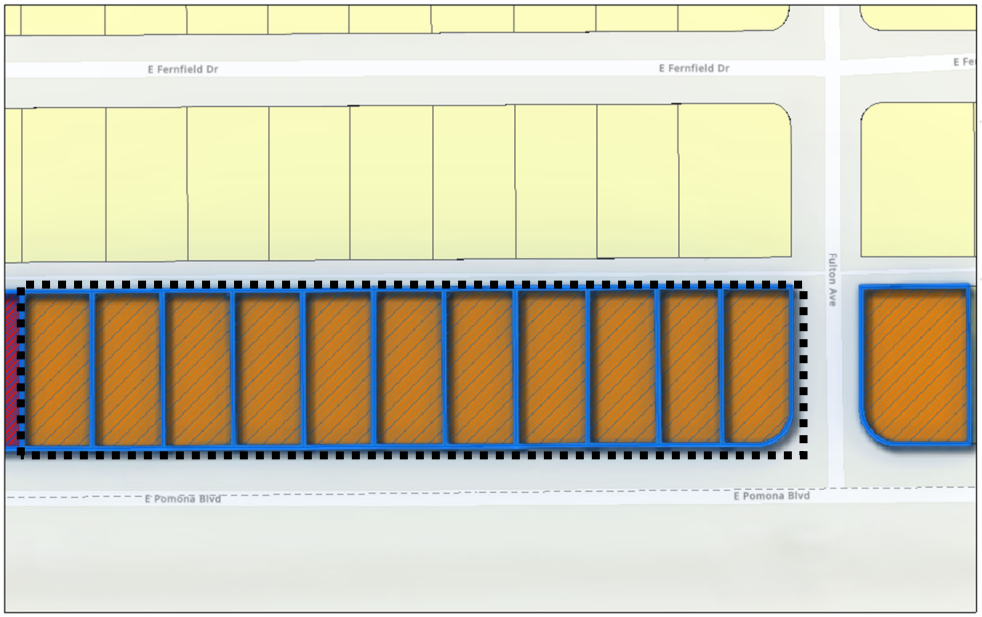
Continued from previous page.	
Assessor's Parcel Number(s)	**Address**
5255-017-093	195 N Nicholson Ave.
5255-017-094	207 N Nicholson Ave.
5255-017-095	197 N Nicholson Ave.
5255-017-097	126 N Lincoln Ave.
5255-017-098	128 N Lincoln Ave.
5255-017-099	130 N Lincoln Ave.
5255-017-100	132 N Lincoln Ave.
5255-018-018	122 N Nicholson Ave.
5255-018-019	112 N Nicholson Ave.
5255-018-023	123 N Alhambra Ave., Units A-E
5255-018-024	
5255-018-025	
5255-018-026	
5255-018-027	
5255-018-028	125 N Alhambra Ave., Units A-D
5255-018-029	
5255-018-030	
5255-018-031	
5255-018-046	117 N Alhambra Ave., Units A-D
5255-018-047	
5255-018-048	
5255-018-049	
5255-018-050	119 N Alhambra Ave., Units A-E
5255-018-051	
5255-018-052	
5255-018-053	
5255-018-054	
5258-001-039	120 N Alhambra Ave.
5258-001-040	126 N Alhambra Ave.
5258-001-041	128 N Alhambra Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-S)



Proposed Zoning (R-3)



11/6/2024

1:993

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

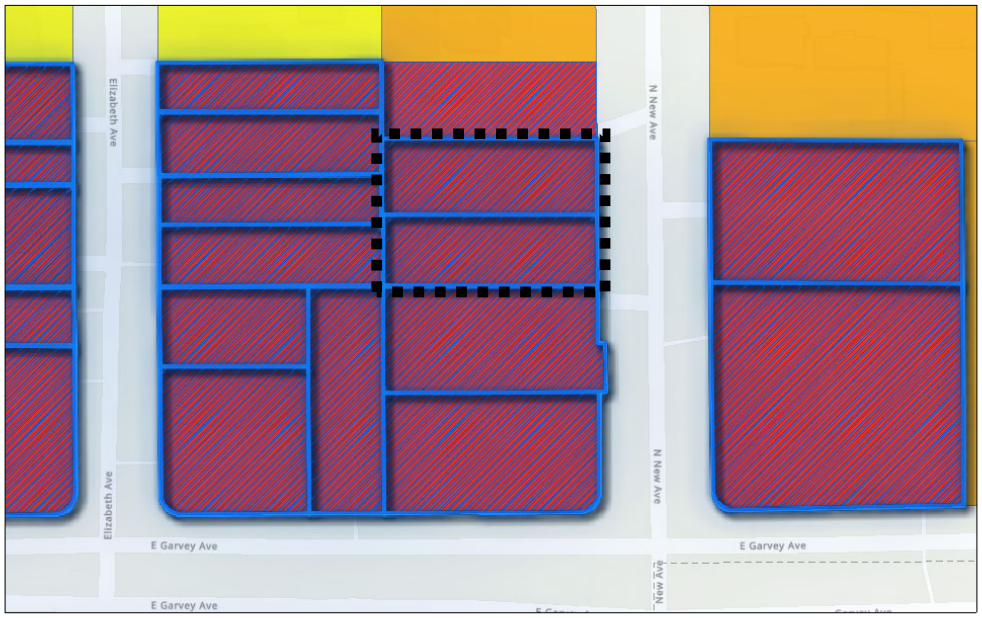
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

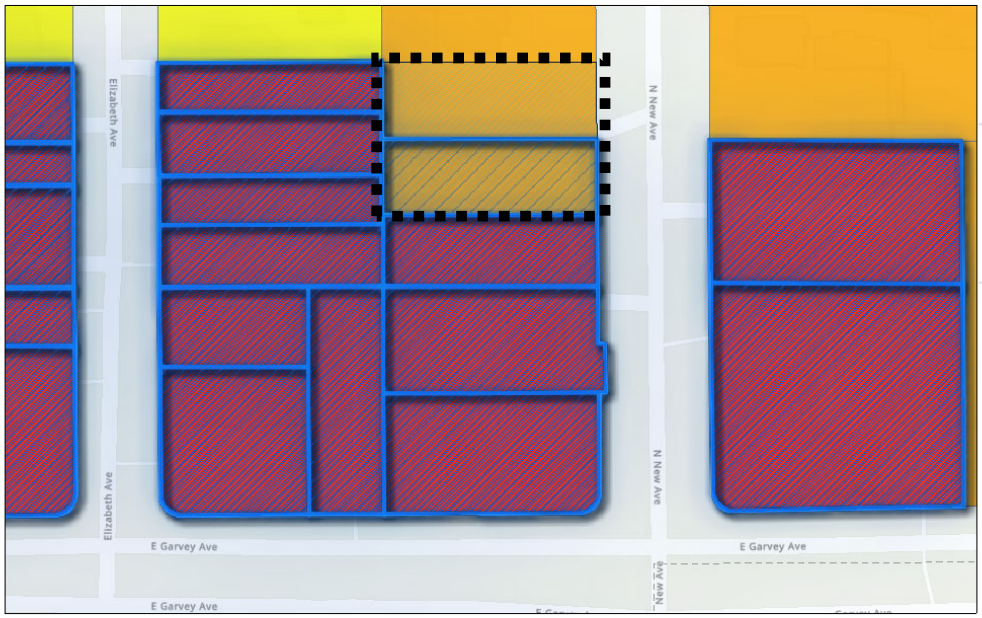
Assessor's Parcel Number(s)	Address
5265-015-005	311 E Pomona Blvd.
5265-015-006	315 E Pomona Blvd.
5265-015-009	331 E Pomona Blvd.
5265-015-010	335 E Pomona Blvd.
5265-015-012	345 E Pomona Blvd.
5265-015-013	351 E Pomona Blvd.
5265-015-042	365 E Pomona Blvd.
5265-015-044	321 E Pomona Blvd.
5265-015-045	325 E Pomona Blvd.
5265-015-046	341 E Pomona Blvd.
5265-015-047	371 E Pomona Blvd.
5265-016-013	375 E Pomona Blvd.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-S)



Proposed Zoning (R-3)



11/6/2024

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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

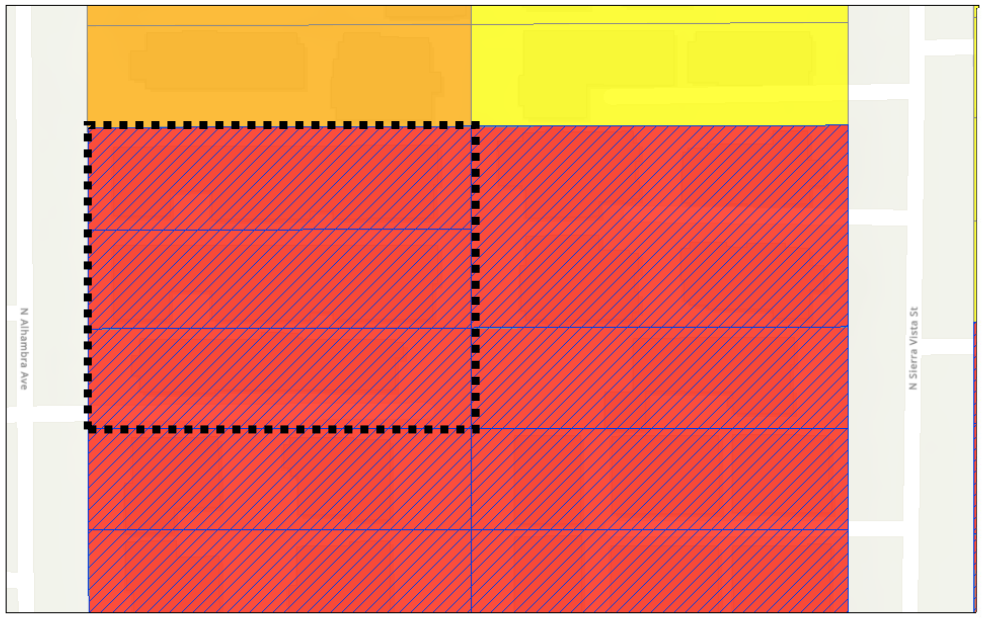
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

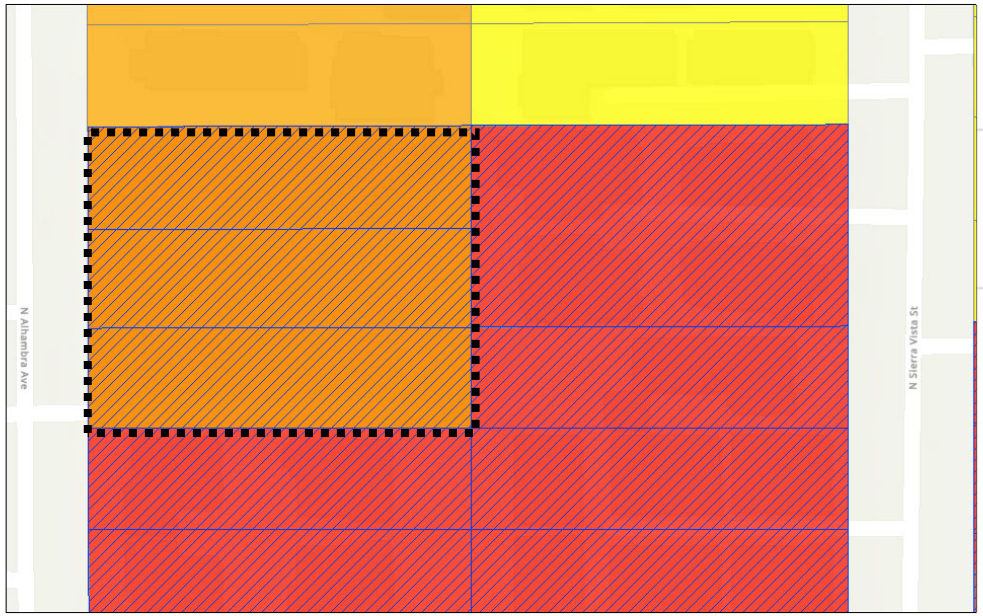
Assessor's Parcel Number(s)	Address
5258-007-032	123 N New Ave.
5258-007-033	119 N New Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-S)



Proposed Zoning (R-3)



11/19/2024

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0 0.01 0.01 0.03 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

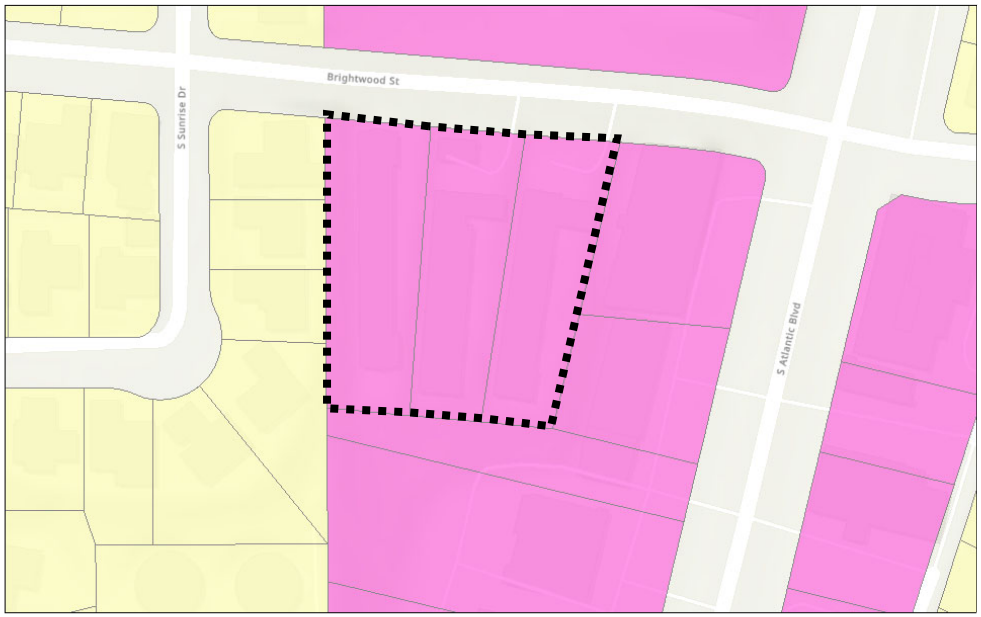
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

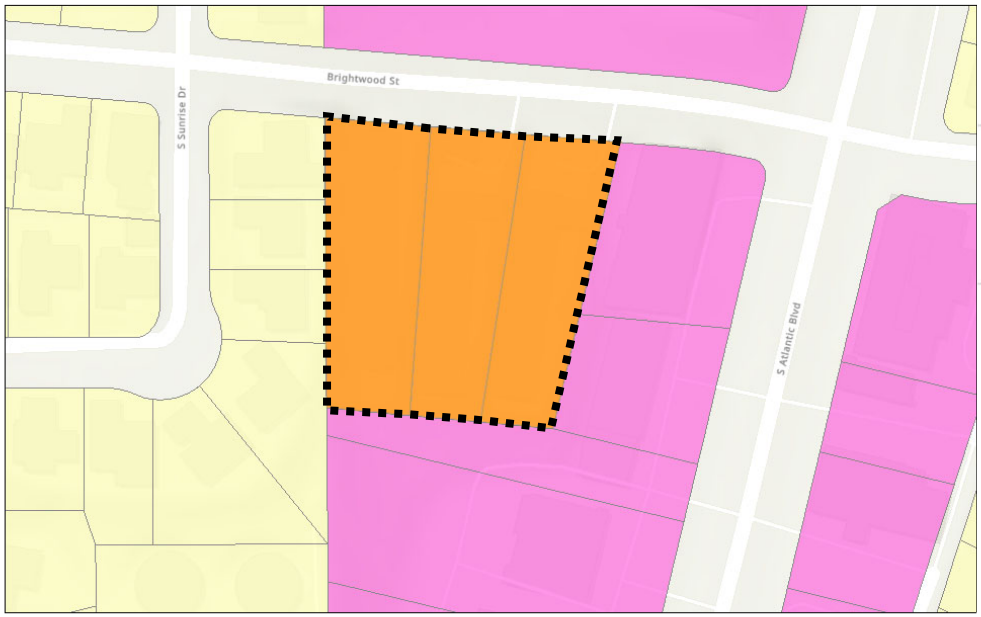
Assessor's Parcel Number(s)	Address
5258-001-039	120 N Alhambra Ave
5258-001-040	126 N Alhambra Ave.
5258-001-041	128 N Alhambra Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (S-C)



Proposed Zoning (R-3)



11/18/2024

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

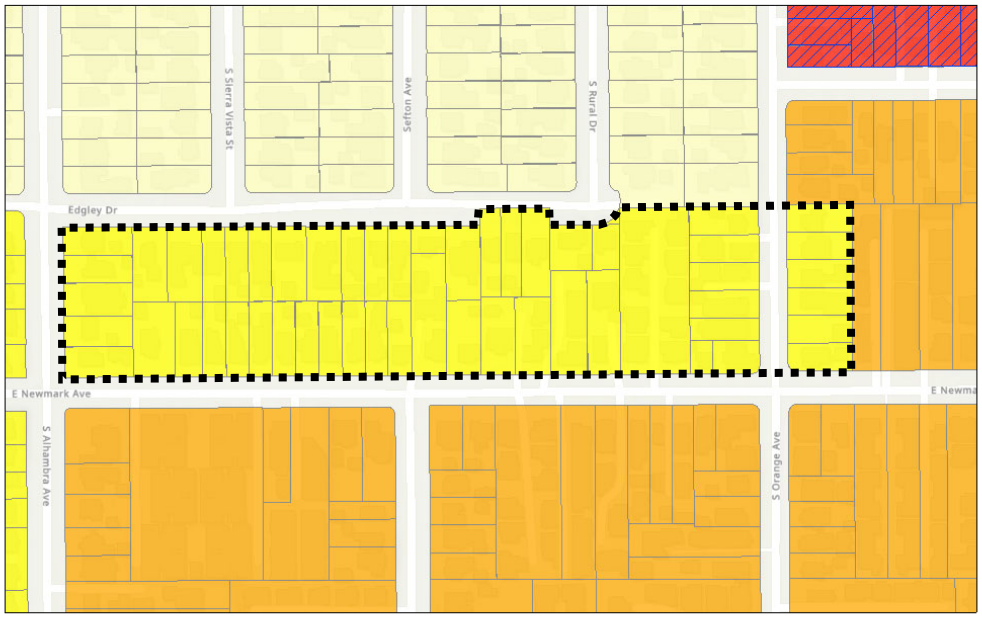
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

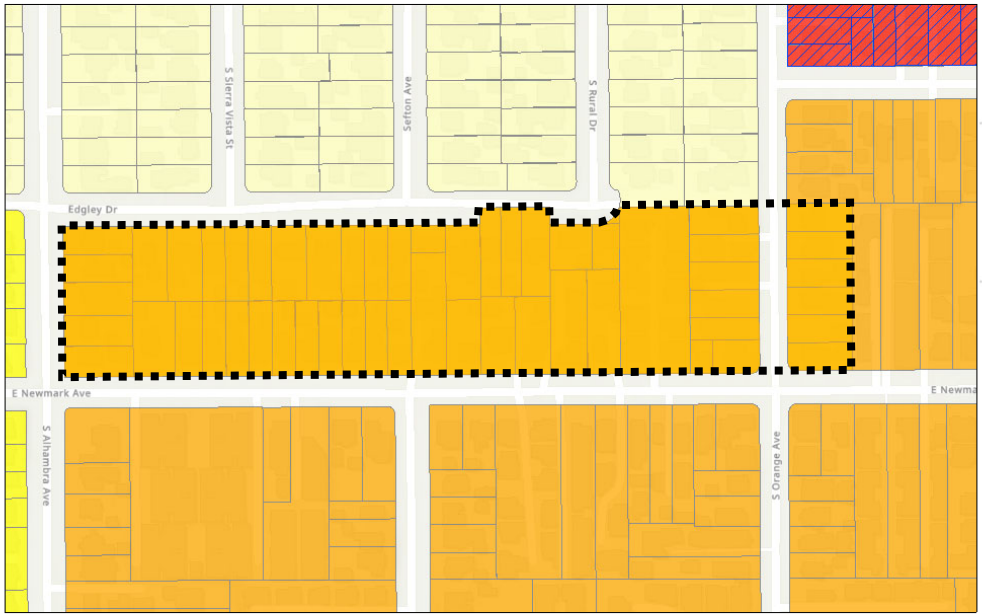
Assessor's Parcel Number(s)	Address
5253-010-026	850 Brightwood St.
5253-010-027	860 Brightwood St.
5253-010-028	890 Brightwood St.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-2)



Proposed Zoning (R-3)



11/18/2024

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0 0.03 0.06 0.11 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

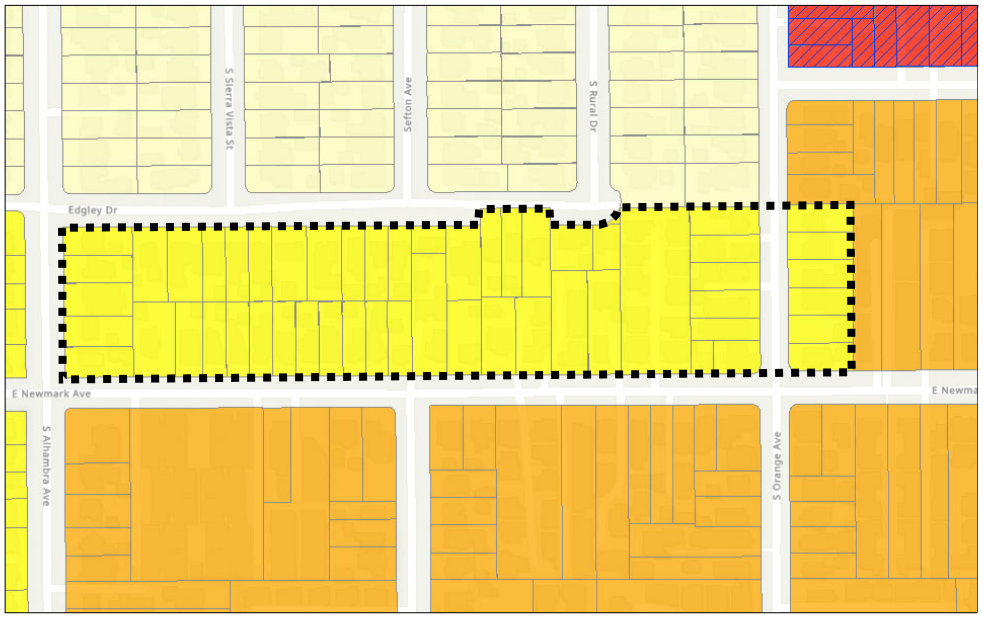
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Assessor's Parcel Number(s)	Address
5259-012-001	222 S Alhambra Ave.
5259-012-002	226 S Alhambra Ave.
5259-012-003	234 S Alhambra Ave.
5259-012-004	236 S Alhambra Ave.
5259-012-005	401 E Newmark Ave.
5259-012-006	411 E Newmark Ave.
5259-012-007	412 Edgley Dr.
5259-012-008	418 Edgley Dr.
5259-012-009	419 E Newmark Ave.
5259-012-010	423 E Newmark Ave.
5259-012-011	422 Edgley Dr.
5259-012-012	428 Edgley Dr.
5259-012-013	425 E Newmark Ave.
5259-012-014	431 E Newmark Ave.
5259-012-015	430 Edgley Dr.
5259-012-016	436 Edgley Dr.
5259-012-017	433 E Newmark Ave.
5259-012-018	435 E Newmark Ave.
5259-012-019	440 Edgley Dr.
5259-012-020	439 E Newmark Ave.
5259-012-021	441 E Newmark Ave.
5259-012-022	442 Edgley Dr.
5259-012-023	444 Edgley Dr.
5259-012-024	443 E Newmark Ave.
5259-012-025	449 E Newmark Ave.
5259-012-026	448 Edgley Dr.
5259-012-027	501 E Newmark Ave.
5259-012-028	500 Edgley Dr.
5259-012-029	506 Edgley Dr.
5259-012-030	507 E Newmark Ave.
5259-012-032	508 Edgley Dr.
5259-012-033	510 Edgley Dr.

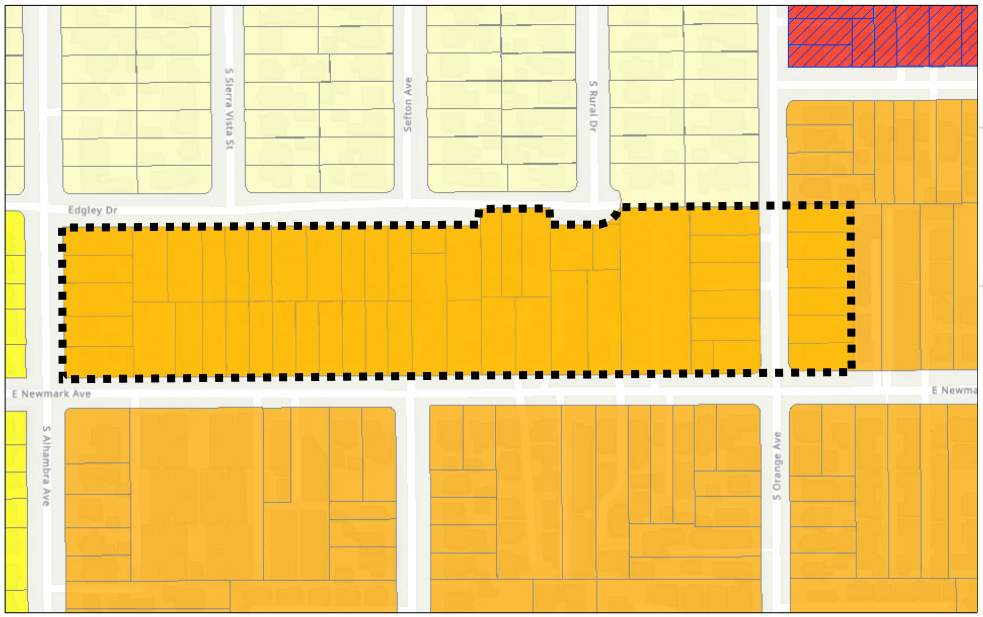
Continued on next page.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-2)



Proposed Zoning (R-3)



11/18/2024

1:2,545
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0 0.03 0.06 0.11 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

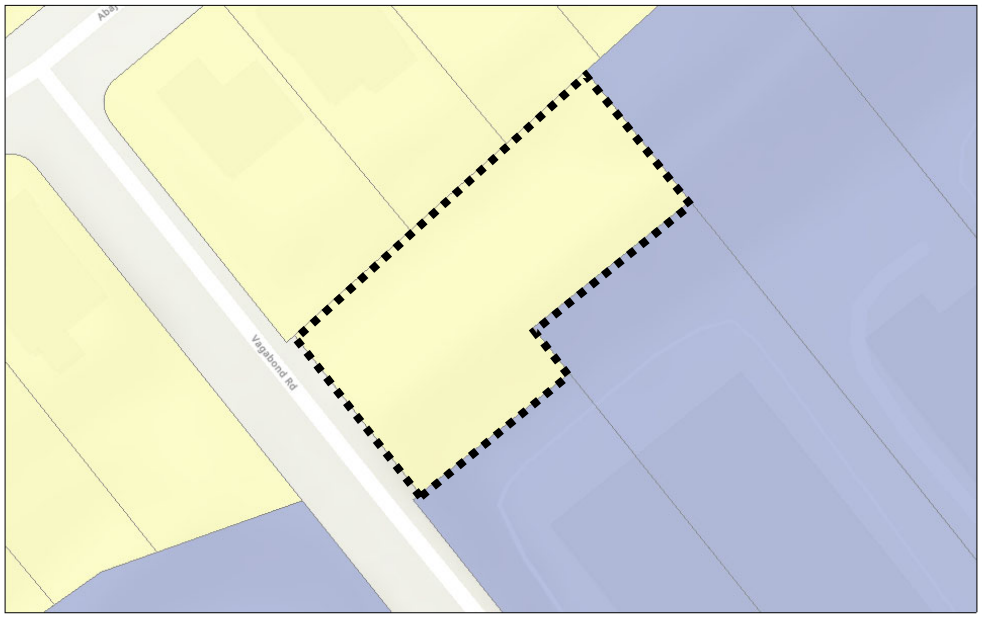
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

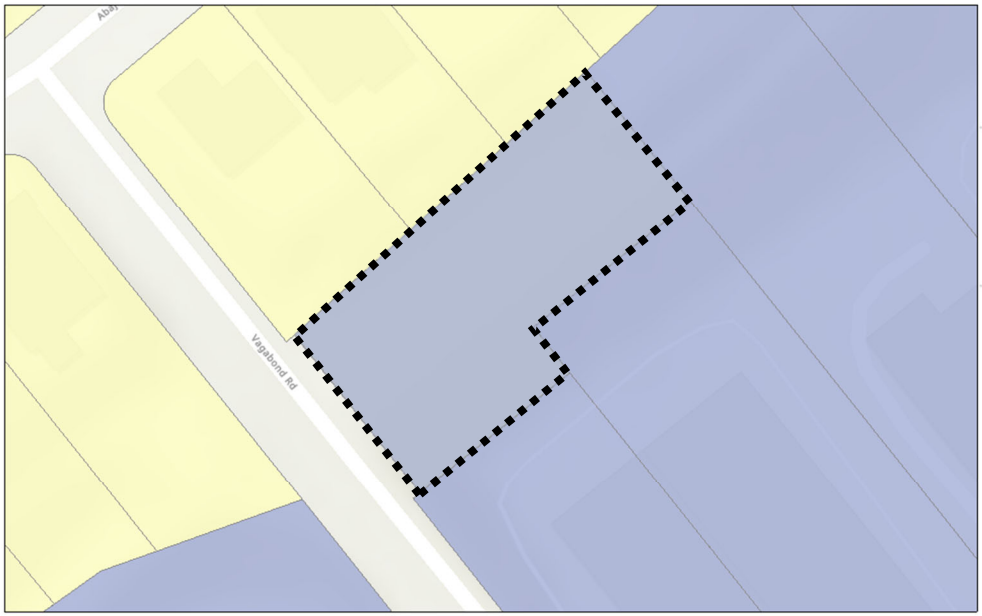
Continued from previous page.	
Assessor's Parcel Number(s)	**Address**
5259-012-034	512 Edgley Dr.
5259-012-035	518 Edgley Dr.
5259-012-036	523 E Newmark Ave.
5259-012-037	601 E Newmark Ave.
5259-012-038	520 Edgley Dr.
5259-012-045	229 S Orange Ave.
5259-012-046	233 S Orange Ave.
5259-012-047	239 S Orange Ave.
5259-012-048	617 E Newmark Ave.
5259-012-049	283 S Orange Ave.
5259-012-050	517 E Newmark Ave.
5259-012-051	519 E Newmark Ave.
5259-012-052	225 S Orange Ave.
5259-012-054	NA
5259-012-060	615 E Newmark Ave
5259-012-061	613 E Newmark Ave.
5259-012-062	611 E Newmark Ave. Units A-B
5259-012-063	
5259-012-064	609 E Newmark Ave.
5259-012-065	607 E Newmark Ave. Units A-B
5259-012-066	
5259-012-067	605 E Newmark Ave. Units A-B
5259-012-068	
5259-012-069	603 E Newmark Ave.
5259-012-071	221 S Orange Ave.
5259-013-030	216 S Orange Ave.
5259-013-031	222 S Orange Ave.
5259-013-032	226 S Orange Ave.
5259-013-033	232 S Orange Ave.
5259-013-034	234 S Orange Ave.
5259-013-035	238 S Orange Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-1)



Proposed Zoning (O-P)



11/19/2024

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0 0.01 0.01 0.03 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

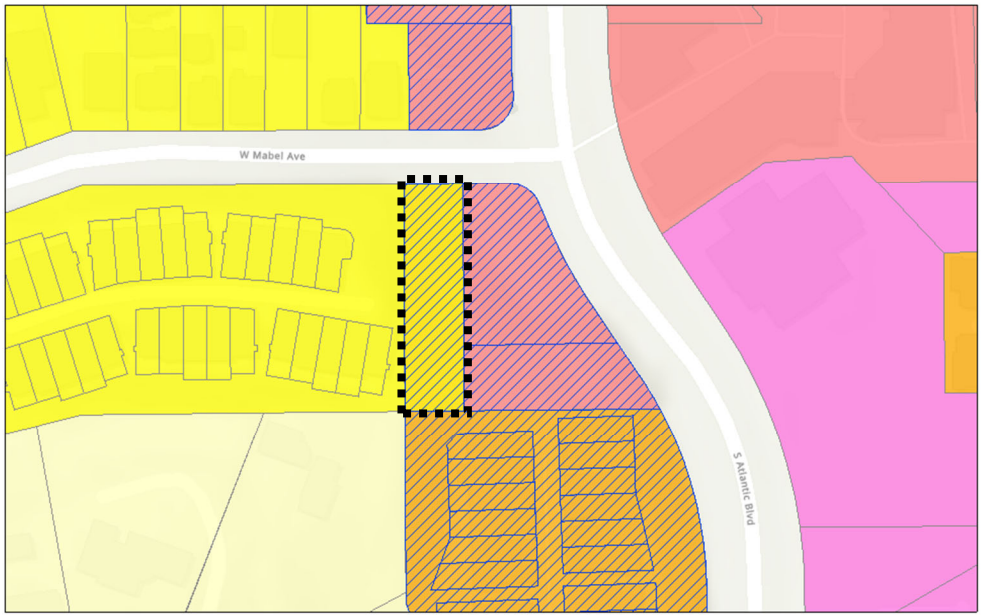
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Assessor's Parcel Number(s)	Address
5254-019-105	NA

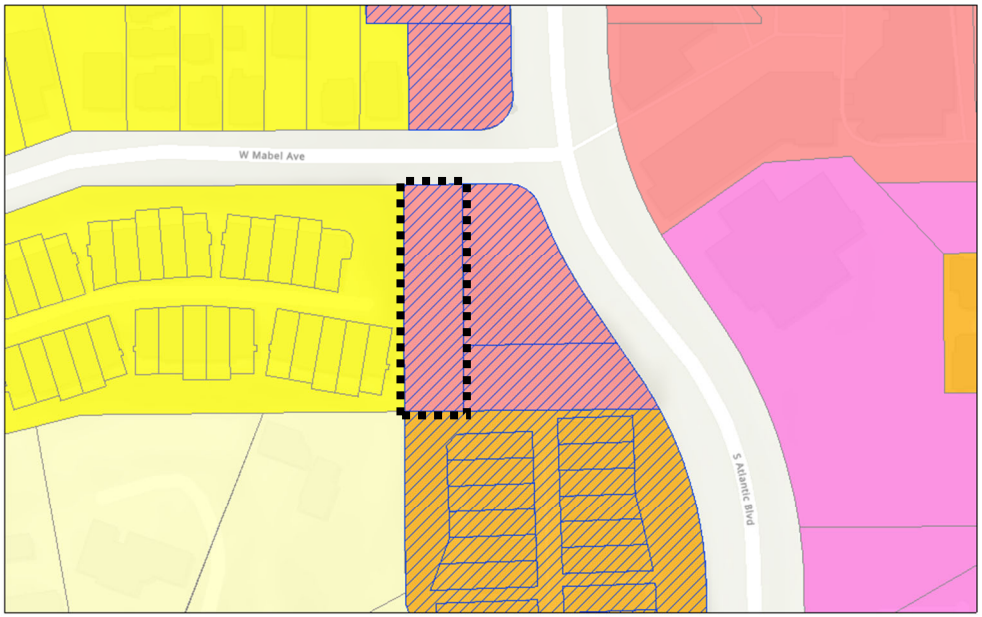
EXHIBIT B
Existing and Proposed Zoning Maps

Assessor's Parcel Number(s)	Address
5261-015-042	810 W Mabel Ave.

Proposed Zoning (R-2)



Current Zoning (R-S)



11/18/2024

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0 0.01 0.03 0.05 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

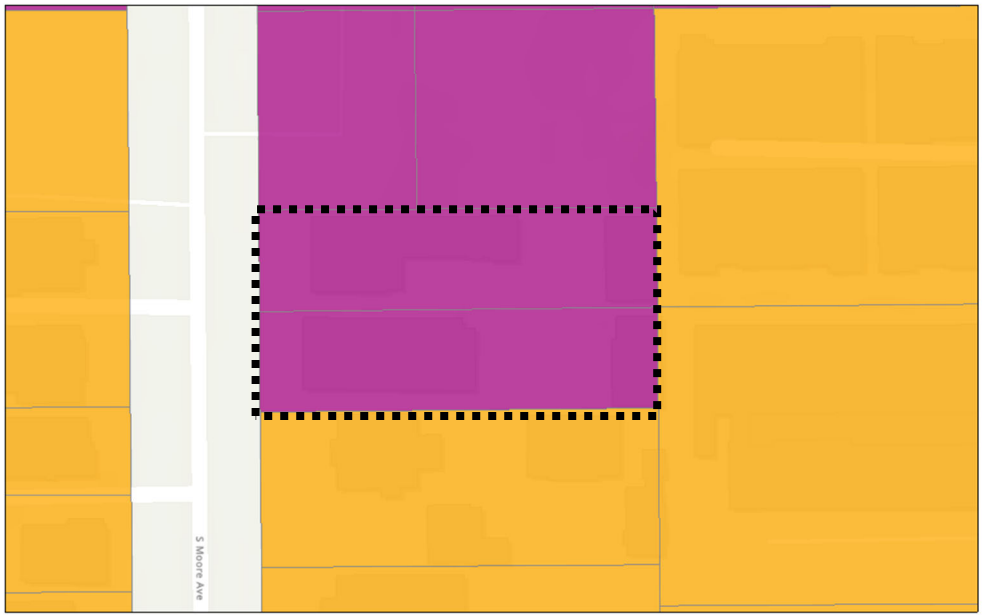
Zoning

Overlay District

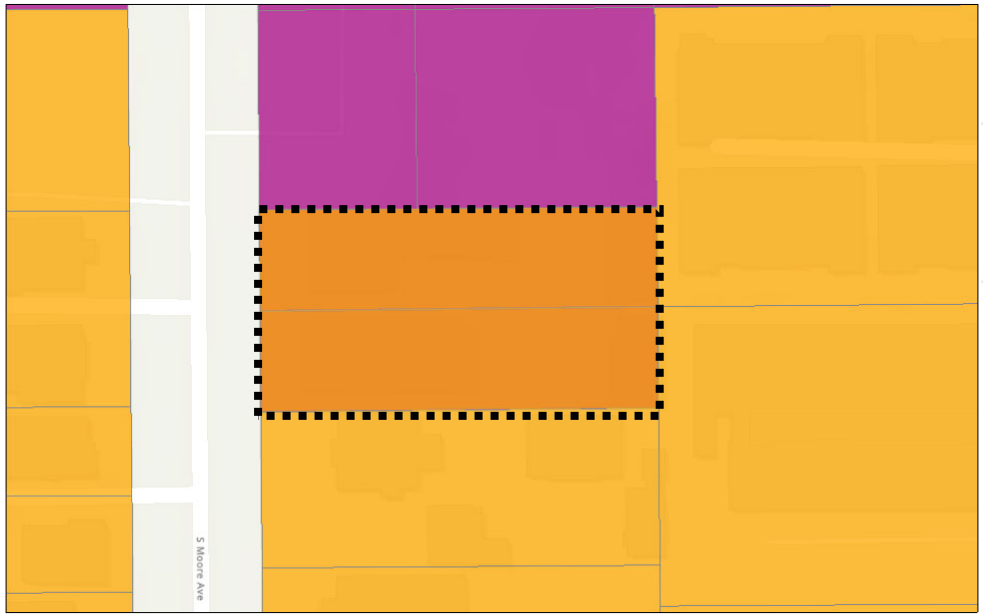
- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-B)



Proposed Zoning (R-3)



11/18/2024

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0 0.01 0.01 0.02 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

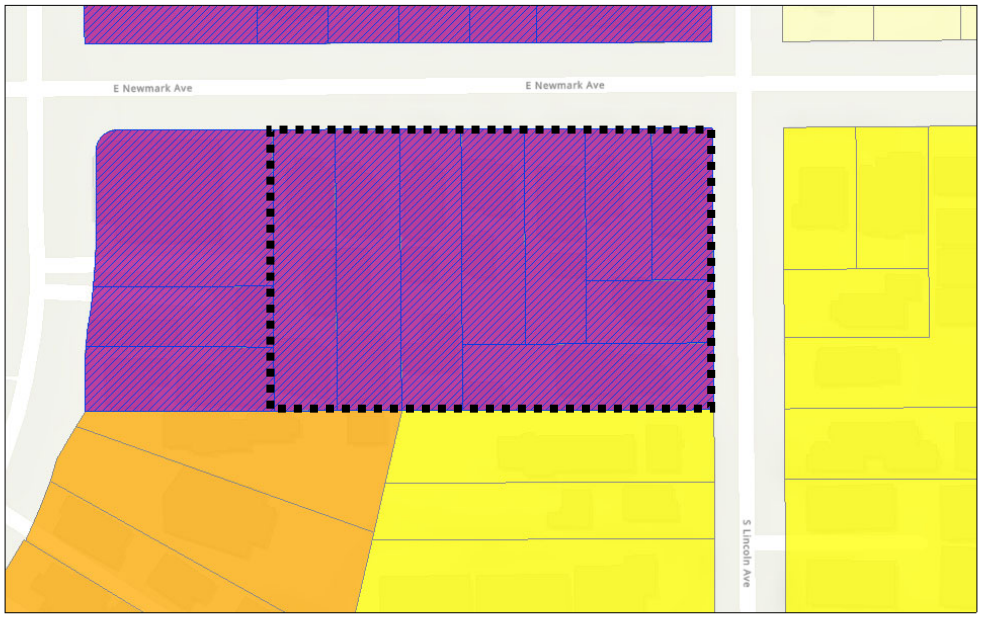
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)

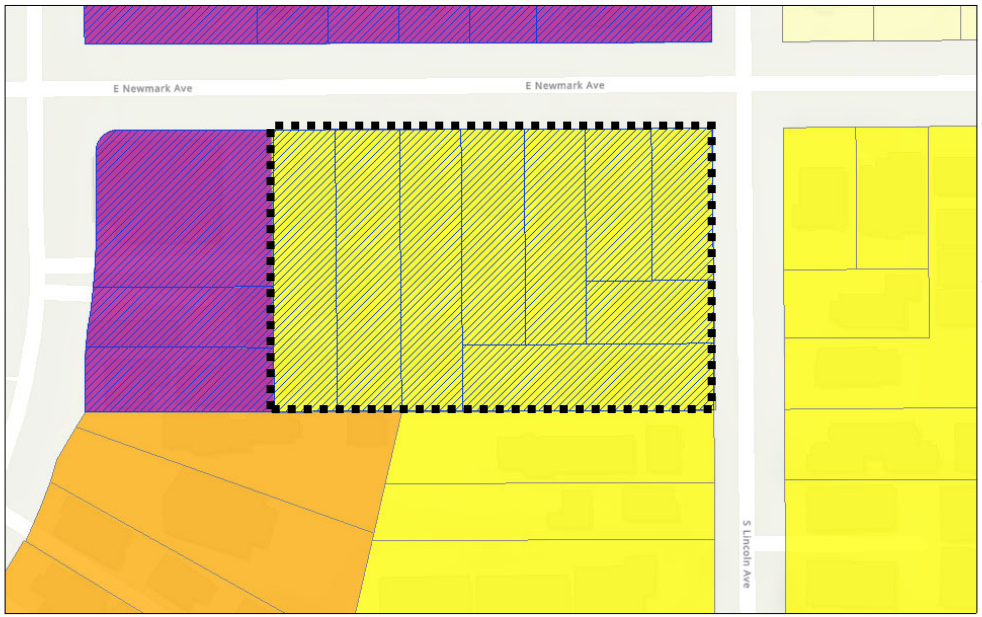
Assessor's Parcel Number(s)	Address
5257-005-020	124 S Moore Ave.
5257-005-021	128 S Moore Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (C-B)



Proposed Zoning (R-2)



11/21/2024

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0 0.01 0.02 0.04 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
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- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

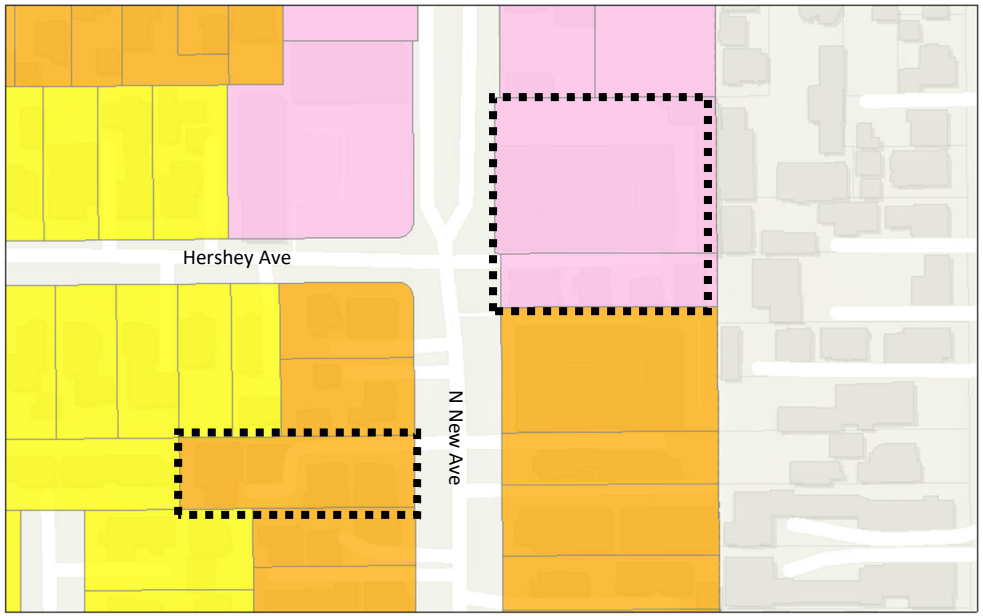
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

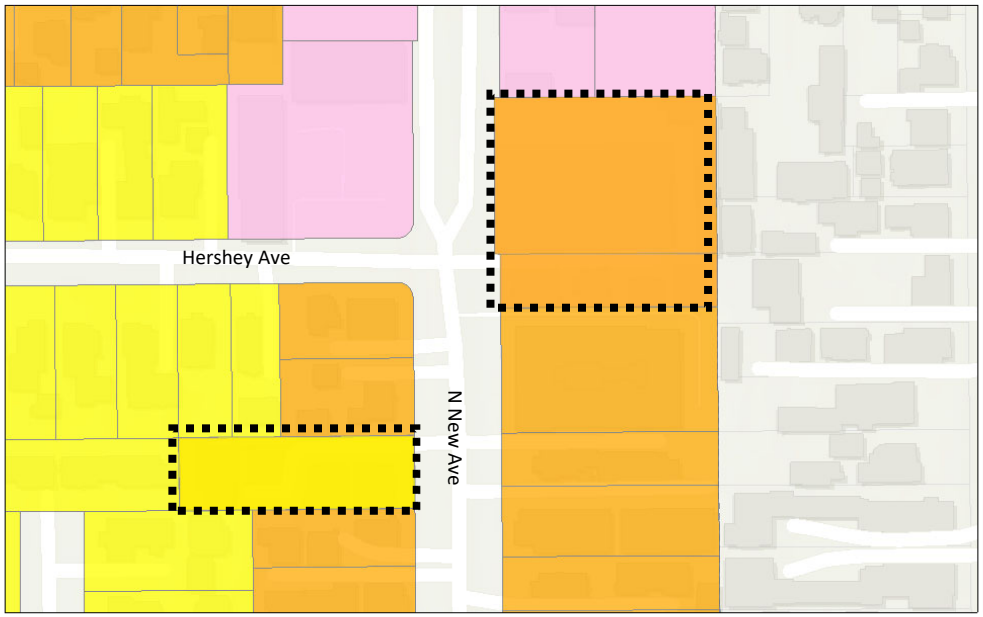
Assessor's Parcel Number(s)	Address
5257-016-020	134 E. Newmark Ave.
5257-016-021	130 E. Newmark Ave.
5257-016-022	311 S. Lincoln Ave.
5257-016-023	126 E. Newmark Ave.
5257-016-024	120 E. Newmark Ave.
5257-016-025	315 S. Lincoln Ave.
5257-016-026	118 E. Newmark Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (N-S), (R-3)



Proposed Zoning (R-3), (R-2)



11/18/2024

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0 0.01 0.03 0.05 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

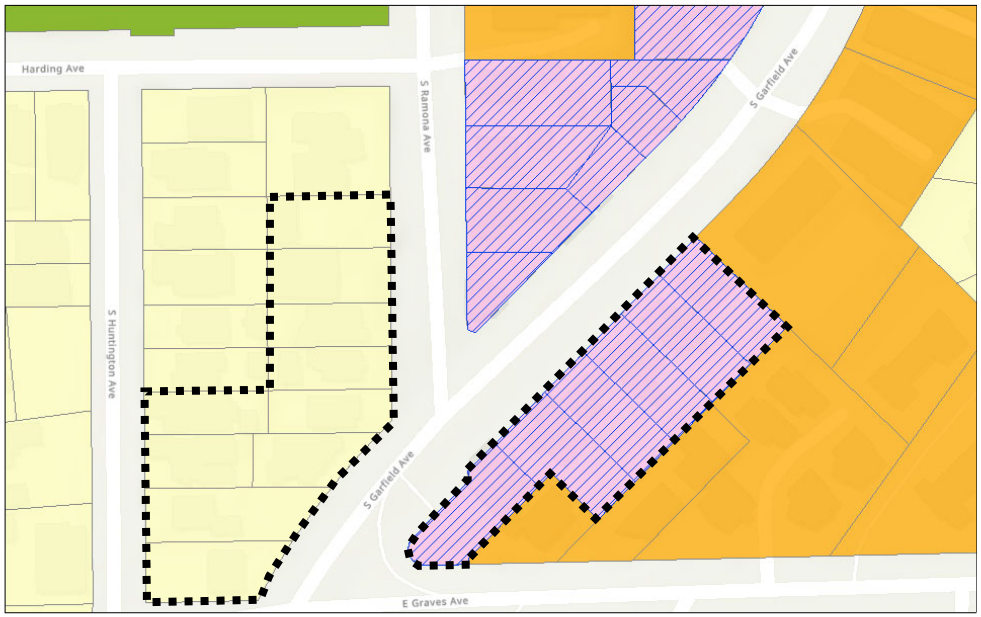
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

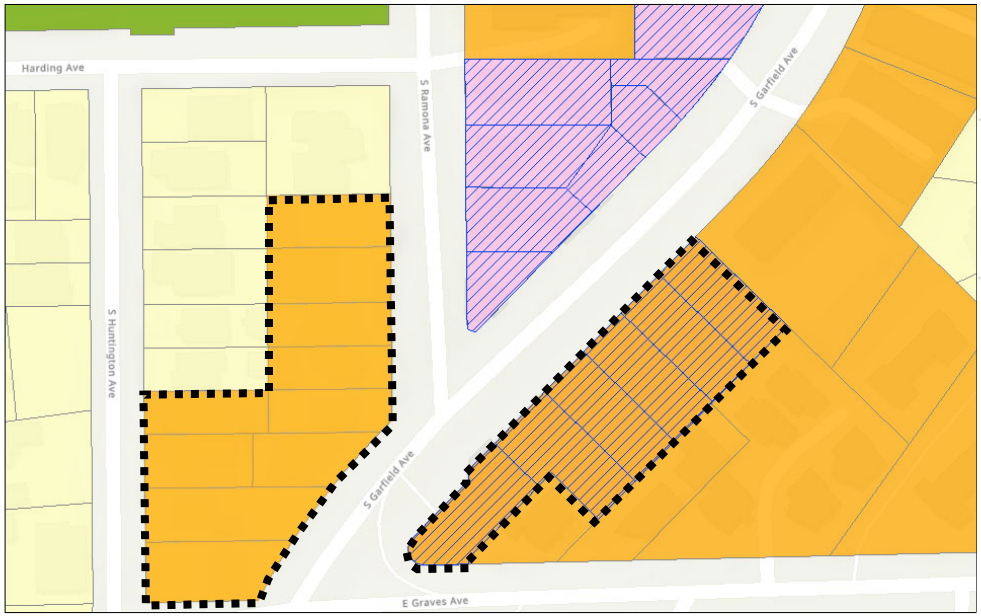
Assessor's Parcel Number(s)	Address
5286-010-012	600 N New Ave.
5286-010-008	540 N New Ave.
5258-016-045	531 N. New Ave., Units A-D
5258-016-046	
5258-016-047	
5258-016-048	

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-1), (N-S)



Proposed Zoning (R-3)



11/18/2024

1:1,309
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0 0.01 0.03 0.05 km

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Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

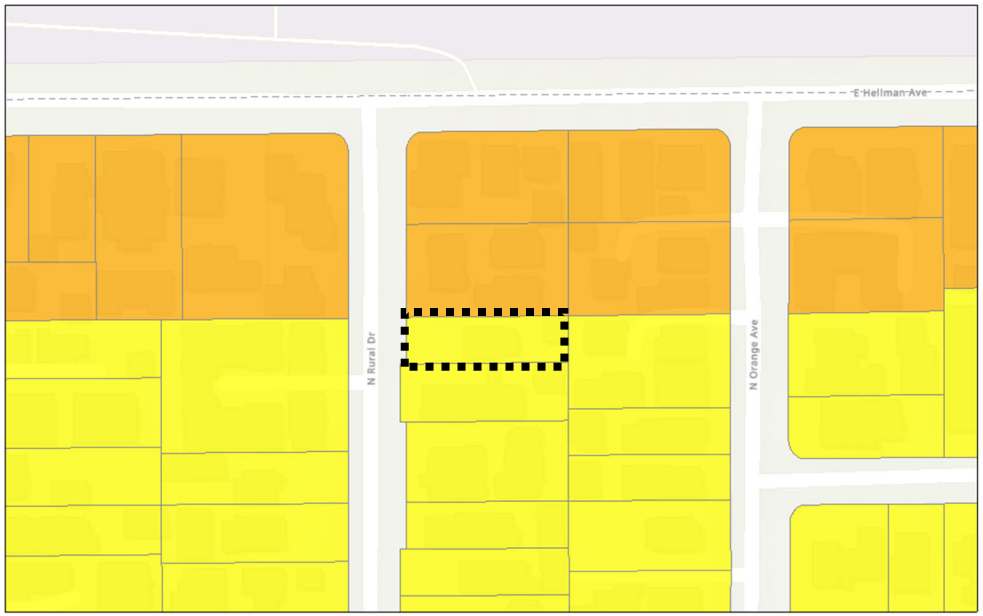
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

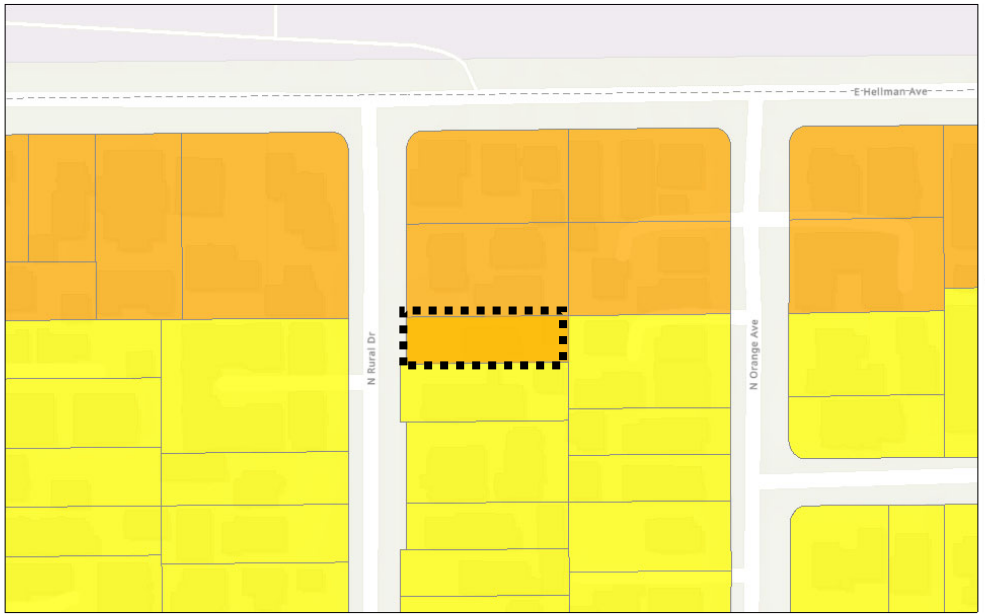
Assessor's Parcel Number(s)	Address
5257-017-009	518 S Garfield Ave.
5257-017-010	522 S Garfield Ave.
5257-017-011	526 S Garfield Ave.
5257-017-012	530 S Garfield Ave.
5257-017-013	532 S Garfield Ave.
5257-017-014	550 S Garfield Ave.
5263-001-013	547 S Garfield Ave.
5263-001-014	530 S Huntington Ave.
5263-001-015	526 S Huntington Ave.
5263-001-016	522 S Huntington Ave.
5263-001-026	519 S Ramona Ave.
5263-001-027	525 S Ramona Ave.
5263-001-028	527 S Garfield Ave.
5263-001-029	529 S Garfield Ave.
5263-001-036	517 S Ramona Ave.
5263-001-037	517 S Ramona Ave.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-2)



Proposed Zoning (R-3)



11/18/2024

1:1,212

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

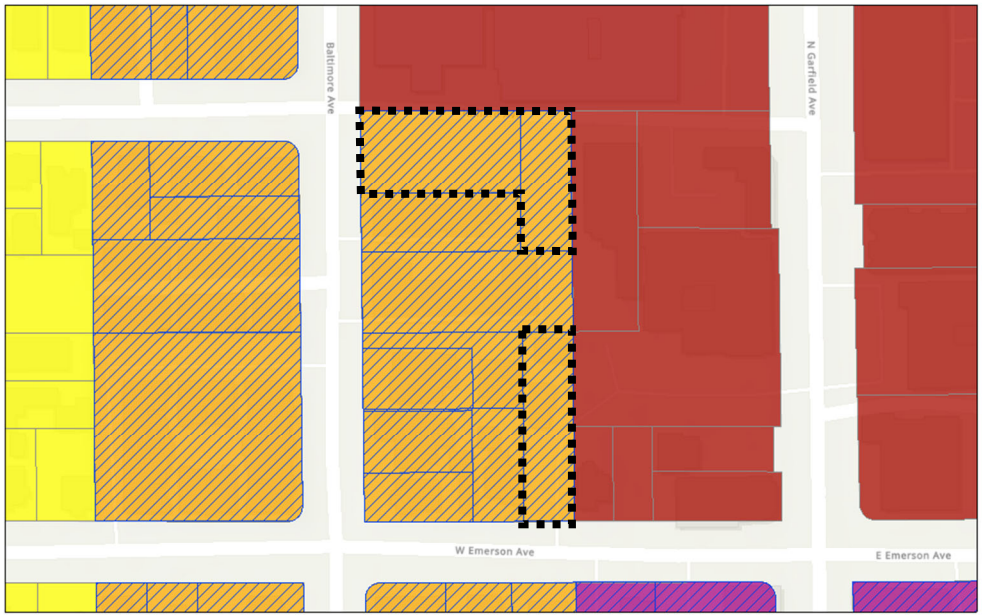
Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

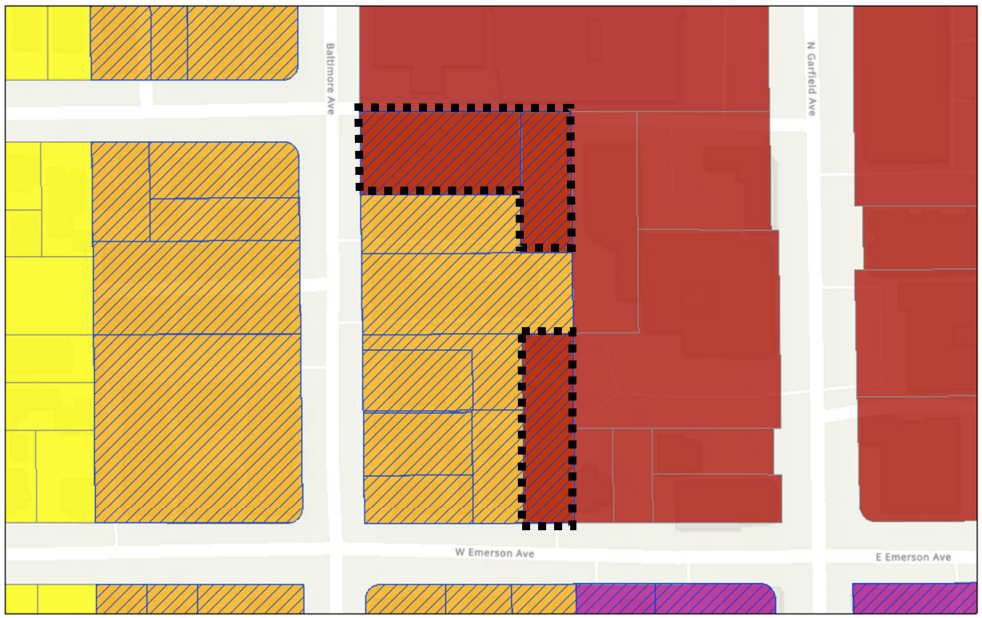
Assessor's Parcel Number(s)	Address
5258-011-049	616 N Rural Dr.

EXHIBIT B
Existing and Proposed Zoning Maps

Current Zoning (R-3)



Proposed Zoning (C-P)



11/19/2024

1:1,398

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph

Zoning

- Single-Family Residential (R-1)
- Medium-Multiple Residential (R-2)
- High-Density Residential (R-3)
- Neighborhood Shopping (N-S)
- Shopping Center (S-C)
- Central Business Commercial (C-B)
- Regional Specialty Center (R-S)
- Commercial Services (C-S)
- Commercial/Professional (C-P)
- Open Space (O-S)
- Office Professional (O-P)
- Garfield VIllage - Commercial Services (GVC-S)
- Garfield Village - Neighborhood Shopping (GVC-N)

City Boundary

Zoning

Overlay District

- Planned Development Overlay (P-D)
- Senior Citizens Housing Overlay (S-C-H)
- McCaslin Business Park (O-P Voter Enacted)
- Proposed Zone Changes

Assessor's Parcel Number(s)	Address
5255-004-008	121 W Emerson Ave.
5255-004-039	428 Baltimore Ave.
5255-004-053	NA

Exhibit 3

FEIR (SCH No. 2001-01-1074)

ATTACHMENT 3
Notice of Determination

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

☒ County Clerk
County of: Los Angeles
Address: 12400 Imperial Highway
Norwalk, CA 90650

From:
Public Agency: City of Monterey Park
Address: 320 West Newmark Avenue
Monterey Park, CA 91754
Contact: Jessica Serrano
Phone: 626-307-1463

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2001011074

Project Title: Zoning Change No 24-03 (ZC-24-03)

Project Applicant: City of Monterey Park

Project Location (include county): Monterey Park, Los Angeles County (citywide)

Project Description:

An Ordinance approving zone changes City-wide to make certain properties consistent with the General Plan Land Use and Urban Design Element Figure LU-3.

This is to advise that the City of Monterey Park has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of Monterey Park 320 West Newmark Avenue Monterey Park, CA 91754

Signature (Public Agency): _____ Title: Dir. of Community Development

Date: _____ Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

ATTACHMENT 4

FEIR (SCH No. 2001-01-1074)

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, REAFFIRMING THE CITY'S ADHERENCE TO RESOLUTION 11895, AFFIRMING THE CITY'S COMMITMENT TO COMPLYING WITH CALIFORNIA STATE LAW SB 54, THE CALIFORNIA VALUES ACT, REGARDING IMMIGRATION ENFORCEMENT AND AFFIRMING THAT THE POLICIES OF THE MONTEREY PARK POLICE DEPARTMENT, INCLUDING POLICY 413, ARE CONSISTENT WITH SB 54

BE IT RESOLVED by the Council of the City of Monterey Park as follows:

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

A. Immigrants are a vital part of our City and their contributions profoundly enrich our communities. Their cultural, economic, and social impact strengthens the fabric of Monterey Park and embodies the inclusive values that define our City.

B. The City of Monterey Park recognizes the humanity of all individuals who call our community home and is committed to fostering an environment where everyone feels valued, safe, and respected, regardless of immigration status.

C. Resolution No. 11895, adopted by the Monterey Park City Council on February 15, 2017, declares the City's commitment to preserving the rights of all individuals within its jurisdiction, prohibits the use of City resources to enforce federal immigration laws unless required by valid judicial warrants, and directs the City Manager and City Attorney to develop policies ensuring non-discrimination and protection of sensitive resident information.

D. The California Values Act (SB 54) (Attachment 1) was enacted to ensure that state and local resources are not used to enforce federal immigration law, except as provided under specific circumstances outlined in the statute.

E. SB 54 prohibits local law enforcement agencies from using their resources, facilities, or personnel to investigate, interrogate, detain, detect, or arrest individuals solely for immigration enforcement purposes, except as required by federal or state law.

F. The Monterey Park Police Department's Policy 413 (Attachment 2), "Immigration Violations," is aligned with SB 54 by limiting MPPD's engagement in immigration enforcement activities while maintaining compliance with state and federal laws.

G. The City Council recognizes the importance of fostering trust between community members and local law enforcement to ensure public safety and the effective delivery of municipal services.

H. The City Council acknowledges the critical role of local organizations that support immigrants by offering services such as citizenship assistance and legal aid and directs City staff to continue collaborating with these organizations to provide these important services to the community.

SECTION 2: *Declarations*. The City Council declares as follows:

A. The City Council reaffirms its dedication to the findings, declarations, and policies of Monterey Park Resolution No. 11895.

B. The City Council affirms that it will comply with the requirements of SB 54 and ensure that City resources are not used to enforce federal immigration laws, except as required by state and federal law.

C. The City Council acknowledges and affirms that MPPD Policy 413 is consistent with the principles and provisions of SB 54, reflecting the City's commitment to maintaining community trust and ensuring public safety.

SECTION 3: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 4: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution, signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 5: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 4th day of December 2024.

_____
Thomas Wong, Mayor

Attest:

_____
Maychelle Yee, City Clerk

ATTACHMENTS:

1. Monterey Park Resolution No. 11895
2. California Values Act: SB 54
3. Monterey Park Police Department, Policy 413, “Immigration Violations”

ATTACHMENT 1
Monterey Park Resolution No. 11895

RESOLUTION NO. 11895

A RESOLUTION DECLARING THE CITY OF MONTEREY PARK IS DEDICATED TO PRESERVING THE RIGHTS OF ALL PERSONS WITHIN ITS JURISDICTION; ADOPTS INTERIM POLICIES; AND DIRECTS THE CITY MANAGER AND CITY ATTORNEY TO PROVIDE ADDITIONAL INFORMATION.

The City Council of the City of Monterey Park resolves as follows:

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

A. The City of Monterey Park prides itself on its 100 year history of diversity and dedication to helping its residents achieve the American Dream. The diverse population of residents with different religious affiliations, races, national or ethnic origins, gender and sexual orientation contribute to the City's economic and social fabric by establishing and patronizing businesses, contributing to arts and culture, and achieving significant educational accomplishments.

B. Based upon the most recent data from the United States Census Bureau (the "Bureau"), the City's population is approximately 61,500. More than half the City's population (32,741) are foreign born.

C. The Bureau's data show that the City's population is predominately of Asian descent (66.9%), but is also comprised of a rich mixture of persons from other backgrounds including, without limitation, persons identified as "Hispanic" (26.9%).

D. On January 25, 2017, the President of the United States issued an Executive Order entitled "Enhancing Public Safety in the Interior of the United States" (the "Order").

E. The Order attempts to unilaterally change federal immigration law from that of voluntary cooperation to that of mandatory action on behalf of local law enforcement. Such action violates the protections provided by the United States and California Constitutions to all persons within the City of Monterey Park's jurisdictional boundaries.

F. The United States Supreme Court previously made it plain that enforcing the immigration laws within the United States is the exclusive responsibility of the federal government (*see, e.g., Arizona v. United States* (2012) 132 S.Ct. 2492).

G. The United States Supreme Court previously made it plain that *Congress* may condition expenditure of federal funds upon voluntary compliance with federal law based upon the spending powers granted to Congress within the United States Constitution (*see*, *South Dakota v. Dole* (1987) 483 U.S. 203).

SECTION 2: *Declarations*. The City Council declares that:

A. Enforcing federal immigration laws including, without limitation, 8 U.S.C §§ 1325 and 1326, is the exclusive responsibility of the federal government; and

B. The City recognizes that the Constitution of the United States and Constitution of the State of California enshrine the fundamental and inalienable rights of Americans, including the freedoms of religion, speech, assembly, privacy, and the equal protection of all City residents, regardless of religious affiliation, race, national or ethnic origin, gender, sexual orientation, or immigration status; and

C. Each of the City's duly elected or appointed public servants have sworn to defend and uphold the United States Constitution and the Constitution of the State of California; and

D. The City has long embraced and welcomed individuals of diverse religious, racial, national or ethnic origin, gender, and sexual orientation backgrounds and such individuals have been vital to the City, the region, the state, and the nation's development throughout our history; and

E. Fostering a relationship of trust, respect, and open communication between City officials and residents is essential to the City's mission of delivering efficient public services in partnership with the community which also helps to ensure public safety, a prosperous economic environment, opportunities for our youth, and a high quality of life; and

F. In accordance with state and federal law, City officials, including its law enforcement officers, shall not actively participate with federal agents seeking to enforce federal immigration law and shall not use city monies, resources, or personnel to investigate, question, detect, apprehend and/or register persons whose *only* violation is or may be a civil violation of federal immigration law; and

G. Nothing in this Resolution shall be construed or implemented to conflict with any obligation imposed by federal law or state law.

SECTION 3: *Interim Policies*. The City Manager and City Attorney are directed to:

A. In accordance with state and federal law, continue to take all lawful actions to ensure that City officials and employees including, without limitation, its law enforcement officers, do not administer federal immigration laws that can only be enforced by the federal government.

B. In accordance with state and federal law, take all lawful actions to ensure the City officials and employees including, without limitation, its law enforcement officers, not undertake any action against persons solely because of their immigration status.

C. In accordance with state and federal law, City officials, including its law enforcement officers, will cooperate with federal immigration agencies only in matters involving criminal activity and the protection of public safety as required by law pursuant to a valid judicial warrant

D. Take all lawful actions to ensure that City officials and employees including, without limitation, its law enforcement officers, refrain from acquiring, maintaining, or disseminating sensitive information about City residents except to the extent necessary to provide a City service in question.

E. Nothing in this Resolution shall be construed or implemented to conflict with any obligation imposed by federal law or state law.

SECTION 4: *Long-term Policies*. Not later than July 4, 2017, the City Manager and City Attorney are directed to undertake the following for City Council consideration:

A. Provide an appropriate term and definition for the City of Monterey Park when acting to implement this Resolution.

B. Identify and categorize all federal grants, loans, and other funding that the City of Monterey Park currently receives. City staff shall continue to monitor any efforts by the federal government to withhold or withdraw federal funding and shall take all appropriate actions necessary to protect such funding.

C. Draft policies ensuring that public resources are not spent for purposes of biased-based law enforcement.

D. Draft policies ensuring that public resources are not spent in enforcing federal programs requiring the registration of individuals on the basis of gender, religious affiliation, national or ethnic origin.

SECTION 5: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 15th day of February, 2017

Teresa Real Sebastian, Vice Mayor

ATTEST:

Vincent D. Chang, City Clerk

Approved as to Form:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger, Assistant City Attorney

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

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 11895 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 15th day of February, 2017 by the following vote:

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

Dated this 15th day of February, 2017.

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

ATTACHMENT 2
California Values Act: SB 54

SB-54 Law enforcement: sharing data. (2017-2018)

SHARE THIS:

Date Published: 10/05/2017 09:00 PM

Senate Bill No. 54

CHAPTER 495

An act to amend Sections 7282 and 7282.5 of, and to add Chapter 17.25 (commencing with Section 7284) to Division 7 of Title 1 of, the Government Code, and to repeal Section 11369 of the Health and Safety Code, relating to law enforcement.

[Approved by Governor October 05, 2017. Filed with Secretary of State October 05, 2017.]

LEGISLATIVE COUNSEL'S DIGEST

SB 54, De León. Law enforcement: sharing data.

Existing law provides that when there is reason to believe that a person arrested for a violation of specified controlled substance provisions may not be a citizen of the United States, the arresting agency shall notify the appropriate agency of the United States having charge of deportation matters.

This bill would repeal those provisions.

Existing law provides that whenever an individual who is a victim of or witness to a hate crime, or who otherwise can give evidence in a hate crime investigation, is not charged with or convicted of committing any crime under state law, a peace officer may not detain the individual exclusively for any actual or suspected immigration violation or report or turn the individual over to federal immigration authorities.

This bill would, among other things and subject to exceptions, prohibit state and local law enforcement agencies, including school police and security departments, from using money or personnel to investigate, interrogate, detain, detect, or arrest persons for immigration enforcement purposes, as specified, and would, subject to exceptions, proscribe other activities or conduct in connection with immigration enforcement by law enforcement agencies. The bill would apply those provisions to the circumstances in which a law enforcement official has discretion to cooperate with immigration authorities. The bill would require, by October 1, 2018, the Attorney General, in consultation with the appropriate stakeholders, to publish model policies limiting assistance with immigration enforcement to the fullest extent possible for use by public schools, public libraries, health facilities operated by the state or a political subdivision of the state, and courthouses, among others. The bill would require, among others, all public schools, health facilities operated by the state or a political subdivision of the state, and courthouses to implement the model policy, or an equivalent policy. The bill would state that, among others, all other organizations and entities that provide services related to physical or mental health and wellness, education, or access to justice, including the University of California, are encouraged to adopt the model policy. The bill would require that a law enforcement agency that chooses to participate in a joint law enforcement task force, as defined, submit a report annually pertaining to task force operations to the Department of Justice, as specified. The bill would require the Attorney General, by March 1, 2019, and annually thereafter, to report on the types and frequency of joint law enforcement task forces, and other information, as specified, and to post those reports on the Attorney General's Internet Web site. The bill would require law enforcement agencies to report to the department annually regarding transfers of persons to immigration authorities. The bill would require the Attorney General to publish guidance, audit criteria, and training recommendations regarding state and local law enforcement databases, for purposes of limiting the availability of information for immigration enforcement, as specified. The bill would require the Department of Corrections and Rehabilitation to provide a specified written consent form in advance of any interview between a person in department custody and the United States Immigration and Customs Enforcement regarding civil immigration violations.

This bill would state findings and declarations of the Legislature relating to these provisions.

By imposing additional duties on public schools and local law enforcement agencies, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.
Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

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

SECTION 1. Section 7282 of the Government Code is amended to read:

7282. For purposes of this chapter, the following terms have the following meanings:

(a) "Conviction" shall have the same meaning as subdivision (d) of Section 667 of the Penal Code.

(b) "Eligible for release from custody" means that the individual may be released from custody because one of the following conditions has occurred:

(1) All criminal charges against the individual have been dropped or dismissed.

(2) The individual has been acquitted of all criminal charges filed against him or her.

(3) The individual has served all the time required for his or her sentence.

(4) The individual has posted a bond.

(5) The individual is otherwise eligible for release under state or local law, or local policy.

(c) "Hold request," "notification request," and "transfer request" have the same meanings as provided in Section 7283. Hold, notification, and transfer requests include requests issued by the United States Immigration and Customs Enforcement or the United States Customs and Border Protection as well as any other immigration authorities.

(d) "Law enforcement official" means any local agency or officer of a local agency authorized to enforce criminal statutes, regulations, or local ordinances or to operate jails or to maintain custody of individuals in jails, and any person or local agency authorized to operate juvenile detention facilities or to maintain custody of individuals in juvenile detention facilities.

(e) "Local agency" means any city, county, city and county, special district, or other political subdivision of the state.

(f) "Serious felony" means any of the offenses listed in subdivision (c) of Section 1192.7 of the Penal Code and any offense committed in another state which, if committed in California, would be punishable as a serious felony as defined by subdivision (c) of Section 1192.7 of the Penal Code.

(g) "Violent felony" means any of the offenses listed in subdivision (c) of Section 667.5 of the Penal Code and any offense committed in another state which, if committed in California, would be punishable as a violent felony as defined by subdivision (c) of Section 667.5 of the Penal Code.

SEC. 2. Section 7282.5 of the Government Code is amended to read:

7282.5. (a) A law enforcement official shall have discretion to cooperate with immigration authorities only if doing so would not violate any federal, state, or local law, or local policy, and where permitted by the California Values Act (Chapter 17.25 (commencing with Section 7284)). Additionally, the specific activities described in subparagraph (C) of paragraph (1) of subdivision (a) of, and in paragraph (4) of subdivision (a) of, Section 7284.6 shall only occur under the following circumstances:

(1) The individual has been convicted of a serious or violent felony identified in subdivision (c) of Section 1192.7 of, or subdivision (c) of Section 667.5 of, the Penal Code.

(2) The individual has been convicted of a felony punishable by imprisonment in the state prison.

(3) The individual has been convicted within the past five years of a misdemeanor for a crime that is punishable as either a misdemeanor or a felony for, or has been convicted within the last 15 years of a felony for, any of the following offenses:

(A) Assault, as specified in, but not limited to, Sections 217.1, 220, 240, 241.1, 241.4, 241.7, 244, 244.5, 245, 245.2, 245.3, 245.5, 4500, and 4501 of the Penal Code.

(B) Battery, as specified in, but not limited to, Sections 242, 243.1, 243.3, 243.4, 243.6, 243.7, 243.9, 273.5, 347, 4501.1, and 4501.5 of the Penal Code.

(C) Use of threats, as specified in, but not limited to, Sections 71, 76, 139, 140, 422, 601, and 11418.5 of the Penal Code.

(D) Sexual abuse, sexual exploitation, or crimes endangering children, as specified in, but not limited to, Sections 266, 266a, 266b, 266c, 266d, 266f, 266g, 266h, 266i, 266j, 267, 269, 288, 288.5, 311.1, 311.3, 311.4, 311.10, 311.11, and 647.6 of the Penal Code.

(E) Child abuse or endangerment, as specified in, but not limited to, Sections 270, 271, 271a, 273a, 273ab, 273d, 273.4, and 278 of the Penal Code.

(F) Burglary, robbery, theft, fraud, forgery, or embezzlement, as specified in, but not limited to, Sections 211, 215, 459, 463, 470, 476, 487, 496, 503, 518, 530.5, 532, and 550 of the Penal Code.

(G) Driving under the influence of alcohol or drugs, but only for a conviction that is a felony.

(H) Obstruction of justice, as specified in, but not limited to, Sections 69, 95, 95.1, 136.1, and 148.10 of the Penal Code.

(I) Bribery, as specified in, but not limited to, Sections 67, 67.5, 68, 74, 85, 86, 92, 93, 137, 138, and 165 of the Penal Code.

(J) Escape, as specified in, but not limited to, Sections 107, 109, 110, 4530, 4530.5, 4532, 4533, 4534, 4535, and 4536 of the Penal Code.

(K) Unlawful possession or use of a weapon, firearm, explosive device, or weapon of mass destruction, as specified in, but not limited to, Sections 171b, 171c, 171d, 246, 246.3, 247, 417, 417.3, 417.6, 417.8, 4574, 11418, 11418.1, 12021.5, 12022, 12022.2, 12022.3, 12022.4, 12022.5, 12022.53, 12022.55, 18745, 18750, and 18755 of, and subdivisions (c) and (d) of Section 26100 of, the Penal Code.

(L) Possession of an unlawful deadly weapon, under the Deadly Weapons Recodification Act of 2010 (Part 6 (commencing with Section 16000) of the Penal Code).

(M) An offense involving the felony possession, sale, distribution, manufacture, or trafficking of controlled substances.

(N) Vandalism with prior convictions, as specified in, but not limited to, Section 594.7 of the Penal Code.

(O) Gang-related offenses, as specified in, but not limited to, Sections 186.22, 186.26, and 186.28 of the Penal Code.

(P) An attempt, as defined in Section 664 of, or a conspiracy, as defined in Section 182 of, the Penal Code, to commit an offense specified in this section.

(Q) A crime resulting in death, or involving the personal infliction of great bodily injury, as specified in, but not limited to, subdivision (d) of Section 245.6 of, and Sections 187, 191.5, 192, 192.5, 12022.7, 12022.8, and 12022.9 of, the Penal Code.

(R) Possession or use of a firearm in the commission of an offense.

(S) An offense that would require the individual to register as a sex offender pursuant to Section 290, 290.002, or 290.006 of the Penal Code.

(T) False imprisonment, slavery, and human trafficking, as specified in, but not limited to, Sections 181, 210.5, 236, 236.1, and 4503 of the Penal Code.

(U) Criminal profiteering and money laundering, as specified in, but not limited to, Sections 186.2, 186.9, and 186.10 of the Penal Code.

(V) Torture and mayhem, as specified in, but not limited to, Section 203 of the Penal Code.

(W) A crime threatening the public safety, as specified in, but not limited to, Sections 219, 219.1, 219.2, 247.5, 404, 404.6, 405a, 451, and 11413 of the Penal Code.

(X) Elder and dependent adult abuse, as specified in, but not limited to, Section 368 of the Penal Code.

(Y) A hate crime, as specified in, but not limited to, Section 422.55 of the Penal Code.

(Z) Stalking, as specified in, but not limited to, Section 646.9 of the Penal Code.

(AA) Soliciting the commission of a crime, as specified in, but not limited to, subdivision (c) of Section 286 of, and Sections 653j and 653.23 of, the Penal Code.

(AB) An offense committed while on bail or released on his or her own recognizance, as specified in, but not limited to, Section 12022.1 of the Penal Code.

(AC) Rape, sodomy, oral copulation, or sexual penetration, as specified in, but not limited to, paragraphs (2) and (6) of subdivision (a) of Section 261 of, paragraphs (1) and (4) of subdivision (a) of Section 262 of, Section 264.1 of, subdivisions (c) and (d) of Section 286 of, subdivisions (c) and (d) of Section 288a of, and subdivisions (a) and (j) of Section 289 of, the Penal Code.

(AD) Kidnapping, as specified in, but not limited to, Sections 207, 209, and 209.5 of the Penal Code.

(AE) A violation of subdivision (c) of Section 20001 of the Vehicle Code.

(4) The individual is a current registrant on the California Sex and Arson Registry.

(5) The individual has been convicted of a federal crime that meets the definition of an aggravated felony as set forth in subparagraphs (A) to (P), inclusive, of paragraph (43) of subsection (a) of Section 101 of the federal Immigration and Nationality Act (8 U.S.C. Sec. 1101), or is identified by the United States Department of Homeland Security's Immigration and Customs Enforcement as the subject of an outstanding federal felony arrest warrant.

(6) In no case shall cooperation occur pursuant to this section for individuals arrested, detained, or convicted of misdemeanors that were previously felonies, or were previously crimes punishable as either misdemeanors or felonies, prior to passage of the Safe Neighborhoods and Schools Act of 2014 as it amended the Penal Code.

(b) In cases in which the individual is arrested and taken before a magistrate on a charge involving a serious or violent felony, as identified in subdivision (c) of Section 1192.7 or subdivision (c) of Section 667.5 of the Penal Code, respectively, or a felony that is punishable by imprisonment in state prison, and the magistrate makes a finding of probable cause as to that charge pursuant to Section 872 of the Penal Code, a law enforcement official shall additionally have discretion to cooperate with immigration officials pursuant to subparagraph (C) of paragraph (1) of subdivision (a) of Section 7284.6.

SEC. 3. Chapter 17.25 (commencing with Section 7284) is added to Division 7 of Title 1 of the Government Code, to read:

CHAPTER 17.25. Cooperation with Immigration Authorities

7284. This chapter shall be known, and may be cited, as the California Values Act.

7284.2. The Legislature finds and declares the following:

(a) Immigrants are valuable and essential members of the California community. Almost one in three Californians is foreign born and one in two children in California has at least one immigrant parent.

(b) A relationship of trust between California's immigrant community and state and local agencies is central to the public safety of the people of California.

(c) This trust is threatened when state and local agencies are entangled with federal immigration enforcement, with the result that immigrant community members fear approaching police when they are victims of, and witnesses to, crimes, seeking basic health services, or attending school, to the detriment of public safety and the well-being of all Californians.

(d) Entangling state and local agencies with federal immigration enforcement programs diverts already limited resources and blurs the lines of accountability between local, state, and federal governments.

(e) State and local participation in federal immigration enforcement programs also raises constitutional concerns, including the prospect that California residents could be detained in violation of the Fourth Amendment to the United States Constitution, targeted on the basis of race or ethnicity in violation of the Equal Protection Clause, or denied access to education based on immigration status. See Sanchez Ochoa v. Campbell, et al. (E.D. Wash. 2017) 2017 WL 3476777; Trujillo Santoya v. United States, et al. (W.D. Tex. 2017) 2017 WL 2896021; Moreno v. Napolitano (N.D. Ill. 2016) 213 F. Supp. 3d 999; Morales v. Chadbourne (1st Cir. 2015) 793 F.3d 208; Miranda-Olivares v. Clackamas County (D. Or. 2014) 2014 WL 1414305; Galarza v. Szalczyk (3d Cir. 2014) 745 F.3d 634.

(f) This chapter seeks to ensure effective policing, to protect the safety, well-being, and constitutional rights of the people of California, and to direct the state's limited resources to matters of greatest concern to state and local governments.

(g) It is the intent of the Legislature that this chapter shall not be construed as providing, expanding, or ratifying any legal authority for any state or local law enforcement agency to participate in immigration enforcement.

7284.4. For purposes of this chapter, the following terms have the following meanings:

(a) "California law enforcement agency" means a state or local law enforcement agency, including school police or security departments. "California law enforcement agency" does not include the Department of Corrections and Rehabilitation.

(b) "Civil immigration warrant" means any warrant for a violation of federal civil immigration law, and includes civil immigration warrants entered in the National Crime Information Center database.

(c) "Immigration authority" means any federal, state, or local officer, employee, or person performing immigration enforcement functions.

(d) "Health facility" includes health facilities as defined in Section 1250 of the Health and Safety Code, clinics as defined in Sections 1200 and 1200.1 of the Health and Safety Code, and substance abuse treatment facilities.

(e) "Hold request," "notification request," "transfer request," and "local law enforcement agency" have the same meaning as provided in Section 7283. Hold, notification, and transfer requests include requests issued by United States Immigration and Customs Enforcement or United States Customs and Border Protection as well as any other immigration authorities.

(f) "Immigration enforcement" includes any and all efforts to investigate, enforce, or assist in the investigation or enforcement of any federal civil immigration law, and also includes any and all efforts to investigate, enforce, or assist in the investigation or enforcement of any federal criminal immigration law that penalizes a person's presence in, entry, or reentry to, or employment in, the United States.

(g) "Joint law enforcement task force" means at least one California law enforcement agency collaborating, engaging, or partnering with at least one federal law enforcement agency in investigating federal or state crimes.

(h) "Judicial probable cause determination" means a determination made by a federal judge or federal magistrate judge that probable cause exists that an individual has violated federal criminal immigration law and that authorizes a law enforcement officer to arrest and take into custody the individual.

(i) "Judicial warrant" means a warrant based on probable cause for a violation of federal criminal immigration law and issued by a federal judge or a federal magistrate judge that authorizes a law enforcement officer to arrest and take into custody the person who is the subject of the warrant.

(j) "Public schools" means all public elementary and secondary schools under the jurisdiction of local governing boards or a charter school board, the California State University, and the California Community Colleges.

(k) "School police and security departments" includes police and security departments of the California State University, the California Community Colleges, charter schools, county offices of education, schools, and school districts.

7284.6. (a) California law enforcement agencies shall not:

(1) Use agency or department moneys or personnel to investigate, interrogate, detain, detect, or arrest persons for immigration enforcement purposes, including any of the following:

(A) Inquiring into an individual's immigration status.

(B) Detaining an individual on the basis of a hold request.

(C) Providing information regarding a person's release date or responding to requests for notification by providing release dates or other information unless that information is available to the public, or is in response to a notification request from immigration authorities in accordance with Section 7282.5. Responses are never required, but are permitted under this subdivision, provided that they do not violate any local law or policy.

(D) Providing personal information, as defined in Section 1798.3 of the Civil Code, about an individual, including, but not limited to, the individual's home address or work address unless that information is available to the public.

(E) Making or intentionally participating in arrests based on civil immigration warrants.

(F) Assisting immigration authorities in the activities described in Section 1357(a)(3) of Title 8 of the United States Code.

(G) Performing the functions of an immigration officer, whether pursuant to Section 1357(g) of Title 8 of the United States Code or any other law, regulation, or policy, whether formal or informal.

(2) Place peace officers under the supervision of federal agencies or employ peace officers deputized as special federal officers or special federal deputies for purposes of immigration enforcement. All peace officers remain subject to California law governing conduct of peace officers and the policies of the employing agency.

(3) Use immigration authorities as interpreters for law enforcement matters relating to individuals in agency or department custody.

(4) Transfer an individual to immigration authorities unless authorized by a judicial warrant or judicial probable cause determination, or in accordance with Section 7282.5.

(5) Provide office space exclusively dedicated for immigration authorities for use within a city or county law enforcement facility.

(6) Contract with the federal government for use of California law enforcement agency facilities to house individuals as federal detainees, except pursuant to Chapter 17.8 (commencing with Section 7310).

(b) Notwithstanding the limitations in subdivision (a), this section does not prevent any California law enforcement agency from doing any of the following that does not violate any policy of the law enforcement agency or any local law or policy of the jurisdiction in which the agency is operating:

(1) Investigating, enforcing, or detaining upon reasonable suspicion of, or arresting for a violation of, Section 1326(a) of Title 8 of the United States Code that may be subject to the enhancement specified in Section 1326(b)(2) of Title 8 of the United States Code and that is detected during an unrelated law enforcement activity. Transfers to immigration authorities are permitted under this subsection only in accordance with paragraph (4) of subdivision (a).

(2) Responding to a request from immigration authorities for information about a specific person's criminal history, including previous criminal arrests, convictions, or similar criminal history information accessed through the California Law Enforcement Telecommunications System (CLETS), where otherwise permitted by state law.

(3) Conducting enforcement or investigative duties associated with a joint law enforcement task force, including the sharing of confidential information with other law enforcement agencies for purposes of task force investigations, so long as the following conditions are met:

(A) The primary purpose of the joint law enforcement task force is not immigration enforcement, as defined in subdivision (f) of Section 7284.4.

(B) The enforcement or investigative duties are primarily related to a violation of state or federal law unrelated to immigration enforcement.

(C) Participation in the task force by a California law enforcement agency does not violate any local law or policy to which it is otherwise subject.

(4) Making inquiries into information necessary to certify an individual who has been identified as a potential crime or trafficking victim for a T or U Visa pursuant to Section 1101(a)(15)(T) or 1101(a)(15)(U) of Title 8 of the United States Code or to comply with Section 922(d)(5) of Title 18 of the United States Code.

(5) Giving immigration authorities access to interview an individual in agency or department custody. All interview access shall comply with requirements of the TRUTH Act (Chapter 17.2 (commencing with Section 7283)).

(c) (1) If a California law enforcement agency chooses to participate in a joint law enforcement task force, for which a California law enforcement agency has agreed to dedicate personnel or resources on an ongoing basis, it shall submit a report annually to the Department of Justice, as specified by the Attorney General. The law enforcement agency shall report the following information, if known, for each task force of which it is a member:

(A) The purpose of the task force.

(B) The federal, state, and local law enforcement agencies involved.

(C) The total number of arrests made during the reporting period.

(D) The number of people arrested for immigration enforcement purposes.

(2) All law enforcement agencies shall report annually to the Department of Justice, in a manner specified by the Attorney General, the number of transfers pursuant to paragraph (4) of subdivision (a), and the offense that allowed for the transfer, pursuant to paragraph (4) of subdivision (a).

(3) All records described in this subdivision shall be public records for purposes of the California Public Records Act (Chapter 3.5 (commencing with Section 6250)), including the exemptions provided by that act and, as permitted under that act, personal identifying information may be redacted prior to public disclosure. To the extent that disclosure of a particular item of information would endanger the safety of a person involved in an investigation, or would endanger the successful completion of the investigation or a related investigation, that information shall not be disclosed.

(4) If more than one California law enforcement agency is participating in a joint task force that meets the reporting requirement pursuant to this section, the joint task force shall designate a local or state agency responsible for completing the reporting requirement.

(d) The Attorney General, by March 1, 2019, and annually thereafter, shall report on the total number of arrests made by joint law enforcement task forces, and the total number of arrests made for the purpose of immigration enforcement by all task force participants, including federal law enforcement agencies. To the extent that disclosure of a particular item of information would endanger the safety of a person involved in an investigation, or would endanger the successful completion of the investigation or a related investigation, that information shall not be included in the Attorney General's report. The Attorney General shall post the reports required by this subdivision on the Attorney General's Internet Web site.

(e) This section does not prohibit or restrict any government entity or official from sending to, or receiving from, federal immigration authorities, information regarding the citizenship or immigration status, lawful or unlawful, of an individual, or from requesting from federal immigration authorities immigration status information, lawful or unlawful, of any individual, or maintaining or exchanging that information with any other federal, state, or local government entity, pursuant to Sections 1373 and 1644 of Title 8 of the United States Code.

(f) Nothing in this section shall prohibit a California law enforcement agency from asserting its own jurisdiction over criminal law enforcement matters.

7284.8. (a) The Attorney General, by October 1, 2018, in consultation with the appropriate stakeholders, shall publish model policies limiting assistance with immigration enforcement to the fullest extent possible consistent with federal and state law at public schools, public libraries, health facilities operated by the state or a political subdivision of the state, courthouses, Division of Labor Standards Enforcement facilities, the Agricultural Labor Relations Board, the Division of Workers Compensation, and shelters, and ensuring that they remain safe and accessible to all California residents, regardless of immigration status. All public schools, health facilities operated by the state or a political subdivision of the state, and courthouses shall implement the model policy, or an equivalent policy. The Agricultural Labor Relations Board, the Division of Workers' Compensation, the Division of Labor Standards Enforcement, shelters, libraries, and all other organizations and entities that provide services related to physical or mental health and wellness, education, or access to justice, including the University of California, are encouraged to adopt the model policy.

(b) For any databases operated by state and local law enforcement agencies, including databases maintained for the agency by private vendors, the Attorney General shall, by October 1, 2018, in consultation with appropriate stakeholders, publish guidance, audit criteria, and training recommendations aimed at ensuring that those databases are governed in a manner that limits the availability of information therein to the fullest extent practicable and consistent with federal and state law, to anyone or any entity for the purpose of immigration enforcement. All state and local law enforcement agencies are encouraged to adopt necessary changes to database governance policies consistent with that guidance.

(c) Notwithstanding the rulemaking provisions of the Administrative Procedure Act (Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2), the Department of Justice may implement, interpret, or make specific this chapter without taking any regulatory action.

7284.10. (a) The Department of Corrections and Rehabilitation shall:

(1) In advance of any interview between the United States Immigration and Customs Enforcement (ICE) and an individual in department custody regarding civil immigration violations, provide the individual with a written consent form that explains the purpose of the interview, that the interview is voluntary, and that he or she may decline to be interviewed or may choose to be interviewed only with his or her attorney present. The written consent form shall be available in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean.

(2) Upon receiving any ICE hold, notification, or transfer request, provide a copy of the request to the individual and inform him or her whether the department intends to comply with the request.

(b) The Department of Corrections and Rehabilitation shall not:

(1) Restrict access to any in-prison educational or rehabilitative programming, or credit-earning opportunity on the sole basis of citizenship or immigration status, including, but not limited to, whether the person is in removal proceedings, or immigration authorities have issued a hold request, transfer request, notification request, or civil immigration warrant against the individual.

(2) Consider citizenship and immigration status as a factor in determining a person's custodial classification level, including, but not limited to, whether the person is in removal proceedings, or whether immigration authorities have issued a hold request, transfer request, notification request, or civil immigration warrant against the individual.

7284.12. The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

SEC. 4. Section 11369 of the Health and Safety Code is repealed.

SEC. 5. If the Commission on State Mandates determines that this act contains costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

ATTACHMENT 3
MPPD, Policy 413, "Immigration Violations"

Immigration Violations

413.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines to members of the Monterey Park Police Department relating to immigration and interacting with federal immigration officials.

413.1.1 DEFINITIONS

The following definitions apply to this policy (Government Code § 7284.4):

Criminal immigration violation - Any federal criminal immigration violation that penalizes a person's presence in, entry, or reentry to, or employment in, the United States. This does not include any offense where a judicial warrant already has been issued.

Immigration enforcement - Any and all efforts to investigate, enforce, or assist in the investigation or enforcement of any federal civil immigration law, including any and all efforts to investigate, enforce, or assist in the investigation or enforcement of any federal criminal immigration law that penalizes a person's presence in, entry or reentry to, or employment in the United States.

Judicial warrant - An arrest warrant for a violation of federal criminal immigration law and issued by a federal judge or a federal magistrate judge.

413.2 POLICY

It is the policy of the Monterey Park Police Department that all members make personal and professional commitments to equal enforcement of the law and equal service to the public. Confidence in this commitment will increase the effectiveness of this department in protecting and serving the entire community and recognizing the dignity of all persons, regardless of their national origin or immigration status.

413.3 VICTIMS AND WITNESSES

To encourage crime reporting and cooperation in the investigation of criminal activity, all individuals, regardless of their immigration status, must feel secure that contacting or being addressed by members of law enforcement will not automatically lead to immigration inquiry and/or deportation. While it may be necessary to determine the identity of a victim or witness, members shall treat all individuals equally and not in any way that would violate the United States or California constitutions.

413.4 IMMIGRATION INQUIRIES PROHIBITED

Officers shall not inquire into an individual's immigration status for immigration enforcement purposes (Government Code § 7284.6).

413.4.1 CALIFORNIA LAW ENFORCEMENT TELECOMMUNICATIONS SYSTEM (CLETS)

Members shall not use information transmitted through CLETS for immigration enforcement purposes except for criminal history information and only when consistent with the California Values Act (Government Code § 15160).

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Members shall not use the system to investigate immigration violations of 8 USC § 1325 (improper entry) if that violation is the only criminal history in an individual's record (Government Code § 15160).

413.5 DETENTIONS AND ARRESTS

An officer shall not detain any individual, for any length of time, for a civil violation of federal immigration laws or a related civil warrant (Government Code § 7284.6).

An officer who has a reasonable suspicion that an individual already lawfully contacted or detained has committed a criminal violation of 8 USC § 1326(a) (unlawful reentry) that may be subject to an enhancement due to a previous conviction of an aggravated felony under 8 USC § 1326(b)(2), may detain the person for a reasonable period of time to contact federal immigration officials to verify whether the United States Attorney General has granted the individual permission for reentry and whether the violation is subject to enhancement (Government Code § 7284.6). No individual who is otherwise ready to be released should continue to be detained only because questions about the individual's status are unresolved.

If the officer has facts that establish probable cause to believe that a person already lawfully detained has violated 8 USC § 1326(a) and the penalty may be subject to enhancement due to prior conviction for specified aggravated felonies, he/she may arrest the individual for that offense (Government Code § 7284.6).

An officer shall not detain any individual, for any length of time, for any other criminal immigration violation of federal immigration laws (Government Code § 7284.6).

An officer should notify a supervisor as soon as practicable whenever an individual is arrested for violation of 8 USC § 1326(a).

413.5.1 SUPERVISOR RESPONSIBILITIES

When notified that an officer has arrested an individual for violation of 8 USC § 1326(a) or under the authority of a judicial warrant, the supervisor should determine whether it is appropriate to:

(a) Transfer the person to federal authorities.

(b) Transfer the person to jail.

413.6 FEDERAL REQUESTS FOR ASSISTANCE

Absent an urgent issue of officer safety or other emergency circumstances, requests by federal immigration officials for assistance from this department should be directed to a supervisor. The supervisor is responsible for determining whether the requested assistance would be permitted under the California Values Act (Government Code § 7284.2 et seq.).

413.7 INFORMATION SHARING

No member of this department will prohibit, or in any way restrict, any other member from doing any of the following regarding the citizenship or immigration status, lawful or unlawful, of any individual (8 USC § 1373; Government Code § 7284.6):

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(a) Sending information to, or requesting or receiving such information from federal immigration officials

(b) Maintaining such information in department records

(c) Exchanging such information with any other federal, state, or local government entity

Nothing in this policy restricts sharing information that is permissible under the California Values Act.

413.7.1 IMMIGRATION DETAINERS

No individual should be held based solely on a federal immigration detainer under 8 CFR 287.7 (Government Code § 7284.6).

Notification to a federal authority may be made prior to release of an individual who is the subject of a notification request only if the individual meets one of the following conditions (Government Code § 7282.5; Government Code § 7284.6):

(a) The individual has been arrested and had a judicial probable cause determination for a serious or violent felony identified in Penal Code § 667.5(c) or Penal Code § 1192.7(c).

(b) The individual has been arrested and had a judicial probable cause determination for a felony punishable by time in a state prison.

(c) The individual has been convicted of an offense as identified in Government Code § 7282.5(a).

(d) The individual is a current registrant on the California Sex and Arson Registry.

(e) The individual is identified by the U.S. Department of Homeland Security's Immigration and Customs Enforcement as the subject of an outstanding federal felony arrest warrant.

413.7.2 ICE INTERVIEWS

Before any interview regarding civil immigration violations takes place between ICE personnel and an individual in custody, the Monterey Park Police Department shall provide the individual with a written consent form that explains the purpose of the interview, that the interview is voluntary, and that he/she may decline to be interviewed or may choose to be interviewed only with his/her attorney present. The consent form must be available in the languages specified in Government Code § 7283.1.

413.7.3 NOTICE TO INDIVIDUALS

Individuals in custody shall be given a copy of documentation received from U.S. Immigration and Customs Enforcement (ICE) regarding a hold, notification, or transfer request along with information as to whether the Monterey Park Police Department intends to comply with the request (Government Code § 7283.1).

If the Monterey Park Police Department provides ICE with notification that an individual is being, or will be, released on a certain date, the same notification shall be provided in writing to the

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individual and to his/her attorney or to one additional person who the individual may designate (Government Code § 7283.1).

413.7.4 TRANSFERS TO IMMIGRATION AUTHORITIES

Members shall not transfer an individual to immigration authorities unless one of the following circumstances exist (Government Code § 7282.5; Government Code § 7284.6):

(a) Transfer is authorized by a judicial warrant or judicial probable cause determination.

(b) The individual has been convicted of an offense as identified in Government Code § 7282.5(a).

(c) The individual is a current registrant on the California Sex and Arson Registry.

(d) The individual is identified by the U.S. Department of Homeland Security's Immigration and Customs Enforcement as the subject of an outstanding federal felony arrest warrant.

413.7.5 REPORTING TO CALIFORNIA DEPARTMENT OF JUSTICE

The Investigation Bureau supervisor shall ensure that data regarding the number of transfers of an individual to immigration authorities, as permitted by Government Code § 7284.6(a)(4), and the offense that allowed for the transfer is collected and provided to the Records Manager for required reporting to the DOJ (Government Code § 7284.6(c)(2)(see the Records Bureau Policy).

413.8 U VISA AND T VISA NONIMMIGRANT STATUS

Under certain circumstances, federal law allows temporary immigration benefits, known as a U visa, to victims and witnesses of certain qualifying crimes (8 USC § 1101(a)(15)(U)).

Similar immigration protection, known as a T visa, is available for certain qualifying victims of human trafficking (8 USC § 1101(a)(15)(T)).

Any request for assistance in applying for U visa or T visa status should be forwarded in a timely manner to the Investigation Bureau supervisor assigned to oversee the handling of any related case. The Investigation Bureau supervisor should:

(a) Consult with the assigned investigator to determine the current status of any related case and whether further documentation is warranted.

(b) Contact the appropriate prosecutor assigned to the case, if applicable, to ensure the certification or declaration has not already been completed and whether a certification or declaration is warranted.

(c) Address the request and complete the certification or declaration, if appropriate, in a timely manner.

1. The instructions for completing certification and declaration forms can be found on the U.S. Department of Homeland Security (DHS) website.

2. Form I-918 Supplement B certification shall be completed if the victim qualifies under Penal Code § 679.10 (multiple serious offenses). Form I-914 Supplement

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B certification shall be completed if the victim qualifies under Penal Code § 236.5 or Penal Code § 679.11 (human trafficking).

(d) Ensure that any decision to complete, or not complete, a certification or declaration form is documented in the case file and forwarded to the appropriate prosecutor. Include a copy of any completed form in the case file.

(e) Inform the victim liaison of any requests and their status.

413.8.1 TIME FRAMES FOR COMPLETION

Officers and their supervisors who are assigned to investigate a case of human trafficking as defined by Penal Code § 236.1 shall complete the above process and the documents needed for indicating the individual is a victim for the T visa application within 15 business days of the first encounter with the victim, regardless of whether it is requested by the victim (Penal Code § 236.5).

Officers and their supervisors shall complete the above process and the documents needed certifying victim cooperation for a U visa or T visa application pursuant to Penal Code § 679.10 and Penal Code § 679.11 within 30 days of a request from the victim, victim's family, or authorized representative (as defined in Penal Code § 679.10 and Penal Code § 679.11) related to one of their assigned cases. If the victim is in removal proceedings, the certification shall be processed within seven days of the first business day following the day the request was received.

413.8.2 REPORTING TO LEGISLATURE

The Investigation Bureau supervisor or the authorized designee should ensure that certification requests are reported to the Legislature in January of each year and include the number of certifications signed and the number denied. The report shall comply with Government Code § 9795 (Penal Code § 679.10; Penal Code § 679.11).

413.8.3 POLICE REPORTS

Upon request, an officer or supervisor should provide a victim or authorized representative with a copy of the report filed by the victim within seven days of the request (Penal Code § 679.10).

413.9 TRAINING

The Training Officer should ensure that all appropriate members receive training on immigration issues.

Training should include:

(a) Identifying civil versus criminal immigration violations.

(b) Factors that may be considered in determining whether a criminal immigration violation has been committed.

(c) Prohibitions contained in the California Values Act (Government Code § 7284 et seq.).

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