

**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
March 1, 2023
6:30 p.m.**

MISSION STATEMENT

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

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>.

PUBLIC PARTICIPATION

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Mayor and City Council may change the amount of time allowed for speakers. Written Communication will be accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov.

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.

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:

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.

STAFF COMMUNICATIONS:

- City Clerk
- Economic Development
- Fire Department
- Recreation and Community Services Department

[1.] PRESENTATION

1-A. MONTEREY PARK COMMUNITY HEALING FUND UPDATE

[2.] OLD BUSINESS – None.

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

3-A. MINUTES

It is recommended that the City Council consider:

- (1) Approving the minutes from the special and regular meetings of December 7, 2022 and the special meeting of January 18, 2023.
- (2) Taking such additional, related, action that may be desirable.

3-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, OPPOSING INITIATIVE NO. 21-0042A1, THE TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT

It is recommended that the City Council consider:

- (1) Adopting a Resolution opposing Initiative No. 21-0042A1, the Taxpayer Protection and Government Accountability Act; and
- (2) Taking such additional, related, action that may be desirable.

3-C. AUTHORIZE TRANSFER OF UNCLAIMED MONIES TO THE GENERAL FUND PURSUANT TO GOVERNMENT CODE §§ 50050-50056

It is recommended that the City Council consider:

- (1) Approving the attached Resolution authorizing the transfer of permanently escheated unclaimed funds pursuant to Government Code Sections 50050-50056 and the City's Administrative Policy No. 20-26, and
- (2) Taking such additional, related, action that may be desirable.

3-D. FY 2022-2023 MID-YEAR FINANCIAL REPORT

It is recommended that the City Council consider:

- (1) Receiving and filing the FY 2022-2023 Mid-Year Financial Report;
- (2) Authorizing the increase of Committed Catastrophic-Event by up to \$500 thousand from \$4.84 million to up to \$5.34 million;
- (3) Authorizing an additional budget appropriation of \$1,088,719 from American Rescue Plan Act, Water and Sewer funds; and
- (4) Taking such additional, related, action that may be desirable.

3-E. 2022 MONTEREY PARK GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT

It is recommended that the City Council consider:

- (1) Receiving and filing the 2022 General Plan and Housing Element Annual Progress Report;
- (2) Directing staff to forward a copy of the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) before April 1, 2023; and
- (3) Taking such additional, related, action that may be desirable.

3-F. WAIVE FURTHER READING AND ADOPT AN ORDINANCE (ZONING CODE NO. 22-03) AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE TO CLARIFY AND COMPLETE IMPLEMENTATION OF THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM GOVERNING OUTDOOR DINING AND ISSUING OR CERTIFICATES OF OCCUPANCY

It is recommended that the City Council consider:

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

3-G. ANNUAL WEED ABATEMENT DECLARATION LIST

It is recommended that the City Council consider:

- (1) Adopting the attached Resolution with the Declaration List; and/or
- (2) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adoption of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

3-H. NORTHEAST AREA WATER MAIN IMPROVEMENTS PHASE III – AWARD OF CONTRACT

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 Big Ben, Inc., in the amount of \$2,251,660 for the Northeast Area Water Main Improvements Phase III, Specification No. 2022-012.
- (2) Authorizing the Director of Public Works to approve change orders and contingency up to \$225,166 or 10% of the contract amount;
- (3) Authorizing a Second Amendment to Agreement 2342-AF with Terracon Consultants, Inc. for Geotechnical and testing services for this project in the amount of \$30,290; and
- (4) Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results 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 traffic, noise, air quality or water quality.

[4.] PUBLIC HEARING – None.

[5.] NEW BUSINESS

5-A. RESOLUTION REGARDING FIREARMS LEGISLATION AND LOCAL REGULATION

It is recommended that the City Council consider:

- (1) Adopting a draft Resolution supporting certain federal and state legislation regulation firearms and directing the City Manager and City Attorney to propose amendments to the Monterey Park Municipal Code (“MPMC”) to protect public health and safety from future Mass Casualty Incidents (“MCI”) as defined; and
- (2) Taking such additional, related, action that may be desirable.

[6.] CITY COMMUNICATIONS (CITY COUNCIL)

6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK IN SUPPORT OF ACA 5, CONSTITUTIONAL AMENDMENT TO REPEAL PROPOSITION 8 LANGUAGE AND PROTECTS SAME-SEX MARRIAGE (REQUESTED BY MAYOR PRO TEM WONG)

It is recommended that the City Council consider:

- (1) Adopting a Resolution of the City Council of the City of Monterey Park in support of ACA 5, constitutional amendment to repeal Proposition 8 language and protects same-sex marriage; 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: March 1, 2023

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 special and regular meetings of December 7, 2022 and special meeting of January 18, 2023.
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

None.

BACKGROUND:

None.

FISCAL IMPACT:

None.

Respectfully submitted,

A blue ink signature of Maychelle Yee, written in a cursive style.

Maychelle Yee
City Clerk

Prepared by:

A blue ink signature of Christine Sakata, written in a cursive style.

Christine Sakata
Senior Clerk Typist

Approved By:

A blue ink signature of Ron Bow, written in a cursive style.

Ron Bow
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)
SPECIAL MEETING
DECEMBER 7, 2022**

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 Special Teleconference Meeting concurrent with the Regular Meeting on Wednesday, December 7, 2022 at 6:30 p.m in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park.

PUBLIC PARTICIPATION

In accordance with Government Code § 54953(e) and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

Via Email

Public comment was accepted up to 2 hours before the meeting via email to mpclerk@montereypark.ca.gov and read into the record during public comment, when feasible. We request that written communications be limited to no more than 50 words.

Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: 289 222 5995 then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “*9” then the Clerk’s office will be notified and you will be in the rotation to make a public comment. Press “*6” to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Via Internet

Public comment may be submitted via internet during the meeting, before the close of public comment, by visiting www.zoom.us/j/2892225995 and entering Zoom Meeting ID: 289 222 5995 or <https://us06web.zoom.us/j/2892225995> and enter the passcode 12345. If participants would like to make a public comment, utilize the raise hand feature and the City Clerk will notify you when it is your time to speak. You can then unmute yourself at that time. The Mayor and City Council may change the amount of time allowed for

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speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Important Disclaimer – When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

CALL TO ORDER:

Mayor Lo called the meeting to order at 6:30 p.m.

FLAG SALUTE:

The Monterey Park Police Honor Guard

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Henry Lo, Yvonne Yiu, Hans Liang

Council Members Absent: None.

ALSO PRESENT: City Attorney Karl Berger, City Manager Ron Bow, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, Police Chief Scott Wiese, Director of Recreation & Community Services Robert Aguirre, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, City Librarian Diana Garcia, Director of Public Works Shawn Igoe, Planning Manager Jessica Serrano, Finance Manager Laura Borjon, Economic Development Manager Joseph Torres, Recreation Supervisor Orlando Muro, Deputy City Clerk Cindy Trang, Secretary to the City Manager Diana Wong, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino, Economic Development Senior Clerk Typist Megan Cheung, Senior Clerk Typist Christine Sakata

VIRTUALLY PRESENT

Maychelle Yee, Alhambra Mayor Jeffrey Maloney

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None.

ORAL AND WRITTEN COMMUNICATIONS – None.

1. NEW BUSINESS

1-A. DECLARATION OF EMERGENCY: COVID-19 EXPOSURE

On December 6, 2022, the City Manager was informed that at least one of the newly elected public officials tested positive for the COVID-19 virus. To protect public health and safety, the City Manager issued an administrative Declaration of Emergency regarding the December 7th meeting. A copy of that Declaration of

Emergency is attached as an exhibit to the draft Resolution. Among other things, the City Manager implemented teleconferencing and electronic protocols to help reduce the chance that persons attending the December 7th meeting might be exposed to COVID-19.

Action Taken: The City Council adopted Resolution No. 2022-R93 declaring a local emergency resulting from exposure to the COVID-19 virus and ratifying the City Manager's Administrative Declaration of Emergency dated on December 6th 2022.

Resolution No. 2022-R93:

A RESOLUTION ADOPTED BY THE CITY COUNCIL FOR THE CITY OF MONTEREY PARK CONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY AND AUTHORIZING HYBRID PUBLIC MEETINGS VIA TELECONFERENCING

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

Ayes:	Council Members:	Yiu, Chan, Lo, Liang
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:24 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
DECEMBER 7, 2022**

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 concurrent with the Special on Wednesday, December 7, 2022 at 6:30 p.m in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park.

CALL TO ORDER:

Mayor Lo called the meeting to order at 6:30 p.m.

FLAG SALUTE:

The Monterey Park Police Honor Guard

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Henry Lo, Yvonne Yiu, Hans Liang
Council Members Absent: None

ALSO PRESENT: City Attorney Karl Berger, City Manager Ron Bow, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, Police Chief Scott Wiese, Director of Recreation & Community Services Robert Aguirre, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, City Librarian Diana Garcia, Director of Public Works Shawn Igoe, Planning Manager Jessica Serrano, Finance Manager Laura Borjon, Economic Development Manager Joseph Torres, Recreation Supervisor Orlando Muro, Deputy City Clerk Cindy Trang, Secretary to the City Manager Diana Wong, Assistant Deputy City Clerk Helena Cho, Community Communications Coordinator Randy Ishino, Economic Development Senior Clerk Typist Megan Cheung, Senior Clerk Typist Christine Sakata

VIRTUALLY PRESENT

Maychelle Yee, Alhambra Mayor Jeffrey Maloney

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

These minutes include actions agendize for the Special meeting. See the Special meeting minutes for the virtual meeting information and action taken.

ORAL AND WRITTEN COMMUNICATIONS – None.

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PUBLIC COMMUNICATIONS

- Tammy Sam voiced her concerns regarding the newly elected council and asked the city council to reconsider reinstating professional requirements to the Planning Commission and Design Review Board. She emphasized the importance of these requirements for those making decisions in land use, housing, and circulation.

1. PRESENTATIONS - None.

2. NEW BUSINESS – None.

2-A. OUTGOING ADDRESS BY ELECTED OFFICIALS

- City Clerk Chang recognized special guest in attendance, including elected officials and current and former leaders of the community. He then delivered his outgoing speech.
- City Treasurer Leon gave his outgoing speech.
- City Council Member Chan provided his outgoing speech.
- City Council Member Liang presented his outgoing speech.

2-B. PRESENTATION TO OUTGOING ELECTED OFFICIALS

- Enrique Robles, Deputy Chief of Staff, representing Congresswomen Judy Chu, presented certificates to the outgoing elected officials.
- Jennifer Tang, District Director for Assembly Member Mike Fong, voiced her appreciation and presented certificates to the outgoing elected officials.
- County Assessor Jefferey Prang expressed his gratitude to Council Member Chan and Council Member Liang.
- Bob Gin, Alhambra Schoolboard Member, presented certificated to Council Member Chan and Council Member Liang.
- Troy Grant, President of Monterey Park's Police Officers Association, presented plaques to Council Member Chan and Council Member Liang.
- Cindy Wu, from Mountain View School District, thanked the outgoing elected officials for their service to the community.
- Dora Leung, Caleb Kwok, and Victoria Chavez from the Greater Monterey Park Chamber of Commerce thanked the outgoing officials for their service and presented them with a special award.

2-C. ADOPTING A RESOLUTION CERTIFYING THE RESULTS OF THE NOVEMBER 8, 2022 GENERAL AND SPECIAL MUNICIPAL ELECTIONS

The City held the General and Special Municipal Elections on November 8, 2022. Three individuals were elected to the City Council from Districts 1 and 5 for a term of four years; from District 3 for a term of two years; a City Clerk and a City Treasurer for a term of four years. Additionally, voters considered a ballot proposition, Measure MP, regarding a general tax. The election was consolidated with the Statewide General Election.

Action Taken: The City Council adopted Resolution No. 2022-R94 certifying the results of the November 8, 2022 General and Special Municipal Elections.

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

Ayes:	Council Members:	Yiu, Chan, Lo, Liang
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None

Resolution No. 2022-R94:

A RESOLUTION DECLARING THE RESULTS OF THE GENERAL AND SPECIAL MUNICIPAL ELECTIONS HELD NOVEMBER 8, 2022

RECESSED AND RECONVENED

The City Council recessed at 7:39 p.m. and reconvened at 7:56 p.m.

2-D. THE OATH OF OFFICE TO THE NEWLY ELECTED OFFICIALS

- Incoming City Clerk Maychelle Yee was sworn into the office virtually by Deputy City Clerk Trang. City Clerk Yee's Oath of Office ceremony will be held at the next City Council meeting on December 21, 2022.
- The Oath of Office for incoming City Treasurer Amy Lee was conducted by her daughter, Isabella Lee.
- The Oath of Office for incoming City Council Member Jose Sanchez, District 3 was conducted by City of Alhambra Vice Mayor Adele Andrade-Stadler.
- The Oath of Office for incoming City Council Member Thomas Wong, District 1 was conducted by State Controller Betty Yee.
- The Oath of Office for incoming City Council Member Vinh Ngo, District 5 was conducted by Former Assembly Member Mike Eng.

ROLL CALL OF NEW COUNCIL MEMBERS

Deputy City Clerk Trang called the roll:

Council Members Present: Yvonne Yiu, Vinh Ngo, Thomas Wong, Jose Sanchez,
Henry Lo

Council Members Absent: None

2-E. INTRODUCTIONS AND COMMENTS BY NEWLY ELECTED OFFICIALS

- City Clerk Yee will reserve her comments for the next City Council meeting.
- City Treasurer Lee provided her incoming City Treasurer address.
- City Council Member Ngo delivered his incoming City Council address.
- City Council Member Wong presented his incoming City Council address.
- City Mayor Pro Tem Sanchez gave his incoming City Council address.

2-F. PRESENTATION TO INCOMING ELECTED OFFICIALS

- Assembly Member Mike Fong presented certificates to the incoming elected officials.
- Enrique Robles, representing Congresswomen Judy Chu, presented certificates to the incoming elected officials.
- Los Angeles County Assessor, Jeffrey Prang, presented certificates to the incoming elected officials.
- Frank Lu, Field Deputy from Office of Supervisor Hilda Solis, presented certificates to the incoming elected officials.
- Andrew Yam, Garvey School Board District, presented certificates to incoming elected officials.
- Jeff Maloney, Mayor of Alhambra shared some qualities of the incoming elected officials and what they will offer to the city.
- Council Member Yiu welcomes the newly elected officials.
- Mayor Lo expressed his excitement to work with the newly elected officials.

- Deputy City Clerk Trang announced that Senator Susan Rubio provided certificates for the incoming elected officials.

STAFF COMMUNICATIONS

- Library: City Librarian Garcia presented the new programs the library offers, Zip Books App and City National Park Pass. She also shared the new library hours starting January 2023.
- Recreation and Community Service Department: Recreation Supervisor Muro introduced special guest Santa. He announced the upcoming event, Snow Village at George Elder's Park from 4p.m. – 8p.m. on Thursday, December 8, 2022.

2-G. ADOPT A RESOLUTION TO CAST VOTES FOR AN ALTERNATE CITY MEMBER OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY BOARD

The San Gabriel Basin Water Quality Authority (WQA) was established by the State Legislature (SB 1679) in 1992 to develop, finance and implement groundwater treatment programs in the San Gabriel Valley. The WQA is under the direction and leadership of a 7-member board, one member of each of the three overlying municipal water districts, one from a city with prescriptive water pumping rights, one from a city without prescriptive water pumping rights, and two representing water producers in the San Gabriel Basin.

According to the bylaws of the San Gabriel Basin Water Quality Authority, a city with prescriptive water pumping rights, of which Monterey Park falls under, may nominate and elect an Alternate City Member to the Water Quality Authority Board. All votes cast must be for only one candidate.

Each City with pumping rights has one vote for each 10,000 residents or majority thereof, as determined by U.S. Census Data. The City of Monterey Park has six votes to be cast.

This election is to fill the vacancy of the Alternate City Member representing cities with pumping rights and will be the alternate for Robert Gonzales, Councilmember from the City of Azusa, for the remainder of the term which will expire January 2026. An election for this seat will take place on December 21, 2022 at 12:00 p.m. at the WQA office.

Action Taken: The City Council adopted Resolution No. 2022-R95 voting for an Alternate City Member to represent cities with prescriptive pumping rights on the Board of the San Gabriel Basin Water Quality Authority; and Direct City Clerk to send a copy of the Resolution to the San Gabriel Basin Water Quality Authority to receive no later than December 20th, 2022 at 12:00 p.m.

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

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

Resolution No. 2022-R95:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, AUTHORIZING THE CASTING OF ITS VOTES FOR COUNCILMEMBER JEFFREY K. MALONEY, TO REPRESENT CITIES WITH PRESCRIPTIVE PUMPING RIGHTS AS AN ALTERNATE MEMBER ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY

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

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

Action Taken: The City Council approved and adopted on consent calendar Agenda Item No. 3B, 3C, 3D, 3E, and 3F except for Agenda Item No. 3A, 3G, and 3H, which were pulled for discussion and separate motion, reading resolutions, and ordinances by title only, and waiving further reading thereof.

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

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

3-A. AUTHORIZE PUBLIC OFFICIALS TO ACCESS TRANSACTIONS AND USE TAX RECORDS; AUTHORIZE THE CITY MANAGER TO EXECUTE VARIOUS DOCUMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION FOR THE PREPARATION, IMPLEMENTATION, AND ADMINISTRATION OF LOCAL TRANSACTIONS AND USE TAXES AS APPROVED BY VOTERS VIA MEASURE MP

On the November 8, 2022, voters adopted Measure MP which authorizes a $\frac{3}{4}$ cent transactions and use (sales) tax. The measure was adopted based upon a 58.14% voter approval. This tax will begin to be collected by businesses on April 1, 2022. Various ancillary documents must be approved by the City Council in order for the State of California to remit tax revenue to the City of Monterey Park including, without

limitation, a resolution authorizing certain officials to access tax records retained by the California Department of Tax and Fee Administration (CDTFA).

Action Taken: The City Council adopted Resolution No. 2022-R96 (Records) and adopted Resolution No. 2022-R97 (Agreements) authorizing certain public officials to access tax records; and authorize the City Manager to execute two agreements with the State of California for the Preparation, Implementation, and Admission of taxes authorized by Measure MP, in a form approved by the City Attorney.

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

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

Resolution No. 2022-R96:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING EXAMINATION OF SALES OR TRANSACTIONS AND USE TAXES RECORDS

Resolution No. 2022-R97:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION FOR IMPLEMENTATION OF A LOCAL TRANSACTION AND USE TAX

3-B. CONSIDERATION AND POSSIBLE ACTION TO 1) ADOPT AN URGENCY ORDINANCE EXTENDING THE EFFECTIVE DATE FOR THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM FROM DECEMBER 30 2022, TO MAY 31, 2023; AND 2) WAIVE FURTHER READING AND ADOPT AN ORDINANCE EXTENDING THE EFFECTIVE DATE FOR THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM FROM DECEMBER 30, 2022 TO MAY 31, 2023

The City Council introduced and approved the Ordinance for first reading at the November 16, 2022 City Council meeting. The original staff report (from November 16, 2022) is attached for reference. Second reading and adoption of this Ordinance is recommended together with the accompanying adoption of an urgency ordinance to ensure that businesses operating under the outdoor temporary event permit regulations can continue operating until such time that the permanent outdoor dining operations are adopted. If adopted by 4/5 vote, the urgency ordinance will take effect immediately.

Action Taken: The City Council adopted an Urgency Ordinance No. 2227 extending the effective date for the 2020 Monterey Park Business Recovery Program upon 4/5 vote to become immediately effective upon adoption; and waived the second reading and adopted Ordinance No. 2226 extending the effective date for the 2020 Monterey Park Business Recovery Program on Consent Calendar.

Ordinance No. 2226:

AN ORDINANCE EXTENDING THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM'S EFFECTIVE DATE TO MAY 31, 2023

Ordinance No. 2227:

AN URGENCY ORDINANCE EXTENDING THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM'S EFFECTIVE DATE FROM DECEMBER 30, 2022 TO MAY 31, 2023

3-C. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION FOR THE TERM OF JULY 1, 2022 TO JUNE 30, 2023

Representatives of the City of Monterey Park ("City") and MPPOMMA met and conferred to negotiate the terms and conditions of a new Memorandum of Understanding ("MOU") regarding employment. The parties reached an agreement on an MOU effective July 1, 2022 to June 30, 2023.

Action Taken: The City Council adopted Resolution No. 2022-R98 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Officers' Mid-Management Association ("MPPOMMA"). The MPPOMMA represents the Police Lieutenants and Police Sergeants in the Monterey Park Police Department; and authorized the budget appropriation of approximately \$198,002 from the General Fund and \$136,000 from the American Rescue Plan Act (ARPA) Funds for the 2022-2023 fiscal year on Consent Calendar.

Resolution No. 2022-R98:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2022-2023 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE OFFICERS' MID-MANAGEMENT ASSOCIATION

3-D. RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY AND THE MONTEREY POLICE CAPTAINS' ASSOCIATION FOR THE TERM OF JULY 1, 2022 TO JUNE 30, 2023

Representatives of the City of Monterey Park ("City") and MPPCA met and conferred to negotiate the terms and conditions of a new Memorandum of Understanding

("MOU") regarding employment. The parties reached an agreement on an MOU effective July 1, 2022 to June 30, 2023.

Action Taken: The City Council adopted Resolution 2022-R99 approving a Memorandum of Understanding ("MOU") between the City of Monterey Park and the Monterey Park Police Captains' Association ("MPPCA"). The MPPCA represents the Police Captains in the Monterey Park Police Department; and authorized the budget appropriation of approximately \$35,472 from the General Fund and \$16,000 from the American Rescue Plan Act (ARPA) Funds for the 2022-2023 fiscal year on Consent Calendar.

Resolution No. 2022-R99:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2022-2023 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE CAPTAINS' ASSOCIATION

3-E. APPROVING SIDE LETTERS BETWEEN THE CITY AND THE CITY AND THE MONTEREY MID-MANAGEMENT ASSOCIATION, MONTEREY PARK CONFIDENTIAL EMPLOYEES' ASSOCIATION AND SERVICE EMPLOYEES INTERNATIONAL UNION, LOCAL 721, AUTHORIZING ESSENTIAL WORKER PREMIUM PAY PER THE AMERICAN RESCUE PLAN ACT

Representatives for the City of Monterey Park ("City") and MPMMA, MPCEA, and SEIU met and conferred to negotiate the terms and conditions of a Side Letter regarding the Essential Worker Premium Pay per the ARPA guidelines. The parties reached an agreement on a Side Letter for a one-time lump sum payment.

Action Taken: The City Council authorized the City Manager authority to execute Side Letters between the City of Monterey Park and the Monterey Park Mid-Management Association ("MPMMA"), the Monterey Park Confidential Employees' Association ("MPCEA"), and the Service Employees International Union ("SEIU"), Local 721, in a form approved by the City Attorney; and authorized the budget appropriation of approximately \$690,000 from the American Rescue Plan Act ("ARPA") Funds for the 2022-2023 fiscal year on Consent Calendar.

3-F. EMERSON AVENUE SEWER SYSTEM CIPP LINING AND POINT REPAIR IMPROVEMENTS – AWARD OF CONTRACT

Per Resolution 2022-R32, the Public Works Director solicited bids for Capital Improvement Project No. 99010. The bid opening was held on November 15, 2022. Staff completed review of bids and recommends that the contract be awarded to Sancon Technologies, Inc., the lowest responsible bidder, in the amount of \$155,229.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations §

15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use.

Action Taken: The City Council authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Sancon Technologies, Inc., in the amount of \$155,229 for the Emerson Avenue Sewer System CIPP Lining & Point Repair Improvements, Specification No. 2022-007; and authorized the Director of Public Works to approve change orders and contingency up to \$23,284 (15%) of the contract amount on Consent Calendar.

3-G. ACTIVE TRANSPORTATION PROGRAM (ATP) CYCLE 4 CITYWIDE PEDESTRIAN SAFETY IMPROVEMENTS – AWARD OF PUBLIC WORKS CONTRACT TO CALIFORNIA PROFESSIONAL ENGINEERING, INC.

Per Resolution No. 2022-R32, the Public Works Director solicited bids for the ATP Cycle 4 Citywide Pedestrian Safety Improvements Project. The deadline for the submittal of bids was November 16, 2022. Three bids were received. Staff completed the review of the bids and recommends that the contract be awarded to California Professional Engineering, Inc. in the amount of \$1,360,870. A 10% contingency of \$136,087 is requested for a total project cost of \$1,701,657. The City received \$1,367,000 from the ATP Cycle 4 grant for this project.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results 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 traffic, noise, air quality, or water quality. There are adequate utilities and public services to serve the project.

Discussion: Director of Public Works Igoe provided a PowerPoint presentation and answered questions from the Council Members.

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 California Professional Engineering, Inc., in the amount of \$1,360,870 for the ATP Cycle 4 Citywide Pedestrian Safety Improvements Project, Specification No. 2021-004; (2) authorized a Task Order to Transtech Engineers, in an amount not to exceed \$204,700, for Preparation of Bid Documents, Grant and Construction Management/Inspection for the ATP Cycle 4 Citywide Pedestrian Safety Improvements Project; (3) authorized the Director of Public Works to approve change orders and contingency up to \$136,087(10%) of the contract amount, for a total project cost of \$1,701,657; and (4) authorized the Finance Department to appropriate \$223,832 from Measure R funds for this project.

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

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

3-H. CITY HALL EMERGENCY GENERATOR INSTALLATION – AWARD OF PUBLIC WORKS CONTRACT TO PC INC.

Per Resolution No. 2022-R32, the Public Works Director solicited bids for the City Hall Emergency Generator Installation, Capital Improvement Project No. 95026. The public bid opening for the City Hall Emergency Generator Installation project was held on November 15, 2022. Three bids were received: Blue Ridge Mechanical, PC Inc., and Zetroc Electric. Staff recommends that the City Council authorize the City Manager to execute a Public Works contract with PC Inc. for the City Hall Emergency Generator Installation project in the amount of \$268,000.00, plus 15% contingency.

CEQA (California Environmental Quality Act):

The Project was reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; “CEQA”) and the CEQA Guidelines (14 California Code of Regulations §§ 15000, et seq.). Additional environmental review is not required because the Project is a minor alteration to an existing public facility. Accordingly, it is Categorically Exempt as a Class 1 (Existing Facilities) project (CEQA Guidelines § 15301).

Action Taken: The City Council (1) appropriated \$335,000 from the American Rescue Plan Act Fund for this project; (2) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with PC Inc. of Santa Maria, CA in the contract amount of \$268,000 for the City Hall Emergency Generator Installation project; and (3) authorized the Director of Public Works to approve change orders and contingency up to \$40,200, or 15% of the contract amount.

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

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

4. PUBLIC HEARING

4-A. CONTINUATION OF THE PUBLIC HEARING FOR CONSIDERATION OF A RESOLUTION OF THE CITY OF MONTEREY PARK CITY COUNCIL CONFIRMING THE 2022 ANNUAL REPORT AND THE LEVY OF ASSESSMENTS FOR DOWNTOWN BUSINESS IMPROVEMENT DISTRICT NO. 1 FOR THE PROGRAM YEAR 2023

A public notice was published on November 24, 2022, in the Monterey Park Press newspaper to inform the public of a public hearing to consider the 2023 levy of assessment fees for the Business Improvement District (BID) No 1. The Business Improvement District Advisory Committee (BIDAC) is not recommending an increase for the 2023 assessment. The public hearing and adoption of the resolution on the renewal of the assessments under consideration are required under Streets and Highways Code §§36600, *et seq.* The law governing BIDs provides an opportunity for all potential assesses to protest the proposed renewal of or change to the assessments. This item is requested to continue to December 21, 2022.

Action Taken: The City Council continued the public hearing originally scheduled for December 7, 2022 to December 21, 2022.

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

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

5. OLD BUSINESS

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Yiu reported she attended City of Arcadia's swearing in Ceremony and was excited to work closely with the newly elected officials. She wished everyone a Happy Holiday.

Council Member Ngo stated that he is looking forward to working with everyone in making the city better and safer.

Council Member Wong expressed his appreciation towards the community's support and looks forward to working with everyone.

Mayor Pro Tem Sanchez voiced his eagerness to work with Council, staff, and the public. He thanked city staff for all the work they do in the city.

Mayor Lo conveyed his excitement to work with the newly elected officials and thanked the community for being engaged with the city.

7. FUTURE AGENDA ITEMS – None.

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

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 9:24 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)
SPECIAL MEETING
JANUARY 18, 2023**

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 Special Meeting of the Council in Room 266, Second Floor of City Hall located at 320 West Newmark Avenue in the City of Monterey Park on Wednesday, January 18, 2023 at 5:30 p.m.

CALL TO ORDER:

Mayor Lo called the meeting to order at 5:30 p.m.

ROLL CALL:

Mayor Lo called the roll:

Council Members Present: Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong,
Yvonne Yiu

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, City Attorney Karl Berger, Assistant City Manager Inez Alvarez, City Clerk Maychelle Yee, Management Services Director Martha Garcia, Deputy City Clerk Cindy Trang

ORAL AND WRITTEN COMMUNICATIONS – None.

1. OPEN SESSION

1-A. APPOINT LABOR NEGOTIATOR FOR CONTRACT NEGOTIATIONS WITH CITY MANAGER

Action Taken: The City Council appointed the City Attorney as negotiator for Closed Session Item No. 2B.

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

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

MISSION STATEMENT

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

2. CLOSED SESSION

The City Council adjourned to Closed Session at 5:32 p.m.

2-A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS, - (GOVERNMENT CODE §54956.8): two items

Properties: 601 Potrero Grande Drive, AIN 5265-025-058; and 2100 Saturn Street., AIN 5265-026-055

City Negotiators: Ron Bow, City Manager
Karl H. Berger, City Attorney
Inez Alvarez, Assistant City Manager
Martha Garcia, Management Services Director

Negotiating Party: 601 Potrero Grande Drive – BHE 601 Potrero Grande LLC/BH Properties, LLC

2100 Saturn Street – BHE 601 Potrero Grande LLC/ BH Properties, LLC

Under Negotiation: Lease terms, purchase price, and terms of payment

2-B. CONFERENCE WITH CITY’S LABOR NEGOTIATOR (GOVERNMENT CODE §54957.6): 1 item

Employee Organization: City Manager (unrepresented)

City Designated Representative: City Attorney

RECONVENE & ADJOURNMENT

The City Council reconvened from Closed Session all Council Members present. The meeting was adjourned at 6:27 p.m.

Action Taken: No reportable action taken.

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
JANUARY 18, 2023**

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, January 18, 2023 at 6:30 p.m.

CALL TO ORDER:

Mayor Lo called the meeting to order at 6:31 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers

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 Attorney Karl Berger, City Manager Ron Bow, City Treasurer Amy Lee, Assistant City Manager Inez Alvarez, Police Chief Scott Wiese, Fire Chief Matt Hallock, City Librarian Diana Garcia, Director of Public Works Shawn Igoe, Director of Recreations and Community Services Robert Aguirre, Director of Finance Martha Garcia, Director of Human Resources Christine Tomikawa, Interim Planning Director Jessica Serrano, Finance Manager Laura Borjon, Deputy City Clerk Cindy Trang, Senior Planner Beth Chow

VIRTUALLY PRESENT: None.

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

None

MISSION STATEMENT

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

PUBLIC COMMUNICATIONS

- Vincent Chang, resident, spoke about a plaque dedication to a Grammy nominated local Chicano Rock group band, Tierra. He mentioned that this piece of landmark is located on the corner of Garfield, by the new Starbucks. He said the corner will be known as Tierra Corner due to their location of their recording studio. Mr. Chang thanked the community and staff that were involved with the installation of the plaque. He also informed the public that the Greater Monterey Park Chamber of Commerce is having its annual dinner on Thursday January 26, 2023 at Luminarias.
- Helen Romero Shaw, Public Affairs Manager (representing Southern California Gas Company), provided the community with information on the recent high gas bills. She said she brought a brochure that explains the assistance programs they offer.
- Amy Lee, resident, relinquished her time to Maychelle Yee.
- Maychelle Yee, resident, wanted to clarify her comment from the last city council meeting. She conveyed her disapproval of how the staff report was written for the Goodviews Project. She expressed that the staff report was not transparent on the fiscal impact of the project to the city budget.

STAFF COMMUNICATIONS

- Community Development: Senior Planner Chow gave a presentation update on the Going Green Program. She mentioned that they partnered with MPK Rewards on offering incentives for completing a survey. She said the Going Green Program will have a booth at the Lunar New Year Festival event on Saturday January 21, 2023 in Downtown Monterey Park on Garvey Avenue. She reported that they will be having several workshops within the next few weeks at various locations throughout the city.
- Library Services: City Librarian Garcia reminded the community about the updated library hours. She announced they are offering Free Legal Assistance Clinic on Saturday, January 28, 2023 from 10:00 a.m. to 12:00 p.m. She mentioned the library will be offering computer classes in different languages on Tuesday evenings from 6:00 p.m. -7:00 p.m., and Wednesdays are tech hour to practice those skills. She also said that the Volunteer Income Tax Assistance (VITA) Clinic will be returning on February 2, 2023 – April 6, 2023, on Thursdays from 10:30 a.m. – 3:30 p.m. for families whose income is less than \$60,000.
- Public Works: Public Works Director Igoe gave an update on the recent storms that impacted the city and thanked the Police Department and Fire Department for their assistance.

- Recreation and Community Services Department: Recreation Director Aguirre gave a brief update on the upcoming events, such as the Lunar New Year Festival on Saturday January 21, 2023, from 10:00 a.m. – 9:00 p.m. and Sunday January 22, 2023, from 10:00 am – 7:00 p.m. He mentioned a shuttle service will be running over the weekend from Mark Keppel Highschool and Repetto School to the festival. He said the Farmer's market moved to a new location in Barnes Park on Thursdays from 4:00 p.m. – 9:00 p.m, and that beginning February 2, 2023, Langley center will be extending their hours.

1. PRESENTATION

Matters listed under presentation are informational content and for discussion only.

1-A. MARK KEPPEL GIRLS TENNIS TEAM – 2022 CIF DIVISION 4 TEAM CHAMPIONS

- Michael Ten, Former Mayor and Council Member of South Pasadena; and tennis coach for Mark Keppel Highschool, introduced the girl's tennis team. He said it's their first time winning the CIF Division tennis.
- Vivian Dong, spoke on behalf of her team. She mentioned the hard work and dedication the team demonstrated to get to where they are today.

1-B. STREET PROJECTS UPDATE

- Public Works Director Igoe provided a PowerPoint presentation on various street developments they were working on, including road rehabilitation, pedestrian safety, and traffic improvements. He said these enhancements are anticipated to begin on the upcoming months.

2. OLD BUSINESS - None.

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

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

Action Taken: The City Council approved and adopted Agenda Item No. 3D, 3E, 3F, 3G, and 3H on consent calendar, excluding item No. 3A, 3B, and 3C which were pulled for discussion, separate motion, reading resolutions and ordinances by the title only and waiving further reading thereof.

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

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

3-A. MONTHLY INVESTMENTS REPORT – DECEMBER 2022

As of December 31, 2022 invested funds for the City of Monterey Park is \$76,294,782.27.

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

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

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

3-B. RESOLUTIONS OF THE LOS ANGELES COUNTY TREASURY POOL; LOCAL AGENCY INVESTMENT FUND; AND CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

On November 8, 2022, the voters of Monterey Park passed Measure MP, a $\frac{3}{4}$ cent transactions and use (sales) tax to provide funding for local city services. The CDTFA Resolution seeks Council's authorization to designate, in writing, the officer(s), employee(s), and any other person(s) authorized to examine transactions and use tax records as required by the CDTFA.

On December 7, 2022, a new Monterey Park City Treasurer took office. The County and LAIF Resolutions seek Council authorization to designate, in writing, the officer(s), employee(s), and any other person(s) authorized to deposit, withdraw, and invest in such funds.

Action Taken: The City Council adopted Resolution No. 2023-R1, 2023-R2, and 2023-R3 to update authoritative titles for the Los Angeles County Investment Pool (County), Local Agency Investment Fund (LAIF), and California Department of Tax and Fee Administration (CDTFA).

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

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

Resolution No. 2023-R1:

A RESOLUTION AUTHORIZING AND REQUESTING THE INVESTMENT OF EXCESS FUNDS IN THE LOS ANGELES COUNTY TREASURY POOL

Resolution No. 2023-R2:

A RESOLUTION AUTHORIZING INVESTMENT OF PUBLIC MONIES IN THE LOCAL AGENCY INVESTMENT FUND (LAIF) AND AUTHORIZING SIGNATORIES ON ALL ACCOUNTS OF THE CITY

Resolution No. 2023-R3:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK AUTHORIZING EXAMINATION OF SALES OR TRANSACTIONS AND USE TAXES RECORDS

3-C. APPOINTMENT OF COMMISSION, BOARD AND COMMITTEE MEMBERS

In 2013, the City Council added Chapter 2.82 to the Monterey Park Municipal Code ("MPMC") restructuring the establishment of the Commissions, Boards and Committees, collectively "Commissions," and redefines the appointment procedures. In accordance with the MPMC, each council member appoints his/her respective representative(s) to the 9 commissions to serve a maximum of two 4-year terms. If an individual separates from serving on a board or commission because the individual has completed serving terms, such person cannot be reappointed to the same board or commission for at least twelve consecutive months unless authorized by City Council to extend their term. Commissions term is automatically rolled over unless otherwise directed by council members.

Public Speakers:

- Maychelle Yee, resident, reiterated a prior public speaker, Tammy Sam's comments on professional qualifications for Board Committees. She suggested that the council conduct more outreach to inform the community about vacant commission seats. She informed the public that one way they can give back to the community is by volunteering for an open commission seat.

Discussion: (1) Council Member Wong appointed three new commissioners: Gabriel Grajeda to the Design and Review board, Laura Gallegos to the Environmental Commission, and Oriana Chan to the Community Participation Commission. (2) Council Member Ngo appointed Fabian Raygosa to the Community Participation Commission.

Action Taken: The City Council received and filed the list of Commission/Board/Committee members as listed in Attachment 1 to the staff report.

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

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

3-D. ADOPT A RESOLUTION AMENDING RESOLUTION NO. 12195 GOVERNING PROCEDURES FOR CITY COUNCIL REORGANIZATION AND ROTATING MAYORAL RESPONSIBILITIES

On September 16, 2020, the City Council amended Resolution No. 12155 and adopted Resolution No. 12195 memorializing actions taken by City Council and establishing procedures for City Council reorganization and rotating mayoral responsibilities. The draft resolution amends Resolution Nos. 12155 and 12195 to clarify the rotation order and set subsequent appointments of mayor and mayor pro tempore. No other changes are proposed.

Action Taken: The City Council adopted Resolution No. 2023-R4 amending Resolution Nos. 12155 and 12195 Governing Procedures for City Council Reorganization and Rotating Mayoral Responsibilities on Consent Calendar.

Resolution No. 2023-R4:

A RESOLUTION ESTABLISHING PROCEDURES FOR CITY COUNCIL REORGANIZATION AND ROTATING MAYORAL RESPONSIBILITIES

3-E. TERMINATE LOCAL EMERGENCY RESULTING FROM EXPOSURE TO THE COVID-19 VIRUS

On December 6, 2022, the City Manager was informed that at least one of the newly elected public officials tested positive for the COVID-19 virus. To protect public health and safety, the City Manager issued an administrative Declaration of Emergency regarding the December 7th meeting. Among other things, the City Manager implemented teleconferencing and electronic protocols to help reduce the chance that persons attending the December 7th meeting might be exposed

to COVID-19. At this time, staff recommends terminating a local emergency declared by Resolution 2022-R93, effective January 13, 2023.

Action Taken: The City Council terminated a local emergency declared by Resolution No. 2022-R93 resulting from exposure to the Covid-19 virus on Consent Calendar.

3-F. ADOPT A RESOLUTION DECLARING A LOCAL EMERGENCY RESULTING FROM THE 2023 WINTER STORMS AND RATIFYING THE CITY MANAGER'S ADMINISTRATIVE DECLARATION OF EMERGENCY DATED JANUARY 12, 2023

On January 4, 2023, the Governor declared a statewide emergency because of the multiple Winter Storms sweeping over California. The President of the United States subsequently issued a federal declaration of emergency on January 8, 2023 for the same reasons. In response, the City Manager declared an administrative emergency dated January 12, 2023 and effective January 8, 2023. The City Council must ratify such actions within seven days after the administrative declaration of emergency. If adopted, the proposed Resolution would declare there to be a local emergency because of the 2023 Winter Storms and ratify the actions undertaken by the City Manager since January 8, 2023.

CEQA (California Environmental Quality Act)

The Resolution itself and the actions anticipated by the Resolution were reviewed pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"). Based upon that review, this action is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.

Action Taken: The City Council adopted Resolution 2023-R5 declaring a local emergency resulting from 2023 Winter Storms and ratifying the City Manager's Administrative Declaration of Emergency dated January 12, 2023 on Consent Calendar.

Resolution No. 2023-R5:

A RESOLUTION ADOPTED BY THE CITY COUNCIL FOR THE CITY OF MONTEREY PARK CONFIRMING THE EXISTENCE OF A LOCAL EMERGENCY

3-G. NOTICE OF COMPLETION FOR 2022 SLURRY SEAL AT VARIOUS LOCATIONS, SPECIFICATION NO. 2022-005

Pursuant to City Council Resolution No. 11701, the Public Works Director is authorized to record a Notice of Completion for the 2022 Slurry Seal at Various Locations, Specification No. 2022-005. The project is now complete, and the work was inspected and approved by the City Engineer.

Action Taken: The City Council received and filed the Notice of Completion recorded by the Public Works Director on December 19, 2022 accepting the 2022 Slurry Seal at Various Locations Specification No. 2022-005 completed by Onyx Paving Company, Inc. on Consent Calendar.

3-H. AMENDMENT TO UNITED STORM WATER INC. AGREEMENT 2309-A, AND AWARD OF CONTRACT FOR CATCH BASIN MAINTENANCE

On June 2022, City Council approved a Public Works contract with United Storm Water, Inc., to install Connector Pipe Screen (CPS) units at 130 catch basin locations throughout the City. The Public Works contract was for a total amount of \$99,450, and contingency up to \$9,945 or 10% of the contract amount. To reach the City's 99% trash discharge reduction goal, the City's Stormwater Program consultant, John L. Hunter determined that retrofitting an additional 100 catch basins will be required. Staff recommends amending the current agreement with United Storm Water for the installation of an additional 100 CPS units, increasing the approved contract amount from \$109,395 to \$199,395.

Furthermore, the City is currently responsible for maintaining all City owned catch basins by conducting routine inspections and cleaning to avoid flooding issues. Once the CPS units are installed, the City will also be responsible for maintaining the retrofit device and county-owned catch basin per the County of Los Angeles Maintenance Standards. Staff recommends the award of a maintenance contract to United Storm Water for the inspection and cleaning of retrofitted County owned catch basins and all City owned catch basins. The proposed agreement would be for three years with the option to extend for two one-year terms. The estimated term cost for services is \$60,000 per year, with annual CPI increases.

CEQA (California Environmental Quality Act)

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

Action Taken: The City Council authorized the City Manager to execute the First Amendment, in a form approved by the City Attorney, to Agreement No. 2309-A with United Storm Water, Inc., to retrofit an additional 100 catch basins with Connector Pipe Screens in the amount of \$90,000 including labor and 15% contingency; and authorized the City Manager to execute a three-year Maintenance Agreement with an option to extend for an additional two one-year terms, in a form approved by the City Attorney, with United Storm Water, Inc. in an amount of \$60,000 per year with annual CPI increases, for the maintenance of all City-owned catch basins and retrofitted County owned catch basins with Connector Pipe Screen (CPS) Units on Consent Calendar.

4. PUBLIC HEARING – None.

5. NEW BUSINESS

5-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA APPOINTING COUNCIL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

The City Council generally appoints representatives to various regional and community organizations annually. Appointments are recommended by the Mayor and confirmed by the City Council.

Public Speakers:

- Joseph Leon, resident, said he would like to continue to serve as a representative on the San Gabriel Valley Mosquito and Vector Control board.

Action Taken: The City Council adopted Resolution No. 2023-R6 appointing representatives to specific organizations.

Motion: Moved by Council Member Wong and seconded by Council Member Ngo motion carried by the following vote:

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

Resolution No. 2023-R6:

A RESOLUTION APPOINTING CITY COUNCILMEMBERS TO SPECIFIC ORGANIZATIONS.

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Yiu announced her attendance at the Lunar New Year Press Conference on Tuesday January 17, 2023. She reminded everyone about the City's big Lunar New Year celebration that will begin on Saturday January 21, 2023 and encourages family to go. She wished everyone Happy Lunar New Year.

Council Member Ngo welcomed everyone back from the holidays. He reminded everyone to stay safe, especially with the recent and upcoming rain storms. He invited everyone to the Lunar New Year event that celebrates the great diversity of the city.

Council Member Wong stated his attendance at the Lunar New Year Press Conference and is excited to usher in the year of the rabbit. He reminded residents

with the amount of rain received; we still need to conserve water. Drought conditions continue to persist. He wishes everyone Happy Lunar New Year and thanked the staff in preparation for this big event.

Mayor Pro Tem Sanchez announced his attendance at the Lunar New Year Press Conference and is excited to participate in the festival. He also attended the Farmers Market that was held at Barnes Park. He had the opportunity to talk to most of the vendors and they mentioned with the new location, they are getting more foot traffic and sales. He thanked the city staff for coordinating the events. His family and other families of Monterey Park appreciate the programs that are being offered by the city.

Mayor Lo informed the public of his attendance to the Lunar New Year Press Conference and invited the community to the Lunar New Year celebration. He mentioned that Monterey Park is usually one of the first cities to kick off this celebration. He reminded the community that the Mayoral rotation will be on Tuesday, January 24, 2023. He enjoyed his term being Mayor and saved his remarks for the next Council meeting. He also announced the Police Chief Swearing-In ceremony that will take place on Thursday January 19, 2023 at 5:00 p.m. and thanked Police Chief Wiese for being the face of the community and its public safety needs.

7. **FUTURE AGENDA ITEMS** – None.
8. **CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**
None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 8:40 p.m. in memory of Pat Reichenberger, Former Mayor, Council Member and Resident.

Maychelle Yee
City Clerk



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3B

TO: The Honorable Mayor and City Council

FROM: Ron Bow, City Manager

SUBJECT: A Resolution of the City Council of the City of Monterey Park, Opposing Initiative No. 21-0042A1, The Taxpayer Protection and Government Accountability Act

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a Resolution opposing Initiative No. 21-0042A1, the Taxpayer Protection and Government Accountability Act; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Taxpayer Protection and Government Accountability Act would amend the California Constitution with provisions that limit voters' authority and input, adopt new and stricter rules for raising taxes and fees, and may make it more difficult to impose fines and penalties for violation of state and local laws. The proposed constitutional initiative is sponsored by the California Business Roundtable.

The measure puts billions of local government tax and fee revenues at risk statewide with related core public service impacts. The measure would have significant negative impacts on the City of Monterey Park's operations and core service delivery by reversing the recent voter enacted Measure MP that was approved in November 2022.

MAJOR PROVISIONS

Fees and Charges¹:

- Except for licensing and other regulatory fees, fees and charges may not exceed the "actual cost" of providing the product or service for which the fee is charged. "Actual cost" is the "minimum amount necessary." The burden to prove the fee or charge does not exceed "actual cost" is changed to "clear and convincing" evidence.

¹ Initiative No. 21-0042A1 (pgs.4-6; Section 1 (a)-(j))

- Requires fees and charges paid for the use of local and state government property and the amount paid to purchase or rent government property to be “reasonable.” These fees and charges are currently allowed to be market-based. Whether the amount is “reasonable” (introducing a new legal standard aiming to force below market fee and charge amounts) must be proved by “clear and convincing evidence.”² The standard may significantly reduce the amount large companies (e.g., oil, utilities, gas, railroads, garbage/refuse, cable, and other corporations) will pay for the use of local public property.
- Prohibits fees on new development based on vehicle miles traveled.

Taxes³:

- Taxes and fees adopted after Jan. 1, 2022, that do not comply with the new rules, are void unless reenacted.⁴
- Invalidates *Upland* decision that allows a majority of local voters to pass special taxes. The measure specifies that taxes proposed by the initiative are subject to the same rules as taxes placed on the ballot by a city council.
- Expressly prohibits local advisory measures which allow local voters to express a preference for how local general tax dollars should be spent.⁵
- Requires voter approval to expand existing taxes (e.g., Utility, Transient Occupancy) to new territory (e.g., annexations) or to expand the tax base (e.g., new utility service)
- New taxes can only be imposed for a specific time period.
- City charters may not be amended to include a tax or fee.
- All state taxes require majority voter approval.

Fines and Penalties⁶:

- May require voter approval of fines, penalties, and levies for corporations and property owners that violate state and local laws unless a new, undefined adjudicatory process is used to impose the fines and penalties.

BACKGROUND:

On Jan. 4, 2022, the California Business Roundtable filed the “Taxpayer Protection and Government Accountability Act” or AG# 21-0042A1. On Feb. 1, 2023, the measure qualified for the November 2024 ballot.

The League of California Cities, along with a broad coalition of local governments, labor and public safety leaders, infrastructure advocates, and businesses, strongly opposes this initiative.

² Initiative No. 21-0042A1 (pg.5; (3))

³ Initiative No. 21-0042A1 (pgs.4-6; Section 1 (a)-(j))

⁴ Initiative No. 21-0042A1 (pg.7; Section 6 (Sec. 2)(g))

⁵ Initiative No. 21-0042A1 (pg.6 (3))

⁶ Initiative No. 21-0042A1 (pg. 5 (4))

Local government revenue-raising authority is currently substantially restricted by state statute and constitutional provisions, including the voter approved provisions of Proposition 13 of 1978, Proposition 218 of 1996, and Proposition 26 of 2010. The Taxpayer Protection and Government Accountability Act adds and expands restrictions on voters and local government tax and fee authority.

Fees

Local governments levy a variety of fees and other charges to provide core public services.

Major examples of affected fees and charges are:

- Nuisance abatement charges, such as for weed, rubbish, and general nuisance abatement to fund community safety, code enforcement, and neighborhood cleanup programs.
- Commercial franchise fees.
- Emergency response fees, such as in connection with DUI.
- Advanced Life Support (ALS) transport charges.
- Document processing and duplication fees.
- Transit fees, tolls, parking fees, and public airport and harbor use fees.
- Facility use charges, fees for parks and recreation services, garbage disposal tipping fees.

Virtually every city, county, and special district must regularly (e.g., annually) adopt increases to fee rates and charges and revise rate schedules to accommodate new users and activities. Most of these would be subject to new standards and limitations under threat of legal challenge. Based on the current volume of fees and charges imposed by local agencies, including council-adopted increases to simply accommodate inflation, Cal Cities estimates the amount of local government fee and charge revenue at risk is approximately \$2 billion per year including those adopted since Jan. 1, 2022. Over ten years, \$20 billion of local government fee and charge revenues will be at heightened legal peril.

The City of Monterey Park increased fees in 2022, by the CPI of 8.3% to assist the City in paying increased costs.

Taxes

Hundreds of local tax measures were approved in 2022 that likely do not comply with the provisions of the initiative. Nearly \$2 billion of annual revenues from these voter-approved measures will cease a year after the effective date of the measure, reducing the local public services funded by these measures, unless the tax is re-submitted for voter approval.

Reductions on local government tax revenues have impacts on core services and infrastructure including fire and emergency response, law enforcement, streets and

roads, drinking water, sewer sanitation, parks, libraries, affordable housing, homelessness prevention, and mental health services.

The City of Monterey Park's Measure MP established a $\frac{3}{4}\text{¢}$ transaction and use (sales) tax that will be in effect until ended by the voters generating approximately \$8.5 million annually.

Fines and Penalties

Under existing law, cities are required to provide due process before imposing a penalty or fine for violation of its municipal code:

1. A local agency must adopt administrative procedures that govern imposing fines and penalties, including generally providing a reasonable period of time for a person responsible for a continuing violation to correct or remedy the violation.
2. Notice must be given to the violating party before imposing the penalty; and give the party an opportunity to be heard and present any facts or arguments].
3. The fine may not be "excessive."

The initiative converts administratively-imposed fines and penalties into taxes unless a new, undefined, and ambiguous "adjudicatory due process" is followed. This provision may put at risk authority to impose fines and penalties for violations of state and local law.

FISCAL IMPACT:

If the Taxpayer Protection and Government Accountability Act is placed on the November 2024 ballot and passes, the City may lose approximately \$8,500,000 annually in General Fund revenues from the passing of Measure MP, which has been projected to support and maintain essential City services. The City will also have to revert to 2021 service user fees further reducing general fund revenues and straining the City's annual operating budget.

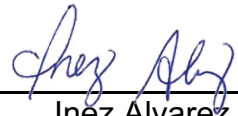
Adopting the Resolution will include the City of Monterey Park in standing together with other governing bodies in efforts to stop this potential dramatic revenue loss going to ballot.

Respectfully submitted by:



Ron Bow
City Manager

Prepared by:



Inez Alvarez
Assistant City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS

1. Draft Resolution

ATTACHMENT 1

Draft Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK TO OPPOSE INITIATIVE 21-0042A1, THE TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT

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

SECTION 1: The City Council finds as follows:

- A. An association representing California's wealthiest corporations and developers is spending millions to push a deceptive proposition aimed for the November 2024 statewide ballot.
- B. The measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent.
- C. The measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure and our environment.
- D. The measure may make it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods.
- E. The measure puts billions of dollars currently dedicated to local services at risk and could force cuts to fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more.

SECTION 2: The City of Monterey Park opposes Initiative 21-0042A1 and will join the No on Initiative 21-0042A1 coalition, a growing coalition of public safety, education, labor, local government, and infrastructure groups throughout the state.

SECTION 3: The City Manager, or designee, is authorized to email a copy of adopted resolution and opposition letter to the League of California Cities at BallotMeasures@calcities.org.

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 provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *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 6: *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 7: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

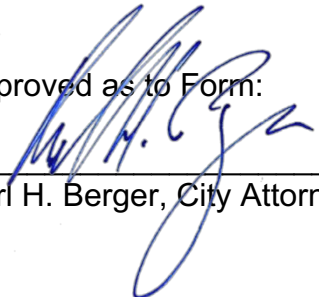
PASSED AND ADOPTED this 1st day of March, 2023.

Jose Sanchez, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:



Karl H. Berger, City Attorney



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3C

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Finance
SUBJECT: Authorize transfer of Unclaimed Monies to the General fund pursuant to Government Code §§ 50050-50056

RECOMMENDATION:

It is recommended that the City Council consider:

1. Approving the attached Resolution authorizing the transfer of permanently escheated unclaimed funds pursuant to Government Code Sections 50050-50056 and the City's Administrative Policy No. 20-26, and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City's Finance Department maintains a listing of various deposits held by the City. If the monies remain unclaimed after three years, the City Council may transfer such funds to the General Fund.

BACKGROUND:

Escheat is the legal process of lapsing or reverting ownership of unclaimed private monies to the government by operation of law. For any such funds held by the City which remain unclaimed, the City must make every effort to return them to the proper individuals per Government Code §§ 50050-50056.

Government Code § 50051 requires the City to publish in a local newspaper a public notice which states the amount, the name of the payee and the check issuance date of all unclaimed money. If the owner of such monies fails to claim them within the time period stated in the public notice, the City Council may then escheat the funds and transfer them to the General Fund.

The public notice was published on January 5, 2023, in the Monterey Park Progress newspaper to inform the public of the 45-day public review period. At the time of preparing this staff report, City staff has received 2 written comments concerning the unclaimed monies and funds were monies were reissued.

Government Code § 50052 describes the claiming process. Attachment 1 is a list of all monies unclaimed for over three (3) years.

FISCAL IMPACT:

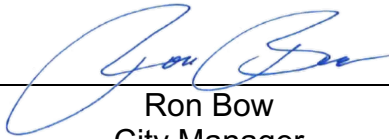
If the City Council approves this recommendation, the General Fund would increase by \$7,349.46.

Respectfully submitted by:



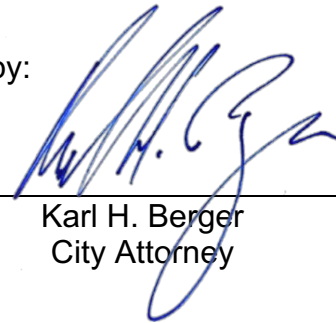
Martha Garcia
Finance Director

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. Unclaimed Funds
2. Unclaimed Monies Administrative Policy 20-26
3. Resolution

ATTACHMENT 1

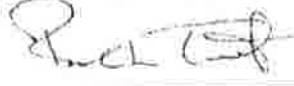
Unclaimed Funds

CHECK #	RECIPIENT	CHECK DATE	AMT
317540	GAMETIME	1/17/2018	315.09
317702	CHINESE ARTS AND CULTURE ASSOCIAT	2/7/2018	300.00
317874	VICTOR TUAN CHIU	2/7/2018	219.92
318025	TIGERS YOUTH ORGANIZATION	2/21/2018	300.00
318477	TERANCE CHEN	4/4/2018	58.77
318730	XIAOLIAN GUO	4/12/2018	53.00
318794	ADVENTIST HEALTH	5/2/2018	118.20
319185	Q Q BAKERY	5/16/2018	78.00
319237	YINTANG RESTAURANT	5/16/2018	198.00
319602	BRIAN ANDRUS	6/20/2018	36.00
319689	RIO HONDO COMMUNITY COLLEGE	6/20/2018	18.40
319717	WEST WHITTIER PAINT CO.	6/20/2018	53.00
320039	COTIVITY	6/30/2018	257.00
320040	COTIVITY	6/30/2018	257.00
320041	COTIVITY	6/30/2018	257.00
320042	COTIVITY	6/30/2018	257.00
320227	AERUS ELECTROLUX	6/30/2018	385.81
320705	ELEAZAR FUENTES	9/5/2018	300.00
320957	INFINITY GUARD SERVICES	9/19/2018	41.50
320973	MARK KEPPEL H.S. ALLIANCE	9/19/2018	200.00
321049	AMERICAN PUBLIC WORKS ASS'N	10/3/2018	399.00
321186	EVERARDO ROMO	10/3/2018	18.00
322008	STEPHANIE FUENTES	12/19/2018	300.00
322150	BRIAN ANDRUS	1/2/2019	18.00
322151	BRIAN ANDRUS	1/2/2019	18.00
322279	THOMAS WOO	1/2/2019	35.34
322283	GEORGE ZAMUDIO	1/2/2019	18.00

CHECK #	RECIPIENT	CHECK DATE	AMT
322722	MICHAEL SUAN	2/20/2019	48.48
322731	VENICE ROOM INC	2/20/2019	245.51
322954	TONY URICH	2/28/2019	18.00
323398	CAROLYN K MORINISHI	4/17/2019	125.00
323476	ABC POULTRY, INC.	4/11/2019	32.00
323644	UNITED STATES/MEXICO SISTER	5/1/2019	77.50
324019	ALEXANDER LOPEZ	06/05/2019	191.76
324047	ALLEN OWENS	06/05/2019	95.88
324369	KARL WONG	06/30/2019	308.04
324453	GOOD BROTHERS GARDEN LLC	06/30/2019	239.23
324485	MPMMX LLC	06/30/2019	239.24
324636	M & M REALTY PARTNERS	06/30/2019	212.78
325122	MARY ATHONOS	09/18/2019	25.00
325316	LA KAM KWONG CHURCH	10/02/2019	200.00
325492	FEDEX OFFICE PRINTS & SHIP SERVICES	10/16/2019	81.29
326154	STATE OF CALIFORNIA DEPARTMENT OF	11/27/2019	22.00
326476	MONTEREY PARK CHORUS INC	12/26/2019	300.00
326234	HANG LOOSE, INC	12/18/2019	377.72
Balances as of 2/21/2023			\$7,349.46

ATTACHMENT 2

Unclaimed Monies Administrative Policy 20-26

City of Monterey Park Administrative Policy	Policy Number: 20-26
	Issue Date: 01/15/2013
	Revised Date:
Subject: Unclaimed Monies	City Manager Approval  Page Number 1 of 3
<u>Purpose:</u> This Administrative Policy and Procedure ("AP&P") establishes policies and procedures to escheat unclaimed monies to the City's general fund in accordance with Government Code §§ 50050 to 50055. <u>Provisions:</u> I. <u>Summary of Procedures</u> A. Unclaimed money remaining under the City's control for at least three (3) years may be escheated to the City in accordance with this AP&P. B. The City Treasurer may publish notice pursuant to Government Code § 50051 once a week for two (2) successive weeks in a newspaper of general circulation which lists unclaimed monies held by the City for more than three (3) years. C. Persons seeking to claim the monies may present satisfactory evidence to the City Treasurer regarding their right to recover money. The City Treasurer may then release such monies to the depositor, heir, beneficiary, or duly appointed representative at any time before the noticed meeting at which the City Council will consider escheating the monies to the general fund (Government Code § 50052.5). D. Unless claimed or challenged by a verified complaint, unclaimed monies become the property of the City of Monterey Park forty-five (45) days after the initial public notice Pursuant to Government Code §§ 50050 and 50051. E. The City Council may transfer unclaimed monies to the General Fund by resolution in accordance with Government Code § 50053. F. Pursuant to Government Code § 50055, unclaimed monies less than \$15.00, or any amount if the depositor's name is unknown, which remain unclaimed for the period of one year may be transferred to the general fund by the City Council without the necessity of public notification in a newspaper.	

- G. The City Treasurer may delegate authority to the department that maintains the supporting records of unclaimed monies pursuant to Government Code § 50056.

II. Public Notification

- A. By June 30 of each year, the Finance Department will identify all unclaimed monies of at least \$15.00 held by the City for at least three (3) years.
- B. Unclaimed monies identified by the Finance Department will be incorporated into a public notice published once a week for two (2) successive weeks in a newspaper of general circulation.
- C. Public notices must include the following information:
 - 1. The last known owner of the unclaimed monies;
 - 2. The amount of unclaimed money;
 - 3. The City fund in which the unclaimed monies are held, e.g., the General Fund;
 - 4. Notice that such unclaimed monies become the City's property on a date that is not less than forty-five (45) days after the first publication of the notice.
- D. A copy of the approved notice format is found at the end of this policy.
- E. Proof of publication must be permanently retained as verification that the notice was placed in the publication and ran for two (2) consecutive weeks.

III. Disbursement and Funds Transfer

- A. The City Treasurer may release to the depositor of the unclaimed money, heir, beneficiary, or duly appointed representative, the unclaimed money, except as otherwise noted in this policy, if
 - 1. A claim is filed before the date the money becomes the City's property.
 - 2. Proof substantiating the claim is conveyed in writing, including the following:
 - (a) Claimant's name, address and telephone number;
 - (b) Social security number or FEIN;
 - (c) Proof of identity such as a copy of drivers license, social security card, or birth certificate;
 - (d) The amount of the claim; and
 - (e) The grounds on which the claim is made.

- B. Should the City Treasurer reject a claim, the claimant may file a verified complaint seeking to recover all, or a designated part, of the money in Los Angeles County Superior Court. Such complaint must be served upon the City within thirty (30) days after a claim is rejected. The City Treasurer must withhold the release of the portion of unclaimed money for which a court action has been filed until a decision is rendered by the court.
- C. Except as otherwise provided, upon close of business on the forty-fifth (45) day after publication of the first notice, unclaimed monies escheat to the City of Monterey Park.
- D. When unclaimed monies become the City's property, the City Council may transfer them to the General Fund.
- E. Unclaimed monies less than \$15.00 that are more than twelve (12) months old may be transferred to the General Fund by the City Council without notice.

Attachments:

- Exhibit A - Public Notification
- Exhibit B - Sample Claim Form
- Exhibit C - Resolution

EXHIBIT A

CITY OF MONTEREY PARK
320 W. Newmark Avenue
Monterey Park, CA 91754

Take Notice that the City of Monterey Park is holding funds as set forth below. If funds are not claimed by ____, these funds will become the property of the City of Monterey Park in accordance with Government Code § 50052.

Funds may be released to the depositor, their heir, beneficiary, or duly appointed representative provided a claim form is completed with the necessary information. The required information is as follows:

- Name, address, telephone number, and social security number (or FEIN).
- Amount of claim.
- Proof of identity such as copy of driver's license, social security card or birth certificate.
- Grounds on which claim is founded.

The Unclaimed Money Claim Form is available at the City of Monterey Park Finance Department, located at 320 W. Newmark Avenue, on the 2nd Floor.

Funds on deposit for over three (3) years are:

OUTSTANDING CHECKS

[illegible]

EXHIBIT B

**CITY OF MONTEREY PARK
Unclaimed Money - Claim Form**

Return completed form to:
City of Monterey Park
320 W. Newmark Avenue
Monterey Park, CA 91754

Pursuant to Government Code § 50052, I wish to file a claim for previously unclaimed monies in the amount of \$ _____ that was published in the _____ on _____. The grounds on which I file this claim are:

Vender or Individual Name (printed)

Taxpayer I.D. or Social Security No.

Vender or Individual Name (signature)

Telephone Number

Address

City/State/Zip Code

FOR FINANCE DEPARTMENT ONLY

Name of Payee: _____
Original Check No. _____ Check Date _____ Check Amount _____
Replacement Check No. _____ Check Date _____ Check Amount _____
Proof of Identity Verified: Driver's License _____ Social Security Card _____ Birth
Certificate _____
Verified By: _____ Date: _____
Approved By: _____ Date: _____

EXHIBIT C

RESOLUTION NO. ____

A RESOLUTION ESTABLISHING UNCLAIMED MONIES BE RECOGNIZED AS PROPERTY OF THE CITY OF MONTEREY PARK AND ORDERING ITS TRANSFER TO THE CITY'S GENERAL FUND PURSUANT TO GOVERNMENT CODE § 50053.

IV. The attached Exhibit "A," which is incorporated by reference, lists monies held by the City of Monterey Park and unclaimed in a special fund(s) for more than three years.

V. Proper notice was given at least forty-five (45) days before ____ that if monies remained unclaimed, they would become property of the City in accordance with Government Code § 50051.

VI. The City processed all claims or verified complaints for such monies.

VII. In accordance with Government Code §50053, the unclaimed monies on the attached list in the total amount of \$ ____ is the property of the City of Monterey Park and may be transferred from the respective fund(s) to the General Fund's cash account.

VIII. This Resolution becomes effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED, this ____ day of _____, 20__.

Mayor

ATTEST:

City Clerk

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

By: _____
Karl H. Berger, Assistant City Attorney

ATTACHMENT 3

Resolution

RESOLUTION NO. ____

**A RESOLUTION ESTABLISHING UNCLAIMED MONIES BE
RECOGNIZED AS PROPERTY OF THE CITY OF MONTEREY PARK
AND ORDERING ITS TRANSFER TO THE CITY'S GENERAL FUND
PURSUANT TO GOVERNMENT CODE § 50053.**

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

SECTION 1: The City Council finds as follows:

- A. Attachment 1, which is incorporated by reference, lists monies held by the City of Monterey Park and unclaimed for more than three years.
- B. The City processed all claims or verified complaints for such monies.
- C. In accordance with Government Code § 50053, the unclaimed monies on the attached list (Attachment 1), in the total amount of \$7,349.46 is the property of the City of Monterey Park and may be transferred from the respective fund(s) to the General Fund's cash account.

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 provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 5: *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 6: *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 7: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

(Mayor signature and attestation must be on the same page.)

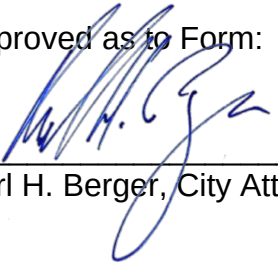
PASSED AND ADOPTED this ____ day of _____, 2023.

Jose Sanchez, Mayor

Attest:

Maychelle Ye, City Clerk

Approved as to Form:



Karl H. Berger, City Attorney



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3D

TO: The Honorable Mayor and City Council
FROM: Martha Garcia, Director of Finance
SUBJECT: FY 2022-2023 Mid-Year Financial Report

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the FY 2022-2023 Mid-Year Financial Report;
2. Authorizing the increase of Committed Catastrophic-Event by up to \$500 thousand from \$4.84 million to up to \$5.34 million;
3. Authorizing an additional budget appropriation of \$1,088,719 from American Rescue Plan Act, Water and Sewer funds; and
4. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The City's Mid-Year Report compares the revenues and expenditures occurring during the first six months of the fiscal year against budgeted amounts to determine appropriate adjustments; provides links between the City budget, the financial records, and the independent financial audit and; compares revenues earned and expenses made during the first six months of the Fiscal Year (FY) 2022-2023 against the FY 2021-2022 figures.

BACKGROUND:

General Fund Revenues

The City receives revenues from taxation, State or Federal intergovernmental transfers, and user charges. The following table depicts a comparison of FY 2021-2022 Mid-Year revenues received versus FY 2022-2023 Mid-Year revenues received.

General Fund Revenues	Mid-Year FY21-22 12/31/2021	Mid-Year FY22-23 12/31/2022	Percent Difference 2022 VS 2023	Budget Update FY22-23	Percent Revenue to Date
Property Tax	4,997,793	5,728,007	15%	21,628,351	26%
Sales Tax	3,197,830	3,472,307	9%	9,747,597	36%
Measure MP Sales Tax	0	0	0%	1,200,000	0%
Transient Occupancy Tax	608,959	1,446,243	137%	2,796,243	52%
Utility User Tax	1,619,240	1,643,381	1%	3,294,841	50%
Business License Tax	203,437	156,770	-23%	885,286	18%
Other Tax	204,396	235,737	15%	1,278,931	18%
Licenses & Permits	611,231	1,024,912	68%	1,525,002	67%
Service Charges & Fees	2,317,186	3,021,009	30%	6,903,095	44%
Other Revenue	2,057,603	2,163,539	5%	4,142,875	52%
TOTAL	15,817,675	18,891,905	19%	53,402,221	35%

Total General Fund revenue collections are at 35% of total estimated revenues with half of the year complete. This is below 50% because certain revenues have a delay in when they are received by the City; specifically, it only represents four months of Sales Tax revenue, four months of Franchise Fee revenue, and approximately 25% of property tax revenue. Because the City has a diverse revenue basis for total General Fund revenues, changes to a specific revenue source will not have profound impacts overall.

General Fund Expenditures

Overall Citywide General Fund expenses are at 49% at December 31, 2022.

	Budgeted	YTD Expended 12/31/2022	YTD Percentage 12/31/2022
City Attorney	688,046	335,415	48.75%
City Clerk	692,076	286,669	41.42%
City Council	222,551	91,666	41.19%
City Manager	1,460,803	709,739	48.59%
City Treasurer	28,297	12,364	43.69%
Community CIP	231,909	231,909	100.00%
Community Development	1,815,363	885,418	48.77%
Fire	13,699,122	6,931,892	50.60%
HR & Risk Management	601,191	295,969	49.23%
Library	2,433,044	1,122,305	46.13%
Finance	2,702,665	1,099,317	40.68%
Non-Department	1,887,569	939,333	49.76%
Police	20,761,512	10,582,018	50.97%
Public Works	3,000,432	1,153,714	38.45%
Recreation & Community	1,749,786	846,719	48.39%
YTD Total	51,974,367	25,524,445	49.11%

The City is monitoring its revenues closely and is controlling its expenditures in a prudent and fiscally responsible manner.

Proposed Mid-Year Budget Changes:

ARPA Fund – Budget Augmentation

- Demolition of the training tower at Station 3 due to safety concerns with a cost of \$100,000.
- Rekeying of City Hall doors with a cost of \$100,000.
- Emergency Rescue Ambulance with a cost of \$375,000.
- GoMPK Software licensing, Points Merchant Reimbursements, and additional marketing costs of \$58,000.
- Fire Department software subscription costs of \$6,802.

- Verdugo Services increased costs at \$14,207.
- Fire Protection Engineering & Consulting Services increased cost at \$15,694.
- Human Resources costs related to recruitments and onboarding at \$100,000.
- Police Department costs related to the January 21, 2023 incident at \$58,900.
- Recreation and Community Services vehicle to transport hazardous materials cost of \$40,000.

Enterprise Funds – Budget Augmentation

- Water funds in the amount of \$175,116 for contracted staffing and on-call contract services.
- Water funds in the amount of \$23,000 for the unanticipated repair and maintenance of city facilities and to cover the rise in cost for material and labor.
- Water funds in the amount of \$14,000 and Sewer funds in the amount of \$8,000 for replacement of fleet vehicles assigned to the Public Works Director, Maintenance Manager and Water Utility Manager.

Mid-Year Staffing Changes

Department	Position	Salary & Benefits
Public Works	Add Part-Time Senior Clerk Typist	63,198.75
Public Works	Delete Full-Time Senior Clerk Typist	(84,265.00)
Public Works	Add Full-Time Public Works Manager	150,268.00
Public Works	Delete Full-Time Principal Management Analyst	(132,476.00)
Public Works	Add Full-Time Senior Civil Engineer	206,000.00
Public Works	Delete Full-Time Civil Engineer Associate	(185,908.00)
Finance	Add Full-Time Finance Analyst	285,325.00
Finance	Delete Full-Time Support Services Supervisor	(129,143.00)
Finance	Delete Full-Time Payroll Technician	(108,437.00)
Finance	Delete Full-Time Support Services Manager	(150,789.00)
Total Savings		(86,226.25)

General Fund Balance

The City Council has established an Unrestricted General Fund Balance of a minimum of two months of the General Fund regular revenues or operating expenditures, as recommended by the Government Finance Officers' Association (GFOA).

The City's Unrestricted General Fund Balance represents the available resources to provide funding for future contingencies such as earthquakes, civil unrest, economic fluctuations, major infrastructure repairs and investment in capital for improved productivity and efficiencies. Inadequate reserves increase financial risk, negatively impact cash flow, and reduce the City's ability to attract and sustain economic development and growth.

At June 30, 2022, the City continues to meet the Government Finance Officers Association

(GFOA) recommended amounts of no less than two months of regular operating revenues or expenditures.

GENERAL FUND BALANCE

	30-Jun-21	30-Jun-22 Unaudited
RESTRICTED		
Nonspendable		
Prepaid Items	72,590	82,310
Total Nonspendable	72,590	82,310
UNRESTRICTED		
Committed:		
Catastrophic Event	4,340,000	4,840,000
Working Capital	3,000,000	3,000,000
Economic Development	1,886,927	1,886,927
Total Committed	9,226,927	9,726,927
Assigned		
City Capital Improvements	21,418,237	19,156,028
Total Assigned	21,418,237	19,156,028
Unassigned		
General Fund	4,419,338	0
Total Unassigned	4,419,338	0
Total Fund Balance	\$35,137,092	\$28,965,265

FISCAL IMPACT:

The City is requesting a mid-year budget augmentation in the amount of \$868,603 from ARPA funds, \$212,116 from Water funds and \$8,000 from Sewer funds. Total budget augmentation request equals \$1,088,719.

Respectfully submitted by:



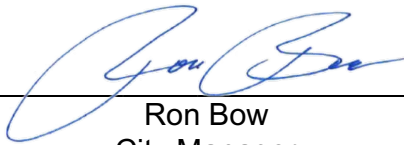
Martha Garcia
Finance Director

Prepared by:



Laura Borjon
Finance Manager

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Mid-Year Budget Report Fiscal Year 2022-2023

ATTACHMENT 1
Mid-Year Budget Report
Fiscal Year 2022-2023

City of
Monterey Park
Finance Department



MID-YEAR BUDGET REPORT
FISCAL YEAR 2022-2023

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Overview

The City's Mid-Year Report compares the revenues and expenditures during the first six months of the fiscal year against budgeted amounts to determine appropriate adjustments; provides links between the City budget, financial records, and the independent financial audit; and compares revenues earned and expenses made during the first six months of the Fiscal Year (FY) 2022-2023 against the FY 2021-2022 figures.

This information is provided in the following format:

- The starting point is the FY 2021-2022 ending fund balances, which is also the beginning Available Fund Balance for the FY 2022-2023. Combining the beginning Available Fund Balances with the estimated revenues, transfers, and appropriations adopted in the Budget and this report, provides the estimated ending fund balances.

As a result of a comprehensive review, adjustments are recommended where actual receipts and disbursements are materially different from the budgeted amounts. Although budget adjustments are recommended across several City funds, typically the emphasis of the Mid-Year Budget Report is directed at the General Fund. The General Fund is deemed to be the most critical as it provides most services commonly associated with government (i.e., public safety, recreation, parks, building, public works, planning, etc.) and is limited primarily by tax-generated revenues.

The Mid-Year Report is normally based on the completed Annual Comprehensive Financial Report (ACFR) or audited financial statements. This year, the completion of the ACFR has been met with a delay due to shortages and illness with the City's independent auditing firm, CliftonLarsonAllen LLP (CLA). The ACFR is expected to be presented to City Council on March 15, 2023.

Summary of Key Points

- Over the last few months, slight inflation improvements materialized in various industries, however real change has yet to take hold. Many remain nervous about the economy sliding into a recession. Nevertheless, customer spending remains strong. Experts vary on whether a recession will occur and to what extent. Unemployment rates remain a key indicator of whether this adverse economic situation will occur. From a sales tax perspective, the forecast does reflect a slowdown in taxable merchandise spending as the higher cost of utilities, food and other necessities limit dollars available for discretionary and non-essential items.

- On the November 8, 2022, voters adopted Measure MP which authorizes a $\frac{3}{4}$ cent transactions and use (sales) tax. The measure was adopted based upon a 58.14% voter approval. This tax will begin to be collected by businesses on April 1, 2022 and is projected to generate \$1.2 million in FY2022-2023.
- The Federal American Rescue Plan (ARPA) funds allocated to the City for COVID-19 pandemic recovery efforts continues to subsidize the General Fund. ARPA funds in the amount of \$2.1M were expensed between July 1, 2022 to December 31, 2022.
- The Courtyard by Marriott transient occupancy tax (TOT) revenue is anticipated to realize at 50% higher than previously projected.
- Proposed Mid-Year Budget Changes

ARPA Fund – Budget Augmentation

- Demolition of the training tower at Station 3 due to safety concerns with a cost of \$100,000.
- Rekeying of City Hall doors with a cost of \$100,000.
- Emergency Rescue Ambulance with a cost of \$375,000.
- Go MPK Software licensing, Points Merchant Reimbursements, and additional marketing costs of \$58,000.
- Fire Department software subscription costs of \$6,802.
- Fire Protection Engineering & Consulting Services increased cost at \$15,694.
- Human Resources costs related to recruitments and onboarding at \$100,000.
- Verdugo Services increased costs at \$14,207.
- Police Department costs related to the January 21, 2023 incident at \$58,900.
- Recreation and Community Services vehicle to transport hazardous materials cost of 40,000.

Enterprise Funds – Budget Augmentation

- Water funds in the amount of \$175,116 for contracted staffing and on-call contract services.
- Water funds in the amount of \$23,000 for the unanticipated repair and maintenance of city facilities and to cover the rise in cost for material and labor.
- Water funds in the amount of \$14,000 and Sewer funds in the amount of \$8,000 for replacement of fleet vehicles assigned to the Public Works Director, Maintenance Manager and Water Utility Manager.

Mid-Year Budget Report FY2022-2023

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March 1, 2023

• Mid-Year Staffing Changes

Department	Position	Salary & Benefits
Public Works	Add Part-Time Senior Clerk Typist	63,198.75
Public Works	Delete Full-Time Senior Clerk Typist	(84,265.00)
Public Works	Add Full-Time Public Works Manager	150,268.00
Public Works	Delete Full-Time Principal Management Analyst	(132,476.00)
Public Works	Add Full-Time Senior Civil Engineer	206,000.00
Public Works	Delete Full-Time Civil Engineer Associate	(185,908.00)
Finance	Add Full-Time Finance Analyst	285,325.00
Finance	Delete Full-Time Support Services Supervisor	(129,143.00)
Finance	Delete Full-Time Payroll Technician	(108,437.00)
Finance	Delete Full-Time Support Services Manager	(150,789.00)
Total FTE		(86,226.25)

- The City's General Fund balance committed for catastrophic events is established at \$4,840,000. These funds should be sufficient to allow for a quick and decisive municipal response to events such as natural disasters, catastrophic accidents, or other declared emergency incidents. The City has implemented a strategic plan to increase the Committed Catastrophic Event amount to \$6.3M by FY 2024-2025. At June 30, 2020, the Committed Catastrophic Event amount has gone from \$2.3M to \$4.8M at June 30, 2022, at this time, the City is requesting to increase its Committed-Catastrophic by an amount up to \$500,000 from \$4.84M up to \$5.34M for the year ending 6/30/2023, to secure higher unrestricted reserves in the event of a catastrophe.

Mid-Year Budget Changes

General Fund Revenues:

	Unaudited FY21-22	Mid-Year FY21-22 12/31/2021	Adopted Budget FY22-23	Mid-Year FY22-23 12/31/2022	Budget Update FY22-23
Property Tax	21,308,720	4,997,793	21,470,692	5,728,007	21,628,351
Sales Tax	9,294,060	3,197,830	9,544,249	3,472,307	9,747,597
Measure MP	0	0	0	0	1,200,000
Transient Occupancy Tax	2,098,921	608,959	1,827,566	1,446,243	2,796,243
Utility User Tax	3,278,449	1,619,240	2,961,263	1,643,381	3,294,841
Business License Tax	876,521	203,437	868,634	156,770	885,286
Other Tax	1,422,588	204,396	1,278,931	235,737	1,278,931
Licenses & Permits	1,531,954	611,231	1,525,022	1,024,912	1,525,002
Service Charges & Fees	7,498,057	2,317,186	6,903,095	3,021,009	6,903,095
Other Revenue	1,762,688	2,057,603	4,142,875	2,163,539	4,142,875
TOTAL	49,071,958	15,817,675	50,522,327	18,891,905	53,402,221

Property Tax:

The City receives its property tax revenue from L.A. County during the months of December/January and April/May. These months coincide with the first and second installments paid to L.A. County by the property owners. The City received \$5.7M in the month of December. The City is on track to receive the updated estimated revenue of \$21.6M for FY2022-2023.

Sales Tax:

The California Department of Tax and Fee Administration (CDTFA) issues monthly disbursements to the City after the quarter's end. As of December 31, 2022, the CDTFA has distributed to the City four of the twelve monthly disbursements; a total of \$3.5M. Sales tax revenue will continue to have a slow growth rate as other cost like utilities and food continue to increase in cost. Bradley Burns is expected to generate \$9.7M revenue for the City for the current Fiscal Year. Measure MP passed by the voters in November of 2022 is expected to generate \$1.2M beginning April 1, 2023.

Transient Occupancy Tax:

As of December 31, 2022, the City has received two of the four quarterly Transient Occupancy Tax (TOT) disbursements for a total of \$1,446,243. Courtyard by Marriott TOT is anticipated to generate higher revenue than previously projected. The updated estimated revenue is \$2.8M.

Utility User Tax:

As of December 31, 2022, the City has received \$1.6M of its FY 2021-2022 estimated Utility User Tax (UUT) revenues and is on track to receive the total estimated amount of \$3.3M.

Business License Tax:

City business licenses are renewed each calendar year. Business owners are given until January 31 to renew their business license for the current calendar year without any penalties. The City is expecting most business license revenues to be received in the month of January; thus, up-to-date figures are not reflected in this report. The City anticipates revenues will be slightly higher than projected FY 2022-2023 revenues.

Other Tax:

This category consists of property transfer tax and franchise tax. The property transfer tax is the real estate transfer tax at a rate of \$1.10 per \$1,000 of value transferred. Cities and County share the tax equally. Franchise tax is collected by the City on gas, electric, and cable television utilities for the privilege of using City streets public property. Revenues received by the City as of December 31, 2022, are \$235,737. Projected FY2022-2023 revenues are on target to be realized.

Licenses and Permits:

Permits help to regulate the safety and establish minimum standards for construction in our homes, business, and community. Other licenses and permits issued by the City include, but are not limited to, yard sale, fireworks and tobacco retail. The City is on target to realize its projected FY 2022-2023 revenues.

Services Charges:

This category includes charges for fee-supported City services. As of December 31, 2022, the City has received \$3M of its FY 2022-2023 estimated Service Charge revenues. The City is on target to realize or exceed its projected FY 2022-2023 revenues.

Other Revenue:

Interest income, rentals, and fines are included revenues in the Other Revenue category. As of December 31, 2022, the City has received \$2.1M of its FY 2022-2023 estimated revenues. The City is on target to realize its projected FY 2022-2023 revenues.

General Fund Expenditures:

ACCOUNT DESCRIPTION	ORIGINAL APPROP	TRANFRS/ ADJSMTS/ CARRYVRS	REVISED BUDGET	YTD EXPENDED	AVAILABLE BUDGET	% USED
51 Salary & Benefits	31,754,323	1,003,541	32,757,864	16,293,409	16,464,454	50%
52 Services	6,558,080	242,667	6,800,747	3,261,572	3,539,176	48%
53 Commodities	1,465,264	0	1,465,264	531,953	933,311	36%
54 Internal Service Chg	10,276,510	0	10,276,510	5,138,238	5,138,272	50%
55 Capital Improvement	0	231,909	231,909	231,909	0	100%
56 Debt Serv./Other Pymt	442,074	0	442,074	67,365	374,709	15%
Expense Total	50,496,250	1,478,117	51,974,367	25,524,445	26,449,922	49%

As part of the mid-year process, departments were asked to review their current budgets and determine if any adjustments should be proposed in this report. Since departments have been asked to closely monitor their budgets and spend only what is necessary, the City's overall General Fund expense total at Mid-Year is 49%.

The City is recommending a budget adjustment for the following:

ARPA Fund

- Demolition of the training tower at Station 3 due to safety concerns with a cost of \$100,000.
- Rekeying of City Hall doors with a cost of \$100,000.
- Emergency Medical Services Vehicle (Ambulance) with a cost of \$375,000.
- Go MPK Software licensing, Points Merchant Reimbursements, and additional

marketing costs of \$58,000.

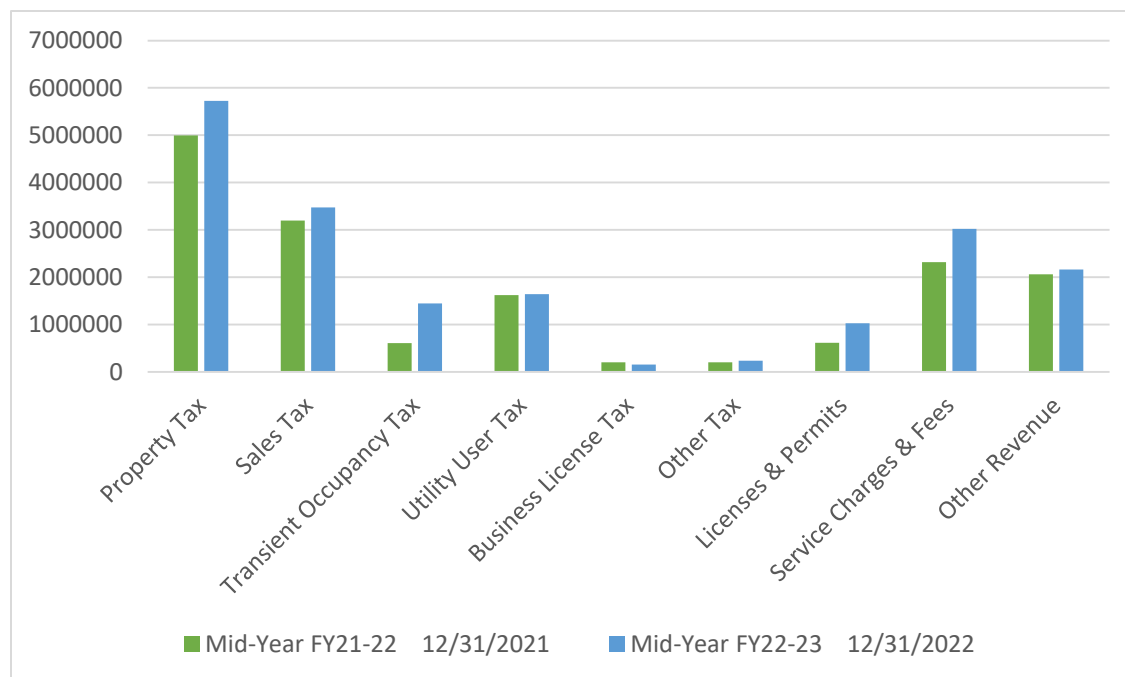
- Fire Department software subscription costs of \$6,802.
- Fire Protection Engineering & Consulting Services increased cost at \$15,694.
- Human Resources costs related to recruitments and onboarding at \$100,000.
- Verdugo Services increased costs at \$14,207.
- Police Department costs related to the January 21, 2023 incident at \$58,900.
- Recreation and Community Services vehicle to transport hazardous materials cost of 40,000.

Enterprise Funds

- Water funds in the amount of \$175,116 for contracted staffing and on-call contract services.
- Water funds in the amount of \$23,000 for the unanticipated repair and maintenance of city facilities and to cover the rise in cost for material and labor.
- Water funds in the amount of \$14,000 and Sewer funds in the amount of \$8,000

General Fund Overview

Revenues are currently 35% collected and expenditures are 50% spent. This reflects the fact that not all revenues and expenditures occur evenly throughout the fiscal year. Significant variances are discussed later in the report, but in general, this trend is consistent with prior years. As reflected on the following chart, collecting approximately 35% of the General Fund revenues by the mid-point of the fiscal year is consistent with prior year trends.



General Fund Revenues:

Total General Fund revenue collections are at 35% of total updated projected revenues with half of the year complete. This is below 50% because certain revenues have a delay in when they are received by the City; specifically, it only represents four months of Sales Tax revenue, four months of Franchise Fee revenue, and approximately 25% of property tax revenue. The table below presents a comparison of the top revenue accounts. Because the City has a diverse revenue basis for total General Fund revenues, changes to a specific revenue source here will not have profound impacts overall. Table shown on next page.

General Fund Revenue Table

General Fund Revenues	Mid-Year FY21-22 12/31/2021	Mid-Year FY22-23 12/31/2022	Percent Difference 2022 VS 2023	Budget Update FY22-23	Percent Revenue to Date
Property Tax	4,997,793	5,728,007	15%	21,628,351	26%
Sales Tax	3,197,830	3,472,307	9%	9,747,597	36%
Measure MP Sales Tax	0	0	0%	1,200,000	0%
Transient Occupancy Tax	608,959	1,446,243	137%	2,796,243	52%
Utility User Tax	1,619,240	1,643,381	1%	3,294,841	50%
Business License Tax	203,437	156,770	-23%	885,286	18%
Other Tax	204,396	235,737	15%	1,278,931	18%
Licenses & Permits	611,231	1,024,912	68%	1,525,002	67%
Service Charges & Fees	2,317,186	3,021,009	30%	6,903,095	44%
Other Revenue	2,057,603	2,163,539	5%	4,142,875	52%
TOTAL	15,817,675	18,891,905	19%	53,402,221	35%

- **Property Tax** – Property tax is the City’s largest revenue source representing 41% of the General Fund FY 2022-23 Estimated Revenue. Property tax revenue received is 15% higher than at the same time last year and budgeted revenues are expected to be slightly higher than originally projected.
- **Sales Tax** – Sales tax is the City’s second largest revenue source representing 21% of the General Fund FY 2022-23 Adopted Budget. Sales tax is 9% higher than at the same time last year and updated budgeted revenues are expected to reach \$10.9 million including Measure MP.
- **Transient Occupancy Tax** – Revenues are 137% more than the previous fiscal year, estimated revenue of \$2.8M has been updated to reflect projected revenue at mid-year. Increased revenues are related to the success of the Courtyard by Marriott.

- **Utility User Tax** - Revenues are 1% more than at mid-year from the previous fiscal year and are expected to realize.
- **Business License Tax** - Business owners are given until January 31, to renew their business license for the current calendar year without any penalties. The City is expecting most business license revenues to be received in the month of January. Thus, budgeted revenues are expected to be met.
- **Licenses and Permits** - Revenues are 68% more than at mid-year from the previous fiscal year. Budgeted revenues are expected to be met or exceed forecasted revenue.
- All other estimated funds are expected to be realized by end of year.

General Fund Expenditures:

Total citywide general fund expenses at FY 2022-23 mid-year are at 51% of budget. Departments over budget are explained below.

	Budgeted	YTD Expended 12/31/2022	YTD Percentage 12/31/2022
City Attorney	688,046	335,415	48.75%
City Clerk	692,076	286,669	41.42%
City Council	222,551	91,666	41.19%
City Manager	1,460,803	709,739	48.59%
City Treasurer	28,297	12,364	43.69%
Community CIP	231,909	231,909	100.00%
Community Development	1,815,363	885,418	48.77%
Fire	13,699,122	6,931,892	50.60%
HR & Risk Management	601,191	295,969	49.23%
Library	2,433,044	1,122,305	46.13%
Finance	2,702,665	1,099,317	40.68%
Non-Department	1,887,569	939,333	49.76%
Police	20,761,512	10,582,018	50.97%
Public Works	3,000,432	1,153,714	38.45%
Recreation & Community	1,749,786	846,719	48.39%
YTD Total	51,974,367	25,524,445	49.11%

General Fund Balance

The City Council has established an Unrestricted General Fund Balance of a minimum of two months of the General Fund regular revenues or operating expenditures, as recommended by the Government Finance Officers' Association (GFOA).

Unrestricted General Fund Balance:

Committed Fund Balance

The City Council, as the City's highest level of decision-making authority, may commit fund balance for specific purposes pursuant to constraints imposed by formal actions taken, such as an ordinance or resolution. These committed amounts cannot be used for any other purpose unless the City Council removes or changes the specific use through the same type of formal action taken to establish the commitment. City Council action to commit fund balance needs to occur within the fiscal reporting period; however the amount can be determined subsequently.

Catastrophic Event - The City of Monterey Park's General Fund balance committed for catastrophic events is established at \$4,840,000. The City has prepared a plan to increase the Committed Catastrophic Event reserves to \$6.3M by the end of fiscal year 2024-2025. At this time, the City is requesting to increase its Committed-Catastrophic amount by up to \$500K from \$4.8M up to \$5.3M for the year ending 6/30/2023.

Working Capital - The City's General Fund balance committed for the purpose of working capital for the delivery of City services during periods of severe operational budget deficits and to mitigate the effects of major economic uncertainties resulting from unforeseen change in revenues and/or expenditures is established at \$3M.

Economic Development - The City's General Fund balance committed for the purpose of economic development for the delivery of the Potrero Grande Street Improvement Project is established at \$1,886,927. City Council approval shall be required before expending any portion of this committed fund balance.

Assigned Fund Balance

Amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed, should be reported as assigned fund balance. This policy hereby delegates the authority to assign amounts to be used for specific purposes to the City Manager for the purpose of reporting these amounts in the annual financial statements. A few examples of assigned fund balance follow.

- *Encumbrances* – materials and services on purchase order and contracts which are unperformed.
- *Reappropriations* – appropriated by the Council for specific projects or programs that were not completed and not encumbered by year end
- *Infrastructure Maintenance Projects* – amounts to be transferred to the General CIP Fund for such projects in the subsequent fiscal year adopted budget

Unassigned Fund Balance

These are residual positive net resources of the General Fund in excess of what can properly be classified in one of the other four categories.

Amounts held in Reserve

Funding of General Fund balance targets will come generally from one-time revenues, one-time expenditure savings, excess fund balance (e.g., unused or reversed assignment or commitments), and revenues in excess of projected expenditures. The total goal range for the City's unrestricted fund balance (includes Committed, Assigned, and Unassigned fund balance) is 50% of General Fund expenditures.

GENERAL FUND BALANCE

	30-Jun-21	30-Jun-22
RESTRICTED		Unaudited
Nonspendable		
Prepaid Items	72,590	82,310
Total Nonspendable	72,590	82,310
UNRESTRICTED		
Committed:		
Catastrophic Event	4,340,000	4,840,000
Working Capital	3,000,000	3,000,000
Economic Development	1,886,927	1,886,927
Total Committed	9,226,927	9,726,927
Assigned		
City Capital Improvements	21,418,237	19,156,028
Total Assigned	21,418,237	19,156,028
Unassigned		
General Fund	4,419,338	0
Total Unassigned	4,419,338	0
Total Fund Balance	\$35,137,092	\$28,965,265

Conclusions

The City's reserves continue to meet the Government Finance Officers Association (GFOA) recommended amounts of no less than two months of regular operating revenues or expenditures and will continue to increase Committed Catastrophic Event reserves.

The City continues to monitor its revenues closely and is controlling its expenditures in a prudent and fiscally responsible manner. The City is requesting a mid-year budget augmentation in the amount of \$868,603 from ARPA funds, \$212,116 from Water funds and \$8,000 from Sewer funds. Total budget augmentation request equals \$1,088,719.



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3E

TO: The Honorable Mayor and City Council
FROM: Jessica Serrano, Interim Director of Community Development
SUBJECT: 2022 Monterey Park General Plan and Housing Element Annual Progress Report

RECOMMENDATION:

It is recommended that the City Council consider:

1. Receiving and filing the 2022 General Plan and Housing Element Annual Progress Report;
2. Directing staff to forward a copy of the report to the Governor's Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD) before April 1, 2023; and
3. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

This report is prepared in compliance with the California Government Code § 65400(a)(2), which mandates that each city and county prepare an annual report on the status and implementation of its General Plan. The report must be submitted by April 1st of each year to the City Council, OPR and HCD.

The 2022 General Plan Annual Progress Report summarizes the City's progress towards implementing the Monterey Park General Plan from January 1 to December 31, 2022. Through calendar year 2022, the City has been continuously implementing the policies and programs that help achieve goals contained within the General Plan.

BACKGROUND:

The City of Monterey Park's last comprehensive update to the General Plan occurred in 2001 and contained seven elements that met Government Code § 65302, addressing land use, circulation, housing, noise, safety, conservation and open space. Since that time, additional amendments to the General Plan have included:

- New Sustainable Community Element (2014);
- New Healthy Community Element (2014);
- Updated Land Use Element (2019);
- Updated Safety and Community Services Element (2022);
- New Environmental Justice Element (2022); and
- Updated Housing Element (2022);

The following section provides an update of the status and implementation of each element of the Monterey Park General Plan:

Land Use Element

A comprehensive update to the Land Use Element was adopted in 2019 and approved by a vote of the people in November 2020. Since this time, City has processed a variety of new land use developments and adopted new land use regulations that have continually upheld the Land Use Element. In 2022, City Council prioritized fixing inconsistencies between the Land Use Element and the Monterey Park Municipal Code (“MPMC”) which implements the Land Use Element. In 2022, the City brought forth zoning updates governing to outdoor dining and offices uses on the first floor within the Central Business zone to the Planning Commission. On February 15, 2023, the City Council introduced an ordinance updating outdoor dining regulations; second reading and adoption is scheduled for March 1, 2023. The City Council also directed further study regarding allowing some office use in the Central Business zone. Staff will work on options for City Council consideration and will provide options at a later date.

Economic Development Element

The Economic Development Element, last updated in 2001, helps guide City efforts to maintain an economically viable range of housing and employment opportunities that meet the needs of residents and workers. The City, through efforts of the Economic Development Division and Community Development Department furthered economic development in the City including using MPK Rewards to highlight and enhance patron and business experience in the City, contacting and meeting with developers and businesses to attract new businesses and retain existing businesses. The City also focused efforts on re-evaluating and updating the business application process to address concerns related to the start up of businesses within the City, which historically spanned several months and included issuing a Certificate of Occupancy for each business and location. A new business approval process was launched in the 3rd quarter of 2022. Business owners have provided positive feedback about the new process.

Circulation Element

The purpose of the Circulation Element, last updated in 2001, is to define a safe, efficient, and adequate circulation system in the City that responds to all circulation needs. The element also focuses on identification and evaluation of local circulation needs, while balancing those needs with regional circulation, public transportation needs, and bicycle and pedestrian circulation in the Monterey Park community.

The City has continued to make a variety of street and traffic improvements to its existing network of public streets and sidewalks (e.g., street resurfacing, sidewalk repair, Americans with Disabilities Act (ADA) compliance, installation of bike lanes, traffic signal modifications).

These street and traffic improvements are identified as Capital Improvement Projects in

which federal, state and local funding sources are utilized to execute the projects. Some of the projects completed in 2022 include a large slurry seal project of several residential neighborhoods and traffic signal improvements at Garfield & Garvey. The Potrero Grande Improvement project that was programmed in FY 2022-2023 budget includes bike lanes to be installed through this major corridor.

Additional efforts related to public transportation include restarting the City's local Spirit Bus operations and efforts to complete community outreach to evaluate the City's bus system to ensure the local transit operations are efficient and effective for the City and the needs of its residents.

Housing Element

The Housing Element underwent a comprehensive update in 2022, with its adoption in January and an amendment in November. The Element describes actions the City took and will take to meet existing and future housing needs during the 6th Regional Housing Needs Allocation (RHNA) cycle which runs between 2021-2029. The Housing Element outlines existing and proposed housing programs and text amendments that are needed to meet statutory requirements. The implementation of the housing programs was ongoing throughout the planning cycle. While the City adopted the Housing Element in 2022, staff is still working with HCD to have a fully certified Element and anticipates certification soon.

The table below identifies the number of housing units which were allocated to the City for the 6th RHNA cycle:

6 th RHNA CYCLE (2021-2029)		
INCOME GROUP	NUMBER	PERCENT
Extremely Low	653	12.4%
Very Low (<50% of AMI*)	671	12.7%
Low (51% to 80% of AMI)	822	15.6%
Moderate (81% to 120% of AMI)	848	16.1%
Above Moderate (>120% of AMI)	2,263	43.0%
Total	5,257	100.0%

*AMI = Los Angeles County Area Median Income

Attachment 1 includes the tables related to the implementation status of housing programs contained in the adopted 2021-2029 Housing Element that were implemented during the 2022 calendar year, including a summary of residential units created in 2022.

Safety and Community Services Element

The Safety and Community Services Element, last updated in 2001, addresses hazards in the physical and built environments, and presents goals and policies focused on reducing the potential risk of death, injuries, property damage, and economic and social dislocation from hazards. A comprehensive update to the Safety Element was completed in 2022. Through 2022, staff has conducted and completed trainings related to national disasters including trainings through the Standardized Emergency Management System

(SEMS) and the National Incident Management System (NIMS). Trainings have also engaged the community through the Community Emergency Response Team (CERT) Program and Neighborhood Watch program.

The latest adoption of the Safety and Community Services Element also prioritized climate change and seismic hazards. To better address climate change, in the last half of 2022, the City started a Going Green Monterey Park campaign which includes outreach and education and will result in the development of a sustainability plan which will identify programs to mitigate climate change and adapt to climate change that is already occurring.

Additionally, the City began efforts to update its Local Hazard Mitigation Plan (LHMP) in November 2022. The LHMP will assess local hazard vulnerabilities and identify mitigation actions that the City will pursue to reduce impacts in the case of a hazard.

Resources Element

The Resources Element, last updated in 2001, addresses open space and conservation. Because Monterey Park is a built-out urban community, there are few “natural” resources such as forests or wildlife habitat or agricultural land. The Resources Element, therefore, directs policy toward preserving those resources important in the urban environment of Monterey Park and critical to preserving this City’s heritage for future generations. These resources include City parks and other improved open space areas, historic resources, water resources, and air quality. To further the goals within the Resources Element, staff has diligently worked to preserve, enhance, and upgrade open space areas such as the updates and upgrades to George Elder Pool and removal of playground equipment at parks such as Sequoia Park and Edison Trails park to prepare the areas for new upgraded play equipment in 2023. During 2022, the City also worked to preserve and upgrade the City’s water systems, including water main improvements in the northeast service area and emergency repairs.

Healthy Community Element

A Healthy Community Element was adopted in 2014 and provides goals and policies to guide City’s efforts to support and promote a healthier community by “making the healthy choice the easy choice” for every community member. In 2022, the City provided free flu shots and COVID vaccinations to the public. Additionally, free COVID test kits were distributed at Barnes Park, Bruggermeyer Library, and the Langley Senior Center. The City has partnered with service providers through the LA County Department of Health and Chinatown Service Center, among others to offer these services free to residents. The Recreation and Community Services Department has added walkability routes around parks for families and a new exercise facility at Langley Center for senior citizens to promote and encourage exercise and healthy lifestyle.

Sustainable Community Element

A Sustainable Community Element was adopted in 2014. This element establishes goals and policies to guide City efforts to become a more sustainable and resilient community through changes to municipal operations and by promoting and supporting sustainable behaviors of individual community members. The Police Department replaced outdated, gas vehicles with three all-electric (Chevrolet Bolt) vehicles and the City continues to prioritize sustainable vehicle replacement options. Water conservation education continued through 2022 after stage two, drought emergency declaration was established in November 2021.

A Going Green Monterey Park program was introduced and community input was solicited to develop a plan to help the City and its residents be resilient to climate change. Outreach was started in the third quarter of 2022 and outreach efforts are anticipated to end in February 2023, with a plan to be adopted in mid-2023.

Environmental Justice Element.

An Environmental Justice Element was added to the General Plan in 2022. The Environmental Justice Element includes goals, policies, and objectives that aim to reduce health risks to any identified disadvantaged communities, promote civic engagement, and prioritize the needs of disadvantaged communities. Through 2022, the City has strived to promote and provide the public opportunities with civic engagement including workshops. Various community efforts have been launched to engage the public including:

- Community workshops to review City Priorities for public safety, homelessness, financial forecasting, parks, roads, and other City Services;
- Public Safety Town Hall Meetings;
- Library community outreach to evaluate library programs, collections and services;
- Local transit outreach to evaluate routes, schedules and services provided by the Spirit Bus; and
- Going Green Monterey Park survey to evaluate programs and plans for the City's efforts in sustainability.

FISCAL IMPACT:

There is no fiscal impact associated with the acceptance of the annual report.

Respectfully submitted by:



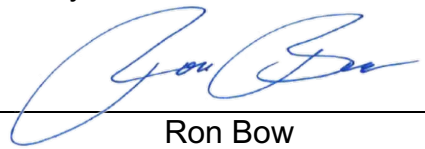
Jessica Serrano
Interim Community Development
Director

Prepared by:



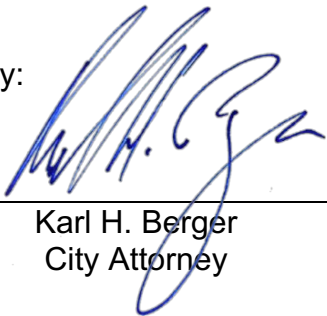
Beth Chow, AICP
Senior Planner

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. HCD Housing Element Implementation Tables

ATTACHMENT 1

HCD Housing Element Implementation Tables

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		67
Total Units		67

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	2
SFD	6	10	15
2 to 4	0	0	3
5+	0	0	84
ADU	29	57	81
MH	0	0	0
Total	35	67	185

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2																									
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									
1					2	3	4								5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	35		35	0	0	0	0	0	0	67		67	
5256002008	5256002102	419 N. Chandler	Pacific Plaza - Mixed Use -420 N. Atlantic		5+	O							84	9/10/2019	84							84	6/6/2019	84	
	5262003013	515 S YNEZ AVE			ADU	R							1	12/21/2020	1							1	3/25/2021	1	
	5259012038	520 EDGLEY			ADU	R							1	9/22/2021	1							1	10/13/2021	1	
	5258014050	520 FLORENCE AVE A & B			SFD	O							2	8/1/2019	2							2	4/13/2021	2	
	5259009040	717 E GRAVES AVE A			ADU	O							1	1/15/2021	1							1	7/20/2021	1	
	5262007010	704 CIPRIANO PL A			ADU	O							1	10/4/2021	1							1	10/4/2021	1	
	5266005020	653 SHERWOOD CIR			ADU	R							1	2/3/2021	1							1	4/2/2021	1	
	5254015036	2233 VERDE VISTA DR B			ADU	R							1	3/8/2021	1							1	7/8/2021	1	
	5264005013	1140 S LINCOLN AVE			ADU	R							1	12/14/2020	1							1	1/21/2021	1	
	5253024007	1232 DELL DR & A			ADU	R							1	2/5/2021	1							1	8/30/2021	1	
	5259016013	128 SEFTON AVE			ADU	R							1	10/2/2020	1							1	1/3/2022	1	
	5264006024	1490 S GARFIELD AVE A			ADU	R							1	10/4/2021	1							1	10/8/2021	1	
	5262016021	1601 LOMA VERDE ST A			ADU	R							1	2/11/2021	1							1	4/9/2021	1	
	5274013004	161 E FLORAL DR A			ADU	R							1	11/16/2021	1							1	10/19/2021	1	
	5276016014	1690 ALISAR AVE A			ADU	R							1	7/9/2021	1							1	10/15/2021	1	
	5276009010	1777 ASH DR A			ADU	R							1	10/6/2020	1							1	6/29/2021	1	
	5273007012	2017 GRAYLOCK AVE			ADU	R							1	10/13/2020	1							1	2/4/2021	1	
	5265011013	220 E GLEASON ST A	ADU/JADU		ADU	R							2	11/24/2021	2							2	12/14/2021	2	
	5259013032	226 S ORANGE AVE B			ADU	R							1	6/10/2021	1							1	6/28/2021	1	
	5273003035	329 W ARLIGHT ST A			ADU	R							1	7/20/2021	1							1	8/9/2021	1	
	5237009019	379 CASUDA CANYON DR	JADU		ADU	R							1	10/5/2021	1							1	2/2/2021	1	
	5259001024	415 EVERETT AVE			ADU	R							1	4/28/2021	1							1	4/28/2021	1	
	5259001024	415 EVERETT AVE A	JADU		ADU	R							1	8/11/2021	1							1	9/27/2021	1	
	5237002017	564 CASUDA CANYON DR B			ADU	R							1	12/2/2020	1							1	3/25/2021	1	
	5262005015	622 W GRAVES AVE A			ADU	R							1	2/23/2021	1							1	2/23/2021	1	
	5258005080	810 E EMERSON AVE A			ADU	R							1	12/14/2020	1							1	1/29/2021	1	
	5261014017	829 W MABEL AVE A			ADU	R							1	6/25/2021	1							1	10/7/2021	1	
5259013055	5259013055	820 E MABEL AVE A			2 to 4	R							1	5/6/2021	1							1	12/21/2021	1	
5256008041	5256008041	601 W EMERSON AVE			2 to 4	R							1	7/9/2021	1							1	9/2/2021	1	
5261009025	5261009025	571 WHITNEY PL			SFA	O							1	3/16/2021	1							1	6/1/2021	1	
5257017021	5257017021	541 CECIL ST			SFA	O							1	7/9/2021	1							1	9/30/2021	1	
5258014050	5258-014-065 & 66	520 FLORENCE AVE A&B			SFD	O							2	6/4/2019	2							2	4/13/2021	2	
5252042011	5252042011	1113 BRIER CLIFF WY A			ADU	R							1	12/16/2020	1							1	2/1/2021	1	
	5259010006	118 EVERETT AVE			SFD	O							1	1/15/2021	1							1	3/2/2021	1	
	5261003051	118 S FREMONT AVE			SFA	O							1	2/24/2021	1							1	4/6/2021	1	
	5276022014	1210 KENTON DR A	JADU		ADU	R							1	4/4/2021	1							1	4/4/2021	1	
	5251030003	1346 W 1ST ST A			ADU	R							1	8/26/2021	1							1	10/21/2021	1	
	5264006024	1490 S GARFIELD AVE A			ADU	R							1	10/4/2021	1							1	10/8/2021	1	
	5274019007	158 E FLORAL DR A,B.&C	ADU/JADU		ADU	R							2	6/25/2021	2							2	6/28/2021	2	
	5237012019	1801 ARRIBA DR			ADU	O							1	12/2/2020	1							1	5/24/2021	1	
	5276006030	1871 ASH DR A			ADU	R							1	7/7/2021	1							1	9/24/2021	1	
	5257021020	204 S LINCOLN AVE A			ADU	R							1	12/14/2020	1							1	3/1/2021	1	
	5263028018	213 W DONCREST ST			ADU	R							1	12/13/2019	1							1	1/27/2021	1	

Table A2 Dataset 1 - Columns Continue on Page 2 of 8

Table A Dataset 1 - Columns Condinuted from Page 1 of 8

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes			
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	0	0	0	0	0	186		185	0	0						38		0					
						84	12/21/2022	84	0	N	N					13	Demolished	R					
						1	3/25/2021	1	0	N	N					1	Demolished	R					
						1	12/22/2022	1	0	N	N												
						2	6/4/2021	2	0	N	N					1	Demolished	O					
						1	11/21/2022	1	0	N	N												
						1	10/4/2021	1	0	N	N												
						1	4/2/2021	1	0	N	N												
						1	3/23/2022	1	0	N	N					1	Demolished						
						1	9/1/2021	1	0	N	N												
						1	4/28/2022	1	0	N	N												
						1	1/11/2022	1	0	N	N												
						1	6/15/2022	1	0	N	N												
						1	7/6/2021	1	0	N	N					1	Demolished	O					
						1	7/27/2022	1	0	N	N												
						1	7/25/2022	1	0	N	N												
						1	6/30/2022	1	0	N	N												
						1	10/4/2021	1	0	N	N												
						2	3/3/2022	2	0	N	N												
						1	4/4/2022	1	0	N	N												
						1	2/17/2022	1	0	N	N												
						1	10/11/2022	1	0	N	N												
						1	3/21/2022	1	0	N	N												
						1	3/21/2022	1	0	N	N												
						1	5/18/2022	1	0	N	N												
						1	12/21/2021	1	0	N	N												
						1	10/27/2021	1	0	N	N												
						1	3/8/2022	1	0	N	N												
						1	12/21/2021	1	0	N	N												
						1	9/2/2021	1	0	N	N												
						1	6/1/2022	1	0	N	N					1	Demolished	O					
						1	9/28/2022	1	0	N	N												
						2	6/16/2021	2	0	N	N					1	Demolished	O					
						1	6/1/2021	1	0	N	N												
						1	10/12/2022	1	0	N	N												
						1	10/14/2021	1	0	N	N					1	Demolished	O					
						1	10/25/2021	1	0	N	N												
						1	6/29/2022	1	0	N	N												
						1	6/15/2022	1	0	N	N												
						2	2/10/2022	2	0	N	N												
						1	5/24/2021	1	0	N	N												
						1	12/19/2022	1	0	N	N												
						1	3/1/2021	1	0	N	N												
						1	1/27/2021	1	0	N	N												

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2																									
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																									
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits									
1					2	3	4							5	6	7							8	9	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0	35		35	0	0	0	0	0	0	67		67
5255016011	5255016093, 094, 095	217, 219, 221 N NICHOLSON AVE			2 to 4	O							3	1/8/2020	3							3	6/14/2021	3	
	5257021032	221 E NEWMARK AVE			ADU	R							1	10/15/2020	1							1	2/4/2021	1	
	5256014028	219 N HUNTINGTON AVE	SFD/ADU		SFD	O							2	3/3/2021	2							2	4/21/2021	2	
	5273022013	2404 S ISABELLA AVE A			ADU	R							1	7/29/2021	1							1	9/22/2021	1	
	5251018013	2407 SHERBROOK AVE			ADU	R							1	9/16/2020	1							1	3/1/2021	1	
5257006012	5257006057, 058, 059	314 S MOORE A,B,C			2 to 4	O							3	5/28/2020	3							3	4/26/2021	3	
	5258005085	315 FLORENCE AVE A	SFD/ADU		SFD	O							2	12/11/2020	2							2	10/22/2021	2	
5257006014	5257006051-056	318 S MOORE AVE A & B, 320 A&B, 322 A&B			5+	O							6	2/11/2021	6							6	9/9/2021	6	
	5255019014	320 E EMERSON AVE			ADU	R							1	1/15/2021	1							1	5/24/2021	1	
	5261016044	331 DE LA FUENTE ST A			ADU	R							1	6/3/2021	1							1	7/27/2021	1	
	5257003026	342 S CHANDLER AVE AND A	SFD/ADU		ADU	O							2	10/12/2021	2							2	10/14/2021	2	
	5257008019	343 S MCPHERRIN AVE A			ADU	R							1	8/20/2021	1							1	8/23/2021	1	
	5256008041	403 N MOORE AVE			SFA	O							1	7/9/2021	1							1	9/2/2021	1	
	5258009044	410 SIERRA VISTA			SFD	O							1	10/25/2021	1							1	10/25/2021	1	
	5258008019	411 N SIERRA VISTA ST A			ADU	R							1	3/5/2021	1							1	9/27/2021	1	
	5257008024	417 PARK AVE & A	SFA/ADU		ADU	O							2	8/17/2021	2							2	8/17/2021	2	
5259001046	5259001046	426 RUSSELL AVE A/B			SFD	O							2	1/21/2021	2							2	1/21/2021	2	
	5261018004	428 DE LA FUENTE ST A			ADU	R							1	3/25/2021	1							1	5/25/2021	1	
	5258011055	430 N RURAL DR A-C	ADU/JADU		ADU	R							2	5/12/2021	2							2	6/30/2021	2	
	5259005034	432 S ALHAMBRA AVE A-H			5+	O							8	3/15/2019	8							8	2/5/2021	8	
	5273013022	441 W HAMMEL ST A			ADU	R							1	4/21/2021	1							1	9/7/2021	1	
	5237005014	500 GRANDEZA ST & A			ADU	R							1	7/6/2021	1							1	12/22/2021	1	
5259014043	5259014043	221-223 New			SFD	O							5	12/14/2020	5							5	12/22/2020	5	
	5264013023	1616 LUPINE AVE			SFD	O							1	3/24/2021	1							1	4/19/2022	1	
	5259010014	217 S ALHAMBRA AVE A			ADU	R							1	1/10/2022	1							1	11/9/2022	1	
	5261005045	218 ELECTRIC AVE A			ADU	R							1	6/25/2021	1							1	7/26/2022	1	
	5257005011	223 S YNEZ AVE			SFD	O							2	5/6/2022	2							2	8/10/2022	2	
	5257005011	223 S YNEZ AVE A			ADU	R							1	5/6/2022	1							1	8/10/2022	1	
	5251016020	2392 BLEAKWOOD AVE A	JADU		ADU	R							1	1/19/2022	1							1	8/30/2022	1	
	5265021019	2419 FOXGLOVE DR A			ADU	R							1	10/6/2021	1							1	4/6/2022	1	
	5257020018	411 RUSSELL AVE A			ADU	R							1	7/29/2021	1							1	5/31/2022	1	
	5260007014	733 MOONEY DR			SFD	O							1	12/20/2021	1							1	2/22/2022	1	
	5261005032	1030 W GARVEY AVE A			SFD	O							2	10/14/2021	2							2	2/24/2022	2	
	5263018005	1066 S GRANDRIDGE AVE A			ADU	R							1	6/8/2022	1							1	7/18/2022	1	
	5261007069	1126 W NEWMARK AVE A	JADU		ADU	R							1	5/19/2022	1							1	6/14/2022	1	
	5258003106	115 N ORANGE AVE A			ADU	R							1	9/13/2022	1							1	10/31/2022	1	

Table A2 Dataset 2 - Columns Continued on Page 4 of 8

Affordability by Household Incomes - Certificates of Occupancy								Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes		
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (If affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	0	0	0	0	0	186		185	0	0						38		0					
						3	8/17/2021	3	0	N	N					1	Demolished	O					
						1	2/4/2021	1	0	N	N												
						2	12/30/2022	2	0	N	N					1	Demolished	O					
						1	12/28/2022	1	0	N	N												
						1	3/1/2021	1	0	N	N												
						3	2/2/2022	3	0	N	N					1	Demolished	O					
						2	12/15/2022	2	0	N	N												
						6	9/9/2021	6	0	N	N					1	Demolished						
						1	5/24/2021	1	0	N	N												
						1	7/27/2021	1	0	N	N												
						2	10/14/2021	2	0	N	N					1	Demolished	O					
						1	11/22/2022	1	0	N	N												
						1	9/2/2021	1	0	N	N					1	Demolished	O					
						1	10/25/2021	1	0	N	N					1	Demolished	O					
						1	9/27/2021	1	0	N	N												
						2	12/28/2021	2	0	N	N					1	Demolished	O					
						2	2/3/2021	2	0	N	N					1	Demolished	O					
						1	9/16/2021	1	0	N	N												
						2	6/30/2021	2	0	N	N												
						8	7/20/2021	8	0	N	N					3	Demolished	R					
						1	9/20/2022	1	0	N	N												
						1	12/22/2021	1	0	N	N												
						5	9/14/2021	5	0	N	N					3	Demolished	R					
						1	4/19/2022	1	0	N	N					1	Demolished	O					
						1	11/9/2022	1	0	N	N												
						1	7/26/2022	1	0	N	N												
						2	8/10/2022	2	0	N	N					1	Demolished	O					
						1	8/10/2022	1	0	N	N					1	Demolished	R					
						1	10/11/2022	1	0	N	N												
						1	10/17/2022	1	0	N	N												
						1	5/31/2022	1	0	N	N												
						1	2/22/2022	1	0	N	N												
						2	2/24/2022	2	0	N	N												
						1	7/18/2022	1	0	N	N												
						1	6/14/2022	1	0	N	N												
						1	10/31/2022	1	0	N	N												
						1	11/14/2022	1	0	N	N												
						1	12/20/2022	1	0	N	N												
						1	4/26/2022	1	0	N	N												
						1	11/22/2022	1	0	N	N												
						1	2/3/2022	1	0	N	N												
						1	8/29/2022	1	0	N	N												
						2	7/20/2022	2	0	N	N												
						1	7/20/2022	1	0	N	N												

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2																								
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																								
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits								
1					2	3	4							5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	35		35	0	0	0	0	0	0	67		67
	5261007078	1206 W NEWMARK AVE A			ADU	R							1	10/1/2021	1							1	11/14/2022	1
	5259010042	121 EVERETT AVE A			ADU	R							1	6/10/2021	1							1	4/5/2022	1
	5259010008	122 EVERETT AVE A			ADU	R							1	10/1/2021	1							1	4/26/2022	1
	5258002049	124 N SIERRA VISTA ST A			ADU	R							1	4/14/2022	1							1	11/22/2022	1
	5259016022	129 S RURAL DR A			ADU	R							1	11/4/2021	1							1	2/3/2022	1
	5274019004	146 E FLORAL DR A			ADU	R							1	1/25/2022	1							1	8/29/2022	1
	5254003018	1555 SOMBRERO DR			SFD	O							2	4/21/2022	2							2	7/20/2022	2
	5254003018	1555 SOMBRERO DR A			ADU	R							1	4/21/2022	1							1	7/20/2022	1
	5253031046	1640 ROLLING HILL DR A			SFD	O							1	1/18/2022	1							1	2/3/2022	1
	5263014005	180 Roca WY A			ADU	R							1	10/6/2021	1							1	3/16/2022	1
	5263031012	1801 GRAYLOCK AVE A			ADU	R							1	6/7/2022	1							1	9/1/2022	1
	5263036012	1820 CLIFFHILL DR A			ADU	R							1	10/5/2021	1							1	4/14/2022	1
	5254012048	187 LADERA ST A	JADU		ADU	O							1	10/5/2021	1							1	7/19/2022	1
	5266016001	1900 S MCPHERRIN AVE A			ADU	R							1	1/15/2021	1							1	3/9/2022	1
	5251020006	1910 AVE CESAR CHAVEZ A			ADU	R							1	9/1/2021	1							1	1/25/2022	1
	5273010019	2016 S ISABELLA AVE A			SFD	O							1	1/12/2022	1							1	3/14/2022	1
	5251005006	2022 VANCOUVER AVE A	JADU		ADU	R							1	12/22/2021	1							1	6/21/2022	1
	5273012002	203 W HAMMEL ST			ADU	R							1	10/20/2022	1							1	12/6/2022	1
	5257022025	206 RUSSELL AVE A			ADU	R							1	12/15/2021	1							1	3/15/2022	1
	5257022028	211 S NICHOLSON AVE A			ADU	R							1	4/15/2022	1							1	11/23/2022	1
	5251011001	2330 VANCOUVER AVE A			ADU	R							1	2/8/2022	1							1	4/14/2022	1
	5251015010	2335 ROSCOMMON AVE A			ADU	R							1	7/7/2021	1							1	3/7/2022	1
	5273022014	2410 S ISABELLA AVE A			ADU	R							1	6/6/2022	1							1	8/24/2022	1
	5274021017	246 E HAMMEL ST A			ADU	R							1	7/18/2022	1							1	10/6/2022	1
	5257008003	308 S YNEZ AVE A			ADU	R							1	12/19/2021	1							1	12/12/2022	1
	5256015028	311 N HUNTINGTON AVE A			ADU	R							1	10/11/2022	1							1	10/11/2022	1
	5273001026	333 ALMORA ST A	JADU		ADU	R							1	5/18/2022	1							1	8/22/2022	1
	5257006024	339 S YNEZ AVE A			ADU	R							1	6/22/2022	1							1	10/20/2022	1
	5273001022	405 ALMORA ST A			ADU	R							1	10/25/2022	1							1	12/21/2022	1
	5273013028	417 W HAMMEL ST A			ADU	R							1	10/18/2022	1							1	11/30/2022	1
	5257008025	421 PARK AVE A			ADU	R							1	10/5/2021	1							1	8/23/2022	1
	5258009060	425 N RURAL DR, Unit C			ADU	R							1	3/19/2021	1							1	1/25/2022	1
	5266011001	500 W HAMMEL ST A	JADU		ADU	R							1	1/27/2022	1							1	5/24/2022	1
	5258009059	501 N RURAL DR A			ADU	R							1	7/27/2021	1							1	11/21/2022	1
	5263001035	510 S MCPHERRIN AVE A			ADU	R							1	10/4/2022	1							1	12/19/2022	1
	5257019025	515 RUSSELL AVE B			ADU	R							1	6/22/2021	1							1	1/18/2022	1

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes
10							11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
0	0	0	0	0	0	0	186	185	0	0						38		0					
						1	2/3/2022	1	0	N	N												
						1	3/16/2022	1	0	N	N												
						1	9/1/2022	1	0	N	N												
						1	4/14/2022	1	0	N	N												
						1	7/19/2022	1	0	N	N												
						1	3/9/2022	1	0	N	N												
						1	8/4/2022	1	0	N	N												
						1	10/17/2022	1	0	N	N												
						1	6/21/2022	1	0	N	N												
						1	12/6/2022	1	0	N	N												
						1	3/15/2022	1	0	N	N												
						1	11/23/2022	1	0	N	N												
						1	11/9/2022	1	0	N	N												
						1	3/7/2022	1	0	N	N												
						1	8/24/2022	1	0	N	N												
						1	10/6/2022	1	0	N	N												
						1	12/12/2022	1	0	N	N												
						1	10/11/2022	1	0	N	N												
						1	8/22/2022	1	0	N	N												
						1	10/20/2022	1	0	N	N												
						1	12/21/2022	0	0	N	N												
						1	11/30/2022	1	0	N	N												
						1	8/23/2022	1	0	N	N												
						1	1/25/2022	1	0	N	N												
						1	5/24/2022	1	0	N	N												
						1	11/21/2022	1	0	N	N												
						1	12/19/2022	1	0	N	N												
						1	12/1/2022	1	0	N	N												
						1	8/3/2022	1	0	N	N												
						1	8/10/2022	1	0	N	N												
						1	2/23/2022	1	0	N	N												
						1	11/7/2022	1	0	N	N												
						1	11/7/2022	1	0	N	N												
						1	7/14/2022	1	0	N	N												
						1	6/23/2022	1	0	N	N												
						1	2/28/2022	1	0	N	N												
						1	8/1/2022	1	0	N	N												
						1	11/14/2022	1	0	N	N												
						2	8/18/2022	2	0	N	N												
						1	12/19/2022	1	0	N	N												
						1	8/31/2022	1	0	N	N												
								0															

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A2																								
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																								
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits								
1					2	3	4							5	6	7							8	9
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							0	0	0	0	0	0	35		35	0	0	0	0	0	0	67		67
	5259006202	515 S ORANGE AVE A	JADU		ADU	R							1	2/11/2022	1							1	8/3/2022	1
	5258011023	519 N ORANGE AVE A			ADU	R							1	6/7/2022	1							1	8/10/2022	1
	5257018004	523 S LINCOLN AVE A			ADU	R							1	11/12/2021	1							1	2/23/2022	1
	5258016014	526 FLORENCE AVE A			ADU	R							1	4/5/2022	1							1	11/7/2022	1
	5259001036	527 EVERETT AVE A			ADU	R							1	8/29/2022	1							1	11/7/2022	1
	5237005018	536 GRANDEZA ST A	JADU		ADU	R							1	12/30/2021	1							1	1/20/2022	1
	5261013051	700 HERMOSA VISTA ST	JADU		ADU	R							1	6/2/2021	1							1	6/23/2022	1
	5258013021	729 HERSHEY AVE A			ADU	R							1	6/10/2021	1							1	2/28/2022	1
	5266023045	791 W FERNFIELD DR A			ADU	R							1	5/31/2022	1							1	8/1/2022	1
	5266022043	797 W GLEASON ST A			ADU	R							1	10/5/2021	1							1	11/14/2022	1
	5260025014	830 METRO DR A-B	ADU/JADU		ADU	R							2	8/18/2021	2							2	8/18/2022	2
	5262010027	838 EL MERCADO AVE A			ADU	R							1	1/20/2022	1							1	3/18/2022	1
	5252033002	873 RIDGECREST ST A			ADU	R							1	8/2/2022	1							1	8/31/2022	1
															0									0

Table A2 Dataset 4 - Columns Continue on Page 8 of 8

[illegible]

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

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This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-		
	Non-Deed Restricted	1,324	-	-	-	-	-	-	-	-	-	-	-	1,324
Low	Deed Restricted	822	-	-	-	-	-	-	-	-	-	-	-	822
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	848	-	-	-	-	-	-	-	-	-	-	-	848
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Above Moderate		2,263	-	-	67	-	-	-	-	-	-	-	67	2,196
Total RHNA		5,257												
Total Units			-	-	67	-	-	-	-	-	-	-	67	5,190
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		662		-	-	-	-	-	-	-	-	-	-	662

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time	D_4_Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Residential Rehabilitation Program	1. Pursue funding opportunities and create a strategic plan by December 2024 for for rehabilitation of homes for very low/low income households. 2. Seek partnerships w/2housing advocacy groups for resources and to improve housing in vulnerable/low-income areas. 3. Annually expand financial resources in the City through additional funding/new partnerships 4. Rehabilitate rental units to maintain/create at least 5 affordable units annually. 5. Provide information to public regarding rental rehabilitation program on the City's website. 6. Include energy efficiency improvements in City approved rental rehabilitation projects. 7. Maintan and carry out code encorcement program to correct muniicpal code violations. 8. Annually monitor code enforcement program	2022-2024	City has maintained and digilently carried out its code enforcement program through 2022 (#8). City will continue to work on other objectives listed under this program.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time	D_4_Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 2: Conservation of At-Risk Housing	1. Monitor the status of the 3 projects eligible for conversion to market-rate before October 15, 2031 (Golden Age Village, Lions Manor, and Pacific Bridge Adult Residential Facility). 2. Assist owners of deed restricted properties to comply with state preservation notice within 3 years, 6 months, and 12 months of expiration of deed restrictions. 3. Contact at least one established nonprofit housing developer annually to solicit interest in acquiring and managing affordable projects should these, or similar projects, become eligible for converting to market-rate. 4. Continue implementation of neighborhood public improvements and property maintenance.	2022-2029	City has maintained and diligently carried out its code enforcement program through 2022 (#4). City will continue to work on other objectives listed under this program.
Program 3: Efficient Permit Processing	1. Continue to offer development process and annually review departmental processing procedures to ensure efficient project processing. 3. Continue to promote efficient permit processing to increase affordable housing development throughout the City. Prioritize affordable & special needs housing for processing 4. Annually assess the City's permit streamlining process and continue to implement best practices with efficient project review procedures. 5. Evaluate compliance with CA law and provide tools on the City's website that increase information on fees, zoning, and development requirements on a parcel-specific basis by October 2024.	2022-2024	City staff is currently evaluating the processing of all applications and how they are efficient and will take less time to process. Work will be ongoing through the Housing Element Cycle.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Monterey Park		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 4: Housing for Special Needs Populations	1. Continue to allow transitional/supportive housing that function as residential uses in residential zones. 2. Amend MPMC to allow for community care facilities for 7+ persons by October '23. 3. Amend MPMC to permit emergency shelters by right in the O-P Zone 4. Monitor policies, standards, and regulations, related to supporting housing developments for vulnerable groups iy, to ensure that they do not unduly impact persons w/special needs. 5. Operate the Neighborhood Engagement Team to address homelessness. 6. Foster relationships with transitional housing providers to identify properties that may be suitable for providing 15 transitional housing units. 7. Facilitate the development of housing for persons w/disabilities & other special needs. Rehab/develop at least 6 special needs units over 8 years. By October '23, make incentives available for affordable and special needs. 7. Review the MPMC within 2 years after adopting the Housing Element to verify compliance with law governing zoning for transitional and supportive housing. 8. Nurture partnerships that help educate & execute the development of supportive and transitional housing - organize annual roundtable meetings with at least 2 local or regional established and bona fide affordable and special needs housing developers and providers to develop strategies 9. By October'23, consider amending the MPMC to allow development of Low-Barrier Navigation Centers,in residential and mixed-use zones, as well as nonresidential zones permitting multifamily uses. 10. By October '24, assess the City's capacity to accommodate homelessness based on shelter availability. By October '23, amend the MPMC, if needed, to comply with all statutes consistent with CGC 65583.	2022-2024	In 2022, City has continuously used the Neighborhood Engagement Team (NET) to address homelessness and has sought funding through the PHLA grant to continue its operations.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 5: Flexibility in Development Standards and Fees	1. Monitor application of MPMC regulations and identify standards such as building height, parking, or setbacks that may hinder development of new housing. By October 2023, consider amending the MPMC to minimize such constraints and enhance the feasibility of affordable housing, while maintaining the quality of housing. 2. By October 2023, identify opportunities to offer monetary incentives to promote development of affordable housing projects. 3. Facilitate the entitlement of at least 10 housing units available to lower and moderate-income households on an annual basis. 4. Identify and revise development standards to encourage affordability by design (e.g., smaller, more efficient and flexibility-design living spaces) by October 2023.	2023	This Program will be implemented 2023.
Program 6: Lot Consolidation	1. By October 2022 develop a list of sites where lot consolidation is feasible based on ownership, sales, and existing uses. Provide list to interested developers when requested, and review annually for accuracy. 2. Develop incentives for lot consolidation by October 2023 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards. 3. Facilitate lot consolidation for mixed-use developments by providing appropriate assistance to developers to encourage negotiations between property owners.	2022-2023	Staff has encouraged lot consolidation as projects are presented in 2022 and continue to monitor sites that allow for lot consolidation.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time

D_4_Status

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 7: Monterey Park Municipal Code	1. OCT '22 increase the density in the R-3 zone to 30 du/ac, increase the height limit to the extent allowed by City Council authority, and to allow, by right, multifamily dwelling types. 2. OCT '22 - amend R-3 to allow 30 du/ac 3. OCT '22 - permit residential projects where 20%+ of units are affordable to lower-income households are permitted by right, minimum of 16 units per site, require minumum density of 16-20 units per acre, and allow for mixed use sites to be 100% residential and require resiential use to be at least 50% of total floor area of a mixed use project 4. OCT '22 - Amend North Atlantic, Mid Atlantic & Garvey-Garfield Specific Plans & replace with zone districts consistent with LUE. 5. OCT '22 amend MPMC to allow multi-family dwelling types & sizes that are compatible w/SFH w/in low density residential areas 6. OCT' 23 Review multi-family residential parking standards and parking standards 7. OCT '23 - Amend the MPMC to make parking standards for emergency shheltersto be similar as standards in residentia & commercial uses in O-P zones, 8. OCT '23 - amend MPMC allowing employee housing of less than 6 to be treated as a SFH. 9. OCT' 23 - Amend MPMC short term rental reulations consistent with state law.	2022-2023	City has approved an agreement with a consultant to implement this program, with the expected completion by late 2023.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time	D_4_Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 8: Ensure Adequate Sites to Accommodate Regional Fair Share of Housing Growth	1. OCT '22 - Maintain an inventory of housing sites within multi-family districts and in moderate resource areas and post on website. 2. Promote residential densities that achieve the highest allowable density for specific properties. 3. Update the vacant and underutilized residential sites inventory as necessary to maintain accurate information and provide information on available parcels for lower-income developments to private or non-profit housing providers. 4. Provide technical assistance (land development counseling) and information on parcels for lower-income developments to private or non-profit housing providers. 5. OCT '23 - establish a monitoring process for no-net loss 6. Annually evaluate the effectiveness and appropriateness of available incentives/programs in encouraging development of identified sites, particularly for housing affordable to lower-income households. 7. Annually monitor underutilized properties and sites that have a potential for alternative housing options and offer the information to interested developers on an on-going basis.	2022-2023	In 2022, City staff has met with and provided technical assistance related to lower income developments with at least 2 private housing providers/developers related to potential projects that are under conceptual review. City staff has also monitored sites contained within the sites inventory to ensure that there is no-net loss of sites/density as indicated in the Housing Element.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 9: Residential Sites Monitoring Program	1. Maintain an updated inventory of residential housing developments that have been submitted, approved, and denied throughout the housing cycle. 2. Actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons and organizations. Facilitate the entitlement of at least 10 housing units available to lower and moderate-income households on an annual basis. 3. Annually monitor the City's remaining housing capacity to ensure compliance with Government Code § 65863.	On-going	City staff uses its entitlement and permit tracking system to keep an inventory of residential housing developments that have been submitted approved and denied through the housing cycle which will be reported in the City's Annual Progress Report. City staff continues to meet with developers to discuss projects offering lower and moderate income housing development. In 2022, two potential projects have been discussed which will provide at least 10 units of affordable housing.
Program 10: Sites Used in Previous Planning periods Housing Elements	1. The City will consider amending the MPMC by October 2023 to allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing elements inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.	2022-2023	This Program will be implemented in 2023.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 11: Mixed-Use Sites	1. If required, amend the MPMC by October 2022 to eliminate maximum density limits, allow flexibility in unit types and sizes, and provide increases in FAR in mixed use zones, consistent with the Land Use Element, and revise the minimum lot requirements to facilitate redevelopment on smaller lots where lot consolidation is not feasible. 2. Continue to facilitate the construction of residences in mixed-use developments by discouraging the development of exclusively commercial projects. By October 2023, the MPMC will be reviewed to determine whether amendments are needed to establish a minimum percentage of residential development in zoning districts allowing a mix of residential and commercial uses. 3. Continue to provide marketing materials on the City's website that identify site opportunities for mixed-use. Update website at least annually to reflect new development opportunities. 4. Continue to allocate financial resources (local, private, and government) and facilitate development of mixed-use projects by offering development incentives such as higher residential densities for projects with pedestrian linkage amenities and density bonuses for projects with affordable or senior housing by October 2023. 5. Meet with at least two established and bona fide potential developers annually to discuss affordable housing development opportunities within the areas designated by the General Plan Land Use Element as Mixed Use. If development is not occurring or existing development standards and incentives are not effective in encouraging and facilitating housing development, particularly for lower-income households, then the City will make recommendations as appropriate to provide additional incentives.	2022-2023	City has approved an agreement with a consultant to implement this program, with the expected completion by late 2023.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
D_1_Name	D_2_Objective	D_3_Time	D_4_Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 12: Accessory Dwelling Units	1. Continue to allow ADUs as a permitted use in all residential land use categories on parcels with existing single-family homes. 2. Make available monetary incentives for ADUs under certain conditions that must be met by October 2023 and review on an annual basis. 3. Support the City's effort for alternative forms of affordable housing with the goal of achieving 128 ADUs over eight years. 4. Annually monitor provisions made to ADU legislation and amend the MPMC as necessary to ensure compliance with California law. 5. Annually monitor ADU production and affordability on a bi-annual basis. 6. Perform a review of ADU trends every two years and commit to adjustments if assumptions are not met. If the City is not meeting ADU goals, implement additional action(s) every six months depending on the severity of the gap. Additional actions could include public outreach efforts, ADU incentives, and/or rezoning to bridge the gap.	On-going	Staff has continuously processed ADU applications that resulted in 57 ADU and/or JADU units finalized in 2022. Evaluation of ADU law and City codes is ongoing and expected to result in an updated ADU ordinance in 2023.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
D_1_Name	D_2_Objective	D_3_Time	D_4_Status
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 13: Replacement Housing	Review the MPMC to address replacement requirements within one-year of Housing Element adoption.	On-going	The City will implement this in 2023 and forward throughout the Housing Element Cycle
Program 14: Affordable Housing Development Incentives	1. Coordinate with at least one bona fide developer annually to provide information on available incentives and strategic sites. Facilitate the entitlement of at least 10 housing units to lower-income households on an annual basis. 2. Provide an inventory of available multi-family housing sites on the City's website by December 2022. 3. Explore funding available through LACDA, California Department of HCD, and HUD and have a list of options available for interested developers by October 2023. 4. Assess residual property tax distributions under the Redevelopment Dissolution Laws and determine if a portion can be set aside for an Affordable Housing Fund to assist in development of new units affordable to lower-income households by December 2024. 5. Amend the MPMC by December 2023 to reflect the Density Bonus requirements of Government Code § 65915 and 65400. 6. Advertise prospective developers of options for density bonuses and incentives, and actively educate and promote density bonus increases on the City website and offer technical assistance to developers. 7. Meet with one established and bona fide developer annually to discuss current incentives and concessions offered through the density bonus program. Information gathered through these meetings will be used to identify and adopt changes or new incentives to facilitate affordable housing development. 8. Monitor this program annually to identify any new density bonus legislation and amend the MPMC accordingly throughout the remainder of the planning period.	2022-2024	City has met with developers interested in providing lower income household units through the density bonus option and will bring forward redesigned conceptual plans in 2023 for further technical assistance by the City. An inventory of the available multi-family housing sites will be completed and posted in 2023. City will amend the Density Bonus Ordinance in 2023 and subsequently advertise this option to developers.
Program 15: Inclusionary Housing Regulations	1. Research a range of policy options over 2022 to develop a strategic inclusionary housing ordinance that would be successful in the City. 2. Consider adopting an Inclusionary Housing Program by October 2022.	2022	In November 2022, Staff brought forward an ordinance for the consideration of an inclusionary housing ordinance. Council provided direction to amend the ordinance to allow for a land donation option to meet the standards of inclusionary housing. In early 2023, staff will bring forward the revised ordinance for consideration.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Monterey Park	
Reporting Year		2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>	<i>D_4_Status</i>
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 16: Housing Choice Voucher Program	1. Continue to provide tenant-based rental assistance to approximately 390 households annually through cooperation with the LACDA. 2. Compile and maintain an inventory of properties actively participating in the Housing Choice Voucher Program throughout the housing cycle. 3. Support Los Angeles County's efforts in maintaining and increasing the current level of Housing Choice Voucher rental assistance through participation in lobbying efforts and support of County policies.	On-going	In 2022, City implement this program through its participation with LACADA to fund the the Housing Choice Voucher Program.
Program 17: Fair Housing and Tenant/Landlord Counseling	1. Continue to work with the HRC to assist households and refer fair housing complaints. Continue to provide information on fair housing resources via newsletter articles and on the City's website, including advance notice of Walk-In Clinics in Monterey Park hosted by the HRC. 2. Continue to comply with all State of California and Federal fair housing requirements when implementing housing programs or delivering housing-related services. 3. Implement recommendations listed in Los Angeles County's Analysis of Impediments to Fair Housing Choice to remove constraints to fair housing choice that are feasible given staffing and funding constraints by December 2023.	On-going	In 2022, the City continued to work with the Housing Rights Center to provide assistance to households facing fair housing issues.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>

D_4_Status

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 18: Community Outreach and Engagement Program	1. Share and distribute public announcements/information through a variety of mediums such as flyers, E-blasts, website updates, new media, and social media. 2. Actively monitor existing stakeholders and seek to find additional stakeholders from all sectors of the community to engage in the public participation process. 3. Increase accessibility to public meetings by conducting public meetings at suitable times, using online methods such as Zoom, having meetings be accessible to persons with disabilities, having meetings be accessible to nearby transit centers, and provide additional resources such as childcare, translation, and food services. 4. Ensure public engagement opportunities are conducted in a variety of languages including Spanish, and Chinese to help reduce language barriers in Monterey Park. 5. Continue to educate all community groups of the services available when it comes to both rental, homeownership, and rehabilitation/ maintenance services	On-going	In 2022, City supported efforts of community outreach and engagement through its adoption of the Environmental Justice General Plan Element, and provided opportunities to participate in efforts to support housing through sustainable practices. Such events were publicized both in print and digital formats, with language translation available. Programs highlighting housing, rental, homeownership, and rehabilitation and maintenance services for low and moderate income residents are published on the City's website.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	Monterey Park	
Reporting Year	2022	(Jan. 1 - Dec. 31)
<i>D_1_Name</i>	<i>D_2_Objective</i>	<i>D_3_Time</i>

D_4_Status

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

[illegible]

Jurisdiction	Monterey Park	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)	ANNUAL ELEMENT PROGRESS REPORT	Note: "+" indicates an optional field
	Housing Element Implementation	Cells in grey contain auto-calculation formulas

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City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3F

TO: The Honorable Mayor and City Council
FROM: Jessica Serrano, Interim Director of Community Development
SUBJECT: Waive further reading and adopt an Ordinance (Zoning Code No. 22-03) amending Title 21 of the Monterey Park Municipal Code to clarify and complete implementation of the 2020 Monterey Park Business Recovery Program governing outdoor dining and issuing or certificates of occupancy.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Waiving the second reading and adopting the proposed ordinance; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

The Ordinance was introduced and received first reading at the February 15, 2023 City Council meeting. The original staff report (from February 15, 2023) is attached for reference. Second reading and adoption of this Ordinance is recommended. If adopted, the ordinance will take effect in 30 days.

Respectfully submitted and prepared by:

A handwritten signature in blue ink, appearing to read "J. Serrano", is written over a horizontal line.

Jessica Serrano
Interim Director of Community
Development

Approved by:

A handwritten signature in blue ink, appearing to read "Ron Bow", is written over a horizontal line.

Ron Bow
City Manager

Reviewed by:

A handwritten signature in blue ink, appearing to read "Karl Berger", is written over a horizontal line.

Karl Berger
City Attorney

ATTACHMENTS:

1. Draft Ordinance
2. City Council Staff Report, dated February 15, 2023 (without attachments).

ATTACHMENT 1
Draft Ordinance
(without attachments)

ORDINANCE NO. _____

AN OMNIBUS ORDINANCE AMENDING TITLE 21 OF THE MONTEREY PARK MUNICIPAL CODE TO CLARIFY AND COMPLETE IMPLEMENTATION OF THE 2020 MONTEREY PARK BUSINESS RECOVERY PROGRAM GOVERNING OUTDOOR DINING.

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

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

- A. In 2020, the City Council adopted a series of ordinances implementing the 2020 Monterey Park Business Recovery Program (the “Program”) to encourage economic recovery following the COVID-19 Pandemic;
- B. The Program helped streamline many aspects of the City’s processes for approving new businesses and facilitating business operations. Consequently, the City Council codified most of the Program into the Monterey Park Municipal Code (“MPMC”) as permanent regulations;
- C. One of the few remaining components of the Program that is not yet codified is Outdoor Dining. On November 8, 2022, the Planning Commission adopted Resolution No. 03-22 recommending that the City Council adopt permanent regulations for Outdoor Dining. On November 16, 2022, the City Council extended this component of the Program until May 31, 2023. Thereafter, a new City Council took office in December 2022 and needed additional time to contemplate the best implementation of proposed Outdoor Dining regulations;
- D. The City reviewed this Ordinance pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”). CEQA and the CEQA Guidelines are collectively referred to as “CEQA Regulations”;
- E. On February 15, 2023, the City Council considered this Ordinance. Its findings are made based on the entire administrative record including testimony and evidence presented to the Planning Commission on November 8, 2022 and to the City Council at its February 15, 2023 public hearing, including, without limitation, the staff report submitted by the Interim Director of Community Development.

SECTION 2: *Renumbering*. All sections of the MPMC affected by changes implemented by this Ordinance are renumbered as appropriate.

SECTION 3: A new § 21.04.646 is added to the MPMC to read as follows:

“21.04.646 Outdoor Structure/Facilities

“Outdoor structure/facilities” means awnings or canopies made of wood, metal or similar materials; furniture; tents; shade umbrellas; and similar types of structures, including without limitation, lighting and heating improvements that can be fixed to the ground in specified locations, as determined by the Community Development Director, or designee.”

SECTION 4: MPMC § 21.10.040(Y) is amended in its entirety to read as follows:

“* * *

(Y) Outdoor dining/seating, upon approval of an administrative use permit is allowed as an accessory use to a restaurant and/or or retail eating establishment in compliance with the following requirements:

- (1) Notwithstanding any other provision of this Title for accessory uses, outdoor dining/seating may be determined by administrative use permit.
- (2) An applicant must submit a diagram drawn to scale and dimensioned showing the proposed location of the outdoor dining/seating with all furniture, walking paths, and signage, as applicable.
- (3) An applicant must submit a graphical depiction, such as sample photographs, depicting the appearance of the outdoor structure/facilities, and other equipment proposed to be used in the outdoor dining area.
- (4) To provide for adequate pedestrian circulation, outdoor dining/seating must maintain a minimum of four feet of clearance between dining furnishings and any curb line, street furniture, or above ground utilities. Unless otherwise approved by the Community Development Director, or designee based upon substantial evidence established by a line-of-sight study completed by licensed professionals, a minimum of 50 feet of clearance must be maintained between dining furnishings and the centerline of intersecting perpendicular driveways, alleys or streets to provide for adequate vehicle sight.
- (5) Unaffixed outdoor structure/facilities must be stored indoors after hours of operation unless otherwise permitted by an administrative use permit.

- (6) Outdoor structure/facilities must reflect an appropriate level of quality and design that contributes to the distinct identity of the neighborhood in which the business is located.
- (7) Outdoor structure/facilities may not block display windows or signage of adjacent businesses without the written consent of the affected business owner and filed with the Community Development Director, or designee.
- (8) Except as otherwise provided by applicable law, or other City Council authorized restrictions, all fees for outdoor dining/seating including, without limitation, fees for using public places, will be established by City Council resolution.
- (9) Parking for outdoor dining/seating areas must comply with nonresidential parking standards in this code, unless otherwise permitted by administrative use permit or chapter 21.22 of this code to obtain an adjustment of the parking requirements.
- (10) Outdoor dining/seating uses may be combined with alcohol licensing by administrative use permits. The Community Development Director, or designee, is authorized to promulgate standard conditions for such administrative use permits.
- (11) Administrative use permits cannot be issued for outdoor dining/seating in a street or alley.
- (12) Outdoor dining/seating also includes dining located within the City right of way pursuant to a permit.
- (13) Outdoor dining/seating is only allowed in conjunction with a permitted restaurant and is only permitted to utilize outdoor structures/facilities.

* * *

SECTION 5: *Repeal.* MPMC § 21.10.260 (Certificate of Occupancy) and § 21.28.020(a)(9)(c) are repealed in their entirety.

SECTION 6: MPMC § 21.32.200(A) is amended to add “outdoor dining/seating” as a use subject to administrative use permit to read as follows:

“ * * *

- (2) Drive-throughs; and

- (3) Outdoor dining/seating; and
- (4) Setbacks.

* * **

SECTION 7: Environmental Assessment. This Ordinance was reviewed pursuant to CEQA. Adopting this Ordinance is exempt from further environmental review because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, the adopting the ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the ordinance is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Individual projects utilizing these regulations will each be separately subject to an environmental assessment. Finally, this Ordinance is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.

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

SECTION 10: ***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 11: ***Reliance on Record.*** Each and every one of the findings and determinations in this Ordinance are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 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 have been made to form accurate assumptions. Somewhat related to this are limitations on the City's ability to solve what are in effect regional, state, and National problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 13: ***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 14: ***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 15: ***Recording.*** The City Clerk, or her duly appointed deputy, is directed to certify the passage and adoption of this Ordinance; cause it to be entered into the City of Monterey Park's book of original ordinances; make a note of the passage and adoption in the records of this meeting; and, within 15 days after the passage and adoption of this Ordinance, cause it to be published or posted in accordance with California law.

SECTION 16: ***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 17: ***Execution.*** The Mayor, or presiding officer, is hereby authorized to affix his signature to this Ordinance signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or duly appointed deputy, is directed to attest thereto.

SECTION 18: ***Effective Date.*** This Ordinance becomes effective on the 30th day following its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2023.

Jose Sanchez, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

ATTACHMENT 2
Staff Report dated
February 15, 2023



City Council Staff Report

DATE: February 15, 2023

AGENDA ITEM NO: Public Hearing - 4A

TO: The Honorable Mayor and City Council

FROM: Jessica Serrano, Interim Director of Community Development

SUBJECT: A continued public hearing to consider introduction and first reading of an Ordinance (Zoning Code Amendment No. 22-03) amending Title 21 of the Monterey Park Municipal Code to clarify and complete implementation of the 2020 Monterey Park Business Recovery Program governing Outdoor Dining, allowable uses within the Central Business (C-B) zoning District, and issuing certificates of occupancy.

RECOMMENDATION:

It is recommended that the City Council consider:

1. Opening a continued public hearing and taking testimonial and documentary evidence;
2. After closing the public hearing and considering the evidence submitted during that public hearing, introduce and waive first reading of Ordinance No. _____ amending Title 21 of the Monterey Park Municipal Code to clarify and complete implementation of the 2020 Monterey Park Business Recovery Program governing Outdoor Dining, allowable uses within the Central Business (C-B) zoning District, and issuing certificates of occupancy; and
3. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adopting this Ordinance is exempt from further environmental review because it establishes rules and procedures for operation of existing facilities; minor temporary use of land; minor alterations in land use; new construction of small structures; and minor structures accessory to existing commercial facilities. The Ordinance, therefore, is categorically exempt from further CEQA review under CEQA Guidelines §§ 15301; 15303, 15304(e); 15305; and 15311. Further, adopting the ordinance is also exempt from review under CEQA pursuant to CEQA Guidelines § 15061(b)(3) because the ordinance is for general policies and procedure-making. It can be seen with certainty that there is no possibility that the Ordinance may have a significant effect on the environment. Individual projects utilizing these regulations will each be separately subject to an environmental assessment. Finally, this Ordinance is exempt from further review pursuant to CEQA Guidelines § 15269(a) because the protection of public and private property is necessary to maintain service essential to the public, health and welfare.

TYPE OF ACTION (LEGISLATIVE; QUASI-JUDICIAL; OR ADVISORY)

Legislative: The recommended action is adoption of an Ordinance that implements the Outdoor Dining component of the 2020 Monterey Park Business Recovery program. This component of the Business Recovery Program was extended by the City Council on November 16, 2022 until May 31, 2023 while it was in the process of being reviewed by the Planning Commission and when a new City Council took office. In considering such actions, the City Council acts in its discretionary legislative capacity (formulating rules that apply to all future cases). The recommended action includes an amendment to the zoning regulations via the proposed Ordinance. For the proposed Ordinance, the City Council must make these findings (MPMC § 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 MPMC's zoning regulations.

These findings are included in the draft Ordinance; the facts upon which these findings rely are also included with the draft documents.

BOARD/COMMISSION REVIEW:

On November 8, 2022, the Planning Commission conducted a duly noticed public hearing and adopted resolutions, with a 4-0-1 vote, recommending City Council approval of the draft ordinances with permanent regulations for outdoor dining, expanding allowable uses in the C-B zoning district, among others.

EXECUTIVE SUMMARY:

Outdoor temporary event permit regulations were first adopted on July 15, 2020, as part of the 2020 Monterey Park Business Recovery Program (the "Program"). The Outdoor temporary event permit regulations remain valid until May 31, 2023. Staff prepared an Ordinance to adopt *permanent* regulations to enable outdoor dining uses to operate in commercial zones, subject to certain requirements.

Among other things, the Ordinance would expand allowable uses in the C-B zoning district; and clarify the Building Official's authority to issue Certificates of Occupancy.

BACKGROUND:

In 2020, at the onset of the COVID-19 pandemic, the City adopted a series of ordinances aimed at combating the effects of the pandemic on our local economy including the creation of the Program. The Program included temporary regulations to help local businesses recover from the devastating effects of the pandemic. The majority of the temporary regulations were codified permanently into the Monterey Park Municipal Code (the "MPMC"), except for the outdoor temporary event permit regulations. The outdoor temporary event permit regulations were first adopted on July 15, 2020 and were

extended three times. The most recent extension extended the outdoor temporary event permit regulations until May 31, 2023.

Since 2020, the City processed approximately 50 permits to allow outdoor business operations. A review of this program suggests that a permanent permit system may benefit the City's businesses for the foreseeable future.

On September 26, 2022, the Planning Commission reviewed the existing outdoor temporary event permit regulations and provided feedback regarding outdoor business operations as they relate to safety, aesthetics, noise adjacent to residential uses, parking impacts, and only allowing outdoor dining uses, among others.

Staff prepared an Ordinance to adopt *permanent* regulations for outdoor dining uses. The Ordinance would also expand allowable uses in the C-B zoning district and clarify the Building Official's authority to issue Certificates of Occupancy.

Outdoor Dining:

There are some modifications to the Outdoor Dining regulations adopted in 2020 including, without limitation, off-street parking regulations and use of public property. While certain standards are required, the draft Ordinance also authorizes the Community Development Director, or designee, to make adjustments for good cause shown.

Any approvals for outdoor dining would be accomplished by Administrative Use Permits. These permits were added to the MPMC as part of the Program. While such permits are approved administratively, they are reviewed by the Planning Commission before they become effective.

- Street level uses in the C-B Zoning District:

Various business and property owners in the C-B zoning district, which encompasses the City's Downtown extending a few blocks in either direction from the intersection of Garvey Avenue and Garfield Avenue, expressed concerns regarding challenges in leasing areas for retail sales and/or selling property. Currently, office uses are permitted only on the second floor and above.

The C-B Zone provides for development of a pedestrian-oriented downtown environment that allows for a mix of commercial and residential uses. This zone creates a vibrant pedestrian-oriented commercial district through the implementation of the following practices:

- Encourage the use of awnings and window displays that create attractive storefronts and promote walkability throughout the downtown.
- Promote a mix of retail, dining and limited service uses in which office uses are expressly prohibited on the street level.

- Promote accessory uses, such as outdoor dining, that will enhance a pedestrian friendly atmosphere.

In addition, the Land Use Element to the Monterey Park General Plan seeks to establish the downtown as a community focal point.

Based upon this feedback and the public policy for the zoning regulations, the proposed Ordinance would allow professional office uses on the street level within the C-B Zone. In doing so, certain objective standards would be applied including those associated with aesthetics; accessibility; and business hours.

- Code Cleanup – Certificate of Occupancy

Finally, the draft Ordinance will resolve a textual conflict within the MPMC regarding authority for issuing Certificates of Occupancy. The California Building Code delegates such authority to the City's Building Official. A legacy part of the MPMC includes language delegating authority to the City Planner. This conflict is resolved by removing the authority provided to the City Planner.

FISCAL IMPACT:

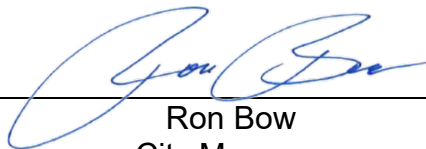
The preparation of this Ordinance is absorbed into the Community Development Department Budget. Ongoing use of staff time to review for determination and compliance will be reimbursed through appropriate land use fees.

Respectfully submitted and prepared by:



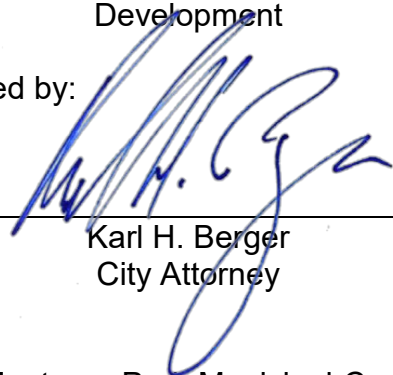
Jessica Serrano
Interim Director of Community
Development

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENTS:

1. Ordinance No. _____ amending Title 21 of the Monterey Park Municipal Code to clarify and complete implementation of the 2020 Monterey Park Business Recovery Program governing Outdoor Dining, allowable uses within the Central Business (C-B) zoning District, and issuing certificates of occupancy.
2. Table 21.10(A) Permitted Uses in Commercial Zones
3. Notice of Exemption



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3G

TO: Honorable Mayor and Members of the City Council

FROM: Matt Hallock, Fire Chief

SUBJECT: Annual Weed Abatement Declaration List

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting the attached Resolution with the Declaration List; and/or
2. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

Adoption of this Resolution is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the Resolution may have a significant effect on the environment.

EXECUTIVE SUMMARY:

The County of Los Angeles Department of Agriculture Commissioner/Weights and Measures (Weed Abatement Division) has submitted the annual Weed Abatement Declaration List to the City. (The Weed Abatement Declaration List ("Declaration List") is a list of parcels in Monterey Park which have been identified by inspection to contain, or have the potential to contain, weeds, brush or other flammable materials sufficient to be considered a fire hazard.) The accompanying Resolution seeks City Council approval to declare the properties on the annual Weed Abatement Declaration List to be public nuisances which may be abated. The authority to remove properties from the Declaration List, upon request and after investigation, will be assigned to the City Manager or designee.

BACKGROUND:

In 1992, the City of Monterey Park entered into a contract with the Los Angeles County Department of Agriculture Commissioner/Weights and Measures ("County") to provide weed abatement services to the City. At that time, both the Fire and Community

Development Departments worked in unison to address and abate weeds in the community. Subsequent to reviewing the County's proposal, the City determined that the County could better provide the weed abatement services currently handled by the City, thereby realizing a significant savings in staff time and financial resources. Moreover, contracting with the County would also free up Fire and Code Enforcement staff allowing time to focus on other important issues in the community. Since 1992, the County Weed Abatement program assisted in a reduction of fire calls for service for vegetation-related fires.

WEED ABATEMENT PROCESS, GENERALLY:

The annual weed abatement process is a way to remind property owners of their responsibility to maintain their properties to minimize fire hazards in the community. The Weed Abatement cycle begins with a City-wide inspection of private properties, conducted by the County; based on this inspection, the County compiles a Weed Abatement Declaration List ("Declaration List") which identifies properties in the City that contain, or have the potential to contain, weeds or brush sufficient to be considered a public nuisance. The County has advised that it considers a parcel to be a future or "potential" hazard if it is not completely landscaped or irrigated and there is a potential for weed growth. The Monterey Park Fire Department then reviews the Declaration List by independently conducting field inspections of the listed properties and either confirms or rejects their placement on the Declaration List. Once the properties on the Declaration List have been confirmed by the City, the County mails notices to the recorded owner of each parcel informing them that their parcel is an existing, future or "potential" hazard.

Property owners may voluntarily abate the nuisance conditions identified in the notice issued by the County or appeal to the City Council to have their property removed from the Declaration List. Following the appeals/voluntary abatement deadlines, any properties identified in the Declaration List which remain out of compliance will be abated by the County, the cost of which (including any re-inspection fees) will be imposed as a special assessment against the property.

2023 WEED ABATEMENT CYCLE:

The County submitted the 2023 Declaration List to the Fire Department; this list has verified by the Fire Chief and Fire Marshal. The Declaration List presently before the Council identifies a total of 1,610 improved and unimproved parcels for this year.¹ The County mailed notices on or about February 1, 2023 to the recorded owner of each parcel included on the Declaration List. The County advised that this year's Declaration List includes parcels that continue to lack landscaping/irrigation as well as new parcels identified via complaints submitted by residents, new inspections, and field

¹ Certain parcels on the Declaration List may be considered "seasonal" or "recurrent nuisances" due to certain property characteristics (e.g., properties located within the City's hillside areas have a greater fire risk than others); as such, certain parcels may be repeatedly identified on the annual Declarations List.

surveys by County inspectors. Lastly, the Los Angeles County Board of Supervisors established an inspection fee of \$48.09 for the 2023 abatement cycle. This inspection fee is a \$3.04 increase from last year's fee and will be assessed against all parcels identified on the Declaration List, regardless of whether the County is required to clear the parcel by the stated deadline date.

The following is a timeline of the 2023 Weed Abatement Process.

March 1, 2023	Consent item - Declaration List Resolution adoption date
March 15, 2023	Public hearing - Protest hearing
March 10, 2023	Deadline for property owners to return response cards to the County confirming they are planning to maintain their own property.
March 22, 2023	Deadline for the City to authorize removal of a property from the Declaration List. The \$48.09 inspection fee will not be charged if a property is removed from the list.
April 01, 2023	County begins clearance operations of unimproved (vacant) parcels.
May 15, 2023	Compliance deadline for improved parcels. County will mail notices with clearance deadlines to improved parcel owners that returned response cards.

FISCAL IMPACT:

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

Respectfully submitted by:



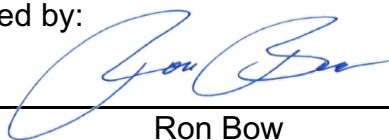
Matthew Hallock
Fire Chief

Prepared by:



Jessica Estrella
Fire Marshal

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

Attachment

1. Resolution and Declaration List

ATTACHMENT 1

Resolution and Declaration List

RESOLUTION NO.

A RESOLUTION ADOPTED PURSUANT TO GOVERNMENT CODE § 39561 DECLARING THAT WEEDS, BRUSH, RUBBISH, REFUSE AND DIRT UPON AND IN FRONT OF CERTAIN PUBLIC AND PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS INTENTION TO PROVIDE FOR ABATEMENT

The City Council does resolve as follows:

SECTION 1: Pursuant to Government Code §§ 39500 to 39588, the City Council finds and declares that:

- A. The weeds growing upon the streets and sidewalks in front of those Properties identified in attached Exhibit "A," which is incorporated by reference, are weeds which bear seeds of wingy or downy nature or attain such large growth as to become a fire menace to adjacent improved property when dry, or which are otherwise noxious, dangerous or a public nuisance;
- B. The presence of dry grass, stubble, refuse or other flammable materials are conditions which endanger the public safety by creating a fire hazard; and
- C. By reason of the foregoing facts, the weeds or dry grass, stubble, refuse or other flammable material growing or existing upon the private property identified in Exhibit "A," or upon the streets and sidewalks in front of said property, constitute a public nuisance (as defined by applicable law including, without limitation Monterey Park Municipal Code §§ 4.30.040 and 4.30.050(j)) and should be abated before the coming fire season.

SECTION 2: The City Manager, or designee (currently the Agricultural Commissioner/Director of Weights and Measures for the County of Los Angeles) is authorized to give notice to abate the Nuisances upon the Properties and must cause notices to be given to each property owner by United States Mail in substantially the following form:

NOTICE OF PUBLIC NUISANCE AND DEMAND TO ABATE

TAKE NOTICE that on March 1, 2023, the City Council of the City of Monterey Park adopted a Resolution declaring your property to be a public nuisance because the presence of weeds, rubbish, refuse and dirt on the property is injurious to public health, safety and property. If not voluntarily

abated, the public nuisance on your property may be abated by authorities from the County of Los Angeles, at the direction of the City of Monterey Park. Should that occur, the cost of removal will be assessed upon your property. Such cost will constitute a special assessment against such lots or lands. All other costs associated with such abatement including, without limitation, initial inspection costs, may also be recovered in the same manner. All property owners objecting to the proposed removal of a public nuisance and the recovery of all costs, they may attend a City Council hearing. The City Council meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers on March 15, 2023, at 6:30 p.m. The meeting information can be obtained on the City's website at www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov. At that time, they may express their objections to the City Council.

Maychelle Yee, City Clerk, City of Monterey Park

SECTION 3: The City Manager, or designee (including, without limitation, the Fire Chief) is authorized to remove any Properties from Exhibit A that are determined to not be a noxious, dangerous or a public nuisance, or otherwise endanger the public safety by creating a fire hazard.

SECTION 4: *Costs.* All costs associated with implementing this Resolution including, without limitation, costs incurred by the Agricultural Commissioner for inspecting the Properties, may be recovered in accordance with City or County resolutions. Recovering these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a seasonal and recurrent public nuisance and endanger the public safety. The Agricultural Commissioner or authorities from the County of Los Angeles must keep an itemized written account of the cost of abatement. A copy of these accounts must be posted on or near City Council Chambers for at least three days prior to March 15, 2023. The copy of these accounts will be available for public inspection at the City Clerk's Office located at 320 W. Newmark Avenue, Monterey Park, CA 91754.

SECTION 5: *Public Hearing.* A public hearing will be held on March 15, 2023 at 6:30 p.m. to consider any objections to this Resolution submitted by owners of the Properties or the general public. The public hearing meeting will be held at 320 W. Newmark Avenue, Monterey Park, CA 91754, in the Council Chambers. To obtain information on the public hearing meeting, the public may visit the city's website at www.montereypark.ca.gov/agendacenter or by contacting the City Clerk's office at MPCLerk@montereypark.ca.gov.

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

least ten days before March 15, 2023.

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

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

SECTION 9: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 10: *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 11: *Electronic Signatures.* This Resolution may be executed with electronic signature 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 12: *Execution.* 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 his duly appointed deputy, may attest thereto.

SECTION 13: *Effectiveness.* This Resolution will become effective immediately upon adoption.

SECTION 14: The City Clerk of the City of Monterey Park is directed to certify a copy of this resolution and cause such certified copy thereof to be filed with the Los Angeles County Agricultural Commissioner together with a certified copy of said report, attached hereto.

SECTION 15: The City Clerk is directed to certify to the adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED AND ADOPTED this 1st day of March 2023.

Jose Sanchez, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney

2023

Exhibit A**CITY OF MONTEREY PARK**

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

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5225 031 018	101 LINCOLN WAY	OMEGA CP1 LLC AND OMEGA CP2 LLC	5857 SANTA MONICA BLVD	LOS ANGELES CA	90038
5225 031 019	SHERIFF RD	CROWN ENTERPRISES INC C/O LINDA REEVES	PO BOX 869	WARREN MI	48090
5225 031 916	4500 E CITY HALL DR	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 917	SHERIFF RD	L A COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 918	4700 W RAMONA BLVD	L A CO LAW ENFORCEMENT PUBLIC	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
5225 031 919	RAMONA BLVD	STATE OF CALIFORNIA C/O JUDICIAL COUNCIL OF CA	455 GOLDEN GATE AVE REFM 8TH FL	SAN FRANCISCO CA	94102
5225 031 920	RAMONA BLVD	LA COUNTY	500 W TEMPLE ST RM 754	LOS ANGELES CA	90012
* 5237 008 027	360 LADERA ST	GRIGSBY, DARID C AND HAI CHU TRS	360 LADERA ST	MONTEREY PARK CA	91754
5237 010 901	CASUDA CANYON DR	ALHAMBRA CITY UNIFIED SCHOOL DISTRICT	1515 W MISSION ROAD	ALHAMBRA CA	91803
* 5237 012 001	1930 COPA WAY	MIYAHIRA,TETSUO AND CAROL TRS	1930 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 002	1910 COPA WAY	HASHIMOTO,STAN S AND LYNNE K	1910 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 003	1886 COPA WAY	ZHEN, MICHAEL Y AND CHENG, QUEENY K	1886 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 004	1878 COPA WAY	LILEY,BOBBY AND HELEN F	1878 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 005	1872 COPA WAY	BANUELOS,MICHAEL, TEODORA & JESSIE L	1872 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 006	1864 COPA WAY	MARIN, DOLORES J CO TR	1322 W GAGE AVE	FULLERTON CA	92833
* 5237 012 007	1848 COPA WAY	NISHI,TERUMI P	1848 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 008	1832 COPA WAY	LEE, KENNETH CO TR	1832 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 009	1816 COPA WAY	JAISLE, GERD E	1816 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 010	1772 COPA WAY	SHINYAMA, DARYL AND NANCY	1772 COPA WAY	MONTEREY PARK CA	91754
* 5237 012 011	1744 COPA WAY	NAGAISHI, KEVIN AND MARISA	1744 COPA WAY	MONTEREY PARK CA	91754

LOS ANGELES COUNTY DECLARATION LIST

DATE: 01/03/23

2023

CITY OF MONTEREY PARK

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

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5237 012 018	1795 ARRIBA DR	YANG, JEFFREY H	1795 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 019	1801 ARRIBA DR	LEE, CHARLES K & KWON, ELLEN	1801 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 020	1825 ARRIBA DR	NARUMI, MARGARET	283 LADERA ST	MONTERERY PARK CA	91754
* 5237 012 021	1853 ARRIBA DR	CHEN,HSIANG JUI AND CAROLINE TRS	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5237 012 022	1875 ARRIBA DR	LEE, DAPHNE ET AL	1875 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 034	1943 ARRIBA DR	ZHANG, HAOGANG AND CHRISTINA T	1943 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 035	1933 ARRIBA DR	LAW,KAM C	1740 ALBION ST	LOS ANGELES CA	90031
* 5237 012 036	1927 ARRIBA DR	SHUM,DONALD M	1927 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 037	1919 ARRIBA DR	CHENG, KEVIN C AND NGO, JULIE	1919 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 038	1915 ARRIBA DR	FIXLER, JARRED AND HEALEY, KATHERINE	1915 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 039	1909 ARRIBA DR	CHENG,ALLAN W AND ABBY A TRS	PO BOX 80277	SAN MARINO CA	91118
* 5237 012 040	1901 ARRIBA DR	CHENG,DAVID W AND CHI K	1901 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 012 041	500 CASUDA CYN DR	WONG, MARY H TR	500 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 042	504 CASUDA CYN DR	JOE,PATRICIA S TR	504 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 043	508 CASUDA CYN DR	CHEUNG,YIM S AND MARISOL	508 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 012 044	510 CASUDA CYN DR	WHALEN,PAUL L TR & LAWRENCE P	510 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 001	512 CASUDA CYN DR	MONTUFAR, BYRON	512 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 002	514 CASUDA CYN DR	LIM,CHIN K AND HUM, ANGELA H	514 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 003	516 CASUDA CYN DR	TAMURA,STEVEN H AND JADENE M	516 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 004	518 CASUDA CYN DR	KIMURA,ROBERT W AND BARBARA K	518 CASUDA CANYON DR	MONTEREY PARK CA	91754

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* 5237 013 005	520 CASUDA CYN DR	IZUNO,MIKE R AND GAYLE N TRS	520 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 006	522 CASUDA CYN DR	WU,BEVERLY L	522 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 007	524 CASUDA CYN DR	LEE,DIN L AND SO K	524 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 008	526 CASUDA CYN DR	MOORE, PATRICIA I	526 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 009	530 CASUDA CYN DR	WALLACE,KAREN C	530 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 010	532 CASUDA CYN DR	SHIGIO,WESLEY D TR	11643 BANYAN RIM DR	WHITTIER CA	90601
* 5237 013 011	534 CASUDA CYN DR	WONG,KAI S AND FUNG H TRS	534 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 012	536 CASUDA CYN DR	WOO,HOWARD K AND BIK F TRS	536 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 013	538 CASUDA CYN DR	TAKAHASHI,EDWARD K AND MINNIE	538 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 014	540 CASUDA CYN DR	JUE,JOANNE L TR	540 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 015	542 CASUDA CYN DR	LEE,MARSHALL W AND MARY L TRS	542 CASUDA CANYON DR	MONTEREY PARK CA	91754
* 5237 013 016	544 CASUDA CYN DR	BALDINI,LINDA J	559 TAYLOR DR	MONTEREY PARK CA	91755
* 5237 013 019	2137 ARRIBA DR	YIP,TIMOTHY W AND PATRICIA H TRS	2137 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 020	2127 ARRIBA DR	WONG,ALVIN CO TR	2127 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 021	2107 ARRIBA DR	LEE,YOUNG M AND KYOUNG O	2107 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 022	2095 ARRIBA DR	SOO, HOO H C TR	2095 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 023	2085 ARRIBA DR	NG, ARMANDO AND MELINDA	2085 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 024	2075 ARRIBA DR	YANG, KEVIN AND CHANG, SYLVIA	2075 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 025	2065 ARRIBA DR	ACOSTA, RAMONA S TR	2065 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 026	2055 ARRIBA DR	YOUNG, CHICK AND CHASE M	PO BOX 80906	SAN MARINO CA	91118

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* 5237 013 027	2045 ARRIBA DR	DON, RICHARD S AND LUCINDA L TRS	2045 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 028	2035 ARRIBA DR	YEE, WARREN AND LEON, ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5237 013 029	2025 ARRIBA DR	HUANG,JASON C CO TR	2025 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 030	2015 ARRIBA DR	TOM, NORINA H ET AL TR	2015 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 031	1999 ARRIBA DR	HUANG, CINDY H	1999 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 032	1983 ARRIBA DR	YANG, KEVIN Y TR	1983 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 033	1973 ARRIBA DR	LYNCH, EMILY V	PO BOX 4024	ALHAMBRA CA	91803
* 5237 013 034	1963 ARRIBA DR	YASUDA, BRUCE K TR	1963 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 013 035	1953 ARRIBA DR	GUISTRON,ARMIDA AND ROBERT O	1953 ARRIBA DR	MONTEREY PARK CA	91754
5237 013 900	ARRIBA DR	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5237 014 001	625 PUEBLO DR	ELLIS, JOHN W III AND	731 S SIERRA VISTA AVE	ALHAMBRA CA	91801
* 5237 014 004	1964 ARRIBA DR	FREIRE,SANDRA	1964 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 005	1974 ARRIBA DR	GOOTRAD, JORDAN AND WANG, VICKI WEI	1974 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 006	1984 ARRIBA DR	YOW,KENNETH JR AND PUI Y	1984 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 007	1994 ARRIBA DR	CHIN,CHARLES AND BETTY TRS	1994 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 008	2016 ARRIBA DR	WONG,TERRANCE L TR ET AL	2016 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 009	2026 ARRIBA DR	TSE,DEXTER C AND LIN, JIAN L	2026 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 010	2046 ARRIBA DR	YIP,SANDRA TR	2046 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 011	2056 ARRIBA DR	LEW, ROBERT V TR	2056 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 012	2066 ARRIBA DR	PHAM, KELVIN AND SERMSAKDI, LAURIE	2066 ARRIBA DR	MONTEREY PARK CA	91754

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* 5237 014 013	2076 ARRIBA DR	LEE, KEITH Y AND JENNIER Q	2076 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 014	2086 ARRIBA DR	MALHOTRA,VASISHT AND NANCY L TRS	2086 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 014 017	766 TOPACIO DR	CHUNG,EUGENE AND KATHY TRS	766 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 018	779 TOPACIO DR	LEE,ERNEST K AND TAN L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5237 014 023	754 CEREZA DR	JOE,BETTY W TR	758 CEREZA DR	MONTEREY PARK CA	91754
* 5237 014 024	763 CEREZA DR	WOO,STARBOARD Y tr	763 CEREZA DR	MONTEREY PARK CA	91754
* 5237 015 007	585 COLINA TER	RUDHOLM, HAYDEE TR	585 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 008	582 COLINA TER	DUNKER, ALAN K CO TR	582 COLINA TER	MONTEREY PARK CA	91754
* 5237 015 010	1681 ABAJO DR	WONG,THOMAS K AND SHARON Y TRS	1681 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 012	520 CASITAS ST	KACKSTETTER, WADE R AND YANG, QING	520 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 013	527 CASITAS ST	YAMAMOTO,TADASHI AND JUNKO TRS	527 CASITAS ST	MONTEREY PARK CA	91754
* 5237 015 014	1705 ABAJO DR	NISHIKAWAI, RYAN AND JACQUELYN TRS	1705 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 015	1715 ABAJO DR	YASUI,BETTIE M TR	1715 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 016	1725 ABAJO DR	MURASE,TAKASHI AND GRACE TRS	1725 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 017	1735 ABAJO DR	MA, SMANTHA H TR	1735 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 018	1745 ABAJO DR	MURAKAMI,RICHARD TR	1745 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 019	1765 ABAJO DR	TAM, FREDERICK & ANNIE H	1765 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 020	1785 ABAJO DR	LOUIE,RAYMOND B TR ET AL	1785 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 021	1805 ABAJO DR	WONG,EVELYN C TR	1805 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 022	1815 ABAJO DR	MEKPONGSATORN, ALANA AND TSUKIMOTO, TAI	1818 ABAJO DR	MONTEREY PARK CA	91754

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* 5237 015 023	1825 ABAJO DR	SZETO,WARREN W AND MEE LEE	1825 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 024	1845 ABAJO DR	LIONG,YAU K AND DIANA Y TRS	2670 MELVILLE DR	SAN MARINO CA	91108
* 5237 015 025	1855 ABAJO DR	YAMASAKI,YO AND EDITH TRS	1855 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 026	1875 ABAJO DR	FIGUEROA,CHRISTINE R	1875 ABAJO DR	MONTEREY PARK CA	91754
* 5237 015 036	665 PUEBLO DR	SUZUKI,LEO M AND KEIKO H	665 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 037	655 PUEBLO DR	LIU,ELISA C TR	655 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 038	645 PUEBLO DR	ALTON, AIMIN S & PATRICIA S	645 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 015 039	635 PUEBLO DR	FAULKNER, MOLLY	635 PUEBLO DR	MONTEREY PARK CA	91754
* 5237 016 001	562 COLINA TER	GONG, GARY E CO TR	562 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 002	542 COLINA TER	LIAO,CHANG HO AND CHUEN MEI H	542 COLINA TER	MONTEREY PARK CA	91754
* 5237 016 005	1784 ARRIBA DR	FONG, JACK S AND BETTY TRS	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5237 016 007	1756 ARRIBA DR	PARK,YONG S AND SUK H	1756 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 008	1742 ARRIBA DR	YEE,KEVIN S AND LISA M	1742 ARRIBA DR	MONTEREY PARK CA	91754
* 5237 016 012	1640 COPA WAY	CHIANG, GRACE S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5237 016 013	1641 COPA WAY	LEE, JUNG HUI TR	1161 COPA	MONTEREY PARK CA	91754
* 5237 016 014	515 ARBOLES ST	BURLEY,BRENT DAVID AND ERB, PATRICIA J	515 ARBOLES ST	MONTEREY PARK CA	91754
* 5237 016 023	558 CASITAS ST	BERGARA, MARIE I TR	558 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 024	550 CASITAS ST	WONG,KENNETH AND HAN M	103 LADERA ST	MONTEREY PARK CA	91754
* 5237 016 025	540 CASITAS ST	LEE,NORMAN C	540 CASITAS ST	MONTEREY PARK CA	91754
* 5237 016 026	530 CASITAS ST	YAMAMOTO,KEN AND JUNE M TRS	530 CASITAS ST	MONTEREY PARK CA	91754

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* 5237 017 006	477 ELEVADO TER	LEE, YONG TAI AND JOO YOUNG	477 ELEVADO TER	MONTEREY PARK CA	91754
* 5237 018 001	1700 ABAJO DR	OSGANIAN, VOSGAN Z AND SYLVIA TRS	1700 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 002	1720 ABAJO DR	TAM,LINDA S	1720 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 003	1730 ABAJO DR	POON, EDWARD K AND LAU, STEPHANIE H	1730 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 004	1740 ABAJO DR	INOCENCIO,ERWIN AND RAQUEL	1740 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 005	1750 ABAJO DR	LONG, NICOLE AND CORBIN	1750 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 006	1760 ABAJO DR	DIAZ,GREGORIA TR	1760 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 007	1780 ABAJO DR	LAM,PEGGY W TR	1780 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 008	1920 ABAJO DR	SUZUKI,ELIZABETH H TR	1790 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 009	1800 ABAJO DR	LEE,RICHARD L TR	1800 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 010	1810 ABAJO DR	CHING , MILLER AND VIOLET W TRS	1810 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 011	1820 ABAJO DR	FAN, CHRISTINA M TR	1820 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 012	1830 ABAJO DR	CHIU, RAYMOND AND HUANG, LAURA	1830 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 013	1840 ABAJO DR	PAI, JOSHUA G	1840 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 014	1850 ABAJO DR	AU,NATHAN H CO TR	1850 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 015	1860 ABAJO DR	JUNG,STEVEN P AND HAZEL M TRS	1860 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 016	1870 ABAJO DR	CHING,JOSE AND TINA K TRS	1870 ABAJO DR	MONTEREY PARK CA	91754
* 5237 018 017	707 MONTEREY PASS RD	NG,VINCENT AND YAN, CHANTAL	707 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 019	711 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 020	717 MONTEREY PASS RD	D E N INC	717 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 018 021	721 MONTEREY PASS RD	BENSON PROPERTY LLC	721 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 018 022	727 MONTEREY PASS RD	KBF PROPERTIES LLC	801 S FIGUEROA ST 600	LOS ANGELES CA	90017
* 5237 018 023	767 MONTEREY PASS RD	SGC MONTEREY HILL INVESTMENT LLC	2270 HUNTLEY CIR	SAN MARINO CA	91108
* 5237 018 025	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 001	1880 ABAJO DR	OSUGI,CRAIG K	1880 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 002	1890 ABAJO DR	MAR,RICHARD T C/O MARY MAR	3 LILAC	IRVINE CA	92618
* 5237 019 003	1900 ABAJO DR	GENOVIA,MARY K TR	1900 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 004	1910 ABAJO DR	YAMASHIRO, MILDRED H TR	1910 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 006	1930 ABAJO DR	YEE, LAWRENCE S CO TR	153 CALLE CONSTANCIA	REDLANDS CA	92373
* 5237 019 007	1940 ABAJO DR	WOO,PAUL T AND CHANG, YI LIN	1940 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 008	1950 ABAJO DR	KOBA,MICHAEL J CO TR	85 ROSS ROAD	SEDONA AZ	86336
* 5237 019 009	1960 ABAJO DR	SAIKI,ELSII H TR	1960 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 010	1970 ABAJO DR	YONEMITSU, MIYOKO TR	1970 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 011	1980 ABAJO DR	WONG, TONY K AND MARGARET Y	1980 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 012	1990 ABAJO DR	LEUNG,ROSIE W TR	548 S BERKELEY AVE	SAN MARINO CA	91108
* 5237 019 013	2000 ABAJO DR	NAKAGUCHI,STEVEN	2000 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 014	2010 ABAJO DR	MOH, DAVID TR	2010 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 015	2020 ABAJO DR	DEMESTRE,JOAQUIN CO TR	2020 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 016	2030 ABAJO DR	GONZALES, MARIA F TR	2030 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 017	2040 ABAJO DR	LEE, HOWARD P AND MARGARET P TRS	2040 ABAJO DR	MONTEREY PARK CA	91754

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* 5237 019 018	2050 ABAJO DR	RIVERS, MICHAEL AND CINDY	3005 SHERWOOD AVE UNIT B	ALHAMBRA CA	91801
* 5237 019 019	2060 ABAJO DR	LEE,BOWMAN AND CHRISTINE TRS	2060 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 020	2070 ABAJO DR	QU,WEN	2070 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 021	2080 ABAJO DR	LEE, NELSON L AND PHYLLIS Z TRS	2080 ABAJO DR	MONTEREY PARK CA	91754
* 5237 019 022	777 MONTEREY PASS RD	BEVEN,C FINLEY CO TR ET AL	10005 MISSION MILL RD	WHITTIER CA	90601
* 5237 019 023	831 MONTEREY PASS RD	JC MONTEREY PARK LLC	415 S ATLANTIC BLVD	MONTEREY PARK CA	91754
* 5237 019 024	855 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 025	877 MONTEREY PASS RD	877 MONTEREY PARTNERS	877 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5237 019 026	901 MONTEREY PASS RD	XCHANGE HOLDING LLC	3609 WINDSONG ST	EL MONTE CA	91732
* 5237 020 001	955 MONTEREY PASS RD	955 MONTEREY PASS LLC	PO BOX 777	MONTEREY PARK CA	91754
* 5237 020 004	2100 ABAJO DR	NAKANO,GREGORY AND GUTIERREZ, JANET	2100 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 005	2110 ABAJO DR	WANG,RICHARD D AND ISCAH Y TRS	2110 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 006	2120 ABAJO DR	YOON,HONG R AND YUN J	2120 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 007	2130 ABAJO DR	KESSINGER, MATTHEW AND CHAN, DIANA	2130 ABJO DR	MONTEREY PARK CA	91754
* 5237 020 008	2140 ABAJO DR	MOH, DANIEL TR	1920 GRAHAM AVE	REDONDO BEACH CA	90278
* 5237 020 009	2150 ABAJO DR	WONG,MICHAEL E AND GAY Y	2150 ABAJO DR	MONTEREY PARK CA	91754
* 5237 020 010	816 GRANADA DR	DOYLE, VIRGENE K TR	816 GRANADA DR	MONTEREY PARK CA	91754
* 5237 020 011	828 GRANADA DR	CHANG, LUKE C AND SHIRLEY S TRS	828 GRANADA DR	MONTEREY PARK CA	91754
* 5237 020 019	999 MONTEREY PASS RD	999 MPR LLC	728 W SANTA ANITA ST	SAN GABRIEL CA	91776
* 5237 020 020	1001 MONTEREY PASS RD	ALAN PROPERTY LLC	1001 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5237 021 001	1231 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 021 002	1051 MONTEREY PASS RD	JONES,OLAND CO TR	8451 LEROY ST	SAN GABRIEL CA	91775
* 5237 021 003	1101 MONTEREY PASS RD	LITTLE NANA MP LLC	104 N UNION AVE	LOS ANGELES CA	90026
* 5237 021 004	1131 MONTEREY PASS RD	LIN,DANNY J AND JESSIE TRS	1511 S SHALE HOLLOW LN	DIAMOND BAR CA	91765
* 5237 021 005	1161 MONTEREY PASS RD	MICHEL, LUIS AND SIXTO	1161 MONTEREY PASS RD	MONTEREY PARK	91754
* 5237 021 006	1191 MONTEREY PASS RD	TANG,HUNG PHIEU CO TR	3338 E CALIFORNIA BLVD	PASADENA CA	91107
* 5237 021 007	1201 MONTEREY PASS RD	REFRIGERATION SUPPLIES	26021 ATLANTIC OCEAN DR	LAKE FOREST CA	92630
* 5237 022 009	1100 CORPORATE CENTER DR	SEANDA PROPERTIES LLC	1100 CORPORATE CENTER DR # 201	MONTEREY PARK CA	91754
* 5237 022 014	701 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 017	900 CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 022 018	1000 CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
5237 022 021	CORPORATE CENTER DR	M AND A GABAE AND C/O MARK GABAY	9034 W SUNSET BLVD	W HOLLYWOOD CA	90069
* 5237 022 026	1155 CORPORATE CENTER DR	INTERNATIONAL UNION OF PARTNERS	2333 LAKE AVE UNIT H	ALTADENA CA	91001
* 5237 022 028	1111 CORPORATE CENTER DR #101	JOU, JIANN JONG AND KWEI CHI	PO BOX 766	LA VERNE CA	91750
5237 022 046	CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
* 5237 022 047	901 CORPORATE CENTER DR	901 CORPORATE CENTER LP	PO BOX 847	CARLSBAD CA	92018
5237 022 048	CORPORATE CENTER DR	JOINT WIN DEV LLC	13517 PENN ST	WHITTIER CA	90602
+ 5237 022 903	1055 CORPORATE CENTER DR	LA COMMUNITY COLLEGE DIST	770 WILSHIRE BLVD	LOS ANGELES CA	90017
5237 023 907	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803
5237 023 908	MCBRIDE AVE	LA COUNTY FLOOD CONTROL DISTRICT	900 S FREMONT AVE	ALHAMBRA CA	91803

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* 5237 024 017	1255 CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WILSHIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 025	2526 CORPORATE PL	F & A FEDERAL CREDIT UNION	PO BOX 30831	LOS ANGELES CA	90030
* 5237 024 026	2525 CORPORATE PL	EAST GROUP PROPERTIES LP	400 W PARKWAY BLVD	RIDGELAND MS	39157
* 5237 024 029	2630 CORPORATE PL	2000 GOLD LIMITED PARTNERSHIP LP	2530 CORPORATE CENTER PL STE A210	MONTEREY PARK CA	91754
* 5237 024 055	1588 CORPORATE CENTER DR	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5237 024 056	2530 CORPORATE PL	B9 SEQUOIA MONTEREY OWNER LP	PO BOX A3879	GLENDALE CA	91201
* 5237 024 059	CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WHILSIRE BLVD 4TH FL	CHICAGO IL	60690
5237 024 061	DAVIDSON DR	MONTEREY PARK STORAGE LP	4607 MISSION GORGE PL	SAN DIEGO CA	92120
* 5237 024 065	DAVIDSON DR	OMNINET LACC LLC ET AL	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 066	DAVIDSON DR	OMNINET LACC LLC ET AL	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 067	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 068	1200 CORPORATE CENTER DR	OMNINET LACC LLC ET AL	9420 WHILSIRE BLVD 4TH FL	BEVERLY HILLS CA	90212
* 5237 024 071	1600 CORPORATE CENTER DR	ONE MSO INC	3579 E FOOTHILL BLVD PMB 546	PASADENA CA	91107
5237 024 072	CORPORATE CENTER DR	ONE MSO INC	3579 E FOOTHILL BLVD PMB 546	PASADENA CA	91107
5237 024 800	KERN AVE	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	MONTEREY PARK CA	91754
* 5252 001 023	793 BARNUM WAY	KHOO,HENRY	793 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 024	789 BARNUM WAY	KABAKIAN,ADOOR V AND DAKESSIAN, TALEEN	789 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 025	785 BARNUM WAY	CHO,SOO W AND JUM J	785 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 026	781 BARNUM WAY	LIN, EUGENE C AND ANNA S	781 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 027	777 BARNUM WAY	RUI ZHEN ZHAO AND	777 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 028	773 BARNUM WAY	CHING YU KO AND CHEN, LING KO	773 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 029	769 BARNUM WAY	CHOU,DAVID C	769 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 030	765 BARNUM WAY	POON, EVA K TR	765 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 031	761 BARNUM WAY	WAKINO, BRETT P	750 S YNEZ AVE	MONTEREY PARK CA	91755
* 5252 001 032	757 BARNUM WAY	MA,PATRICK CO TR	757 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 033	753 BARNUM WAY	CHING,BENJAMIN D TR	753 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 034	749 BARNUM WAY	LEE,YUAN AND MEI NA	749 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 035	745 BARNUM WAY	SZE,RAYMOND CO TR	745 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 036	741 BARNUM WAY	CHOW,REGINA W TR	741 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 037	737 BARNUM WAY	YUAN,HSIN	737 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 038	733 BARNUM WAY	LAI,TIMOTHY S AND JANET M TRS	733 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 039	729 BARNUM WAY	MA, SAM	729 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 040	725 BARNUM WAY	PATEL,RAMANBHAI A CO TR	725 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 041	721 BARNUM WAY	HE, GORDON AND JAU WINNEY	721 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 042	717 BARNUM WAY	TRINIDAD,JON	717 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 043	713 BARNUM WAY	TRANG,SI DU AND KIM H	713 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 044	709 BARNUM WAY	MAYEMURA,DAVID J AND BARBARA K	709 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 045	705 BARNUM WAY	TOM,WILLIAM LANORA TR	705 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 046	701 BARNUM WAY	LI, BOHAO AND WU, HUI	701 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 047	697 BARNUM WAY	CHERNG, ESTHER F TR	697 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 001 048	693 BARNUM WAY	CHOY,MAN F CO TR	693 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 001 049	689 BARNUM WAY	CHOW,WING CATHERINE K TR	689 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 002 002	608 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 002 008	656 MONTEREY PASS RD	GULDALIAN,ANTHONY AND SUZY TRS	609 MICHAEL COLLINS CIR	MONTEBELLO CA	90640
* 5252 002 010	670 MONTEREY PASS RD	JONAMERICA LLC	3712 W JEFFERSON BLVD	LOS ANGELES CA	90016
* 5252 002 011	616 MONTEREY PASS RD	DIETERICH POST CO	P O BOX 155	MONTEREY PARK CA	91754
5252 002 016	MONTEREY PASS RD	ETON MONTEREY INVESTMENTS LLC	1045 MONTECITO DR	SAN GABRIEL CA	91776
* 5252 002 017	632 MONTEREY PASS RD	PANDA PAGODA HOLDINGS LLC	632 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 009	1200 MONTEREY PASS RD	FARBSTEIN,JAY TR	219 14TH ST	SANTA MONICA CA	90402
* 5252 003 010	1190 MONTEREY PASS RD	HAAS, DAVID TR ET AL TRS	1190 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 011	1160 MONTEREY PASS RD	JMV MEK ASSOCATION LLC	1130 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 012	1130 MONTEREY PASS RD	JMV MEK ASSOCATION LLC	1130 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 013	1110 MONTEREY PASS RD	CHOU, PETER W TR	1435 SOMBRERO DR	MONTEREY PARK CA	91754
* 5252 003 020	900 MONTEREY PASS RD	RATIGAN, JOAN D TR	7123 SEAWIND DR	LONG BEACH CA	90803
* 5252 003 021	890 MONTEREY PASS RD	LE, KAREN	166 W NAIMI AVE	ARCADIA CA	91007
* 5252 003 022	870 MONTEREY PASS RD	PANDA REAL ESTATE INVESTMENT INC	870 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 027	800 MONTEREY PASS RD	ZHAO AND LUO LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91755
* 5252 003 028	798 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 029	786 MONTEREY PASS RD	CLINTON, EDMOND J III CO TR	1647 GLORIETTA AVE	GLENDALE CA	91208
* 5252 003 030	774 MONTEREY PASS RD	JY ASSOCIATES LLC	750 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5252 003 033	748 MONTEREY PASS RD	SCHWARTZ TEA LLC	748 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 042	1100 MONTEREY PASS RD	BROWN, GORDON AND LIN, XIAOXIA	1314 ASHLAND AVE	SANTA MONICA CA	90405
* 5252 003 043	810 MONTEREY PASS RD	JRL LLC	1000 E GARVEY AVE	MONTEREY PARK CA	91754
* 5252 003 046	750 MONTEREY PASS RD	OAKCROFT ASSOCIATES INC	PO BOX 63309	LOS ANGELES CA	90063
* 5252 003 049	960 MONTEREY PASS RD	PASS ROAD LLC	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 050	930 MONTEREY PASS RD	MIKEN PROPERTIES	1880 CENTURY PARK E #607	LOS ANGELES CA	90067
* 5252 003 052	724 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 053	850 MONTEREY PASS RD	YIN AND ZHENG INVESTMENT LLC	235 S SAN PEDRO ST UNIT 533	LOS ANGELES CA	90012
* 5252 003 055	1090 MONTEREY PASS RD	EVERLIGHT LLC	122 S EL MOLINO ST	ALHAMBRA CA	91801
* 5252 003 057	990 MONTEREY PASS RD	HILANDS ENTERPRISES MONTEREY PASS LLC	1201 S OLIVE ST	LOS ANGELES CA	90015
* 5252 003 058	708 MONTEREY PASS RD	KONTOS,PHILLIP J AND MARY J TRS	18924 CARMEL CREST DR	TARZANA CA	91356
* 5252 003 065	716 MONTEREY PASS RD	MONTEREY PASS HI TECH LLC	718 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 066	1000 MONTEREY PASS RD	TRAN, DANIEL CO TR	PO BOX 5007	SAN GABRIEL CA	91778
* 5252 003 067	1290 MONTEREY PASS RD	MEGA HZ ELECTRIC INC	1290 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 003 069	736 MONTEREY PASS RD	COOPER LA REALTY LLC	1588 CORPORATE CENTER DR	MONTEREY PARK CA	91754
* 5252 003 070	1260 MONTEREY PASS RD	SHIN, YONG S	915 TOWNE AVE	LOS ANGELES CA	90021
* 5252 003 071	1230 MONTEREY PASS RD	BOHER FINE ARTS LLC	1230 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 074	1390 MONTEREY PASS RD	SSS LA LLC	2764 N GREEN VALLEY PKWY PMB 254	HENDERSON NV	89014
* 5252 004 075	1350 MONTEREY PASS RD	NYH PROPERTIES LLC	1350 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5252 004 078	1300 MONTEREY PASS RD	HOM,HENRY Y AND CHING W	1300 MONTEREY PASS RD	MONTEREY PARK CA	91754

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* 5252 004 086	1430 MONTEREY PASS RD NO A	LIM,PETER K CO TR	2950 LARAIN RD	SAN MARINO CA	91108
5252 004 800	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
5252 004 801	MONTEREY PASS RD	SO CALIF EDISON CO C/O REAL PROPERTIES	2 INNOVATION WAY	POMONA CA	91768
* 5252 005 071	1810 COLLEGE VIEW DR	CHI KAN KWAN AND LAI HING KWAN LI	1810 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 072	1820 COLLEGE VIEW DR	TRAN,PETER K AND LAI, WAI YAN	1820 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 074	1860 COLLEGE VIEW DR	HUANG, ZHAOSHAN AND LI, LIJUAN	1860 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 075	1880 COLLEGE VIEW DR	CANTERO,TERESA G	1880 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 076	1890 COLLEGE VIEW DR	HOM,LESLIE Y AND SHUI T TRS	8524 LARKDALE RD	SAN GABRIEL CA	91775
* 5252 005 077	1900 COLLEGE VIEW DR	JOHN CHI DUONG	1900 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 078	1910 COLLEGE VIEW DR	SUN, LIN LIN TR, ZENG TRUST	1258 SADDLEHORN WAY	WALNUT CA	91789
* 5252 005 079	1920 COLLEGE VIEW DR	LEUNG, SI SING TR	20707 E RIM LN	WALNUT CA	91789
* 5252 005 080	1940 COLLEGE VIEW DR	DELIANG LI AND CUI WEI LIANG	1940 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 081	1960 COLLEGE VIEW DR	LIU, CHRISTINE	329 W ANDRIX ST	MONTEREY PARK CA	91754
* 5252 005 082	1980 COLLEGE VIEW DR	WOO, GEORGE J AND KAM Y TRS	1980 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 083	1990 COLLEGE VIEW DR	TRAN, KHAM D	1990 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 084	2000 COLLEGE VIEW DR	YEE, GOON C AND YI, SHEN	2000 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 085	2020 COLLEGE VIEW DR	LUE, JAY J AND LINDA C TRS	2020 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 086	2040 COLLEGE VIEW DR	HAYASHI, MASANOBU AND SACHIKO TRS	2040 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 087	2060 COLLEGE VIEW DR	LUO. SHI AND	2060 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 088	2080 COLLEGE VIEW DR	LING SEE HO	2080 COLLEGE VIEW DR	MONTEREY PARK CA	91754

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* 5252 005 089	2090 COLLEGE VIEW DR	LOW, BOON H	2090 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 090	2100 COLLEGE VIEW DR	MCKEEHAN, KELLY J	2100 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 091	2120 COLLEGE VIEW DR	SHEN,PO CHYUN AND SHIRLEY S	641 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 005 092	2140 COLLEGE VIEW DR	GOOTHARDT, GARREN AND	2140 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 093	2180 COLLEGE VIEW DR	DUONG, CHILIE M	2180 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 094	2190 COLLEGE VIEW DR	JUNG, SUSAN TR	2190 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 095	2200 COLLEGE VIEW DR	TSUI, MAN W AND CHRISTINA W	2200 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 096	2220 COLLEGE VIEW DR	YU, BEN	2220 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 097	2238 COLLEGE VIEW DR	CROCKER, NEAL AII	2238 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 098	2260 COLLEGE VIEW DR	MOY, SHAOLI	2260 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 099	2280 COLLEGE VIEW DR	WU, RICHARD B AND NANCY J TRS	2280 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 100	2290 COLLEGE VIEW DR	HIGASHI, MASA HARU AND SHIRLEY TRS	2290 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 101	2300 COLLEGE VIEW DR	CHEW,KIM M TR	2300 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 103	2160 COLLEGE VIEW DR	CHU, HAIMING AND CHIO, KUOK I	2160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 104	1800 COLLEGE VIEW DR	WAN, JASON	1800 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 005 105	2320 COLLEGE VIEW DR	MCKITTRICK, RAQUEL TR	2320 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 006 009	1901 COLLEGE VIEW DR	WOO, SUEY Y TR	1901 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 006 010	1895 COLLEGE VIEW DR	GOLDEN COLLEGE LLC AND	1260 MILL LN	SAN MARINO CA	91108
* 5252 013 026	1301 LIGHTVIEW ST	TAT,QUANG T AND	1301 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5252 013 031	1800 BLUFFHILL DR	CHOW,SUSIE	1800 BLUFFHILL DR	MONTEREY PARK CA	91754

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* 5252 014 011	1367 HILLSIDE ST	FANG, MARY AND	1367 HILLSIDE ST	MONTEREY PARK CA	91754
* 5252 014 023	1295 HILLSIDE ST	WILLIAMS,DONALD CO TR	26441 BELSHIRE WAY	LAKE FOREST CA	92630
* 5252 015 001	1184 S LONGHILL WAY	TSE, DAVID K T CO TR	1184 S LONGHILL WAY	MONTEREY PARK CA	91754
* 5252 015 014	1795 BLUFFHILL DR	AKIYOSHI,CARY AND TAMMIE K	1795 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 015	1801 BLUFFHILL DR	YEUNG, FLORA F	1801 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 017	1855 BLUFFHILL DR	QUAN, DAN CO TR	1164 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 015 018	1877 BLUFFHILL DR	MURAKAMI,ROBERT K AND PATRICIA I	1877 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 019	1895 BLUFFHILL DR	LEE,PATRICIA W TR	1895 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 020	1901 BLUFFHILL DR	BOW,RONALD D AND LILLIAN M TRS	1901 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 021	1915 BLUFFHILL DR	MCINTOSH, TODD B AND YING Q	1915 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 015 022	1833 BLUFFHILL DR	GODINEZ, NOEL A AND NUNEZ, MARICELA	1833 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 003	2068 W LONGHILL DR	MITANI,DENNIS T AND DIANA Y TRS	2068 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 004	1187 S LONGHILL WAY	PL COYNE REAL ESTATE LP	1311 BELHAM RIDGE CT	SPRING TX	77379
* 5252 016 005	1190 S LONGHILL WAY	PEREZ, ELMO AND CARMEN TRS	1600 W LONGHILL DR	MONTEREY PARK CA	91754
* 5252 016 006	1933 BLUFFHILL DR	HASHIMA,MARK I TR	1933 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 007	1947 BLUFFHILL DR	CHAN,DAVID AND QUACH, LE	1947 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 008	1963 BLUFFHILL DR	KAWAHARA, JAMES B CO TR	1963 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 016 009	1985 BLUFFHILL DR	FONG,MARY L TR	1985 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 018 004	1255 RIDGECREST ST	KIM,BRIAN J	1255 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 005	1241 RIDGECREST ST	LI, XUN AND SHAUNG	470 LADERA ST	MONTEREY PARK CA	91754

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* 5252 018 006	1225 RIDGECREST ST	HUGHES,PETER GDN	PO BOX 3762	ALHAMBRA CA	91803
* 5252 018 007	1201 RIDGECREST ST	SCOBIE,TRENTON J II	1201 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 008	1187 RIDGECREST ST	KAPPELER,DORIS AND LINDA	1187 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 011	1149 RIDGECREST ST	WONG, SUSAN TR	2167 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 018 013	1125 RIDGECREST ST	SHUM, YUK KIU	1125 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 014	1113 RIDGECREST ST	DANERI,CHARLES R TR	1113 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 016	1091 RIDGECREST ST	NISHIKUBO,NAPAPOM J	1091 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 017	1087 RIDGECREST ST	CHAN, WAI YIN TR	1087 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 018	1083 RIDGECREST ST	SEN,DARWIN Y TR	1083 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 018 019	1079 RIDGECREST ST	SAI, JUDY TR	1079 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 001	1071 RIDGECREST ST	CARR, NATHALIE M TR	930 S CHARLOTTE AVE	SAN GABRIEL CA	91774
* 5252 019 002	1069 RIDGECREST ST	CHEN, WEI LIN AND KRISTY H	1069 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 003	1065 RIDGECREST ST	PAUL,WILFRED D II AND KARELLE	1065 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 004	1061 RIDGECREST ST	LU,DULY TR	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 005	1057 RIDGECREST ST	CHING, DORIS K AND CHAN WAN HO	1057 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 006	1053 RIDGECREST ST	YAMAUCHI,NORMAN K AND NORA S TRS	1053 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 007	1049 RIDGECREST ST	STOOPS, DAVID A CO TR	1049 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 008	1045 RIDGECREST ST	LIAO,KAO H AND CHING H	1045 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 009	1041 RIDGECREST ST	FERRIERE, THOMAS AND GINA Y	1041 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 010	1037 RIDGECREST ST	GEE,DANNY S	1037 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 019 011	1033 RIDGECREST ST	NEWMAN,ANDREW K AND AMY L TRS	1033 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 012	1029 RIDGECREST ST	KAWA,CYNTHIA TR	1029 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 014	1021 RIDGECREST ST	WANG, QIN XIA	613 N HUNTINGTON AVE	MONTEREY PARK CA	91754
* 5252 019 015	1017 RIDGECREST ST	WON, TOMAS A AND DIANA L TRS	1017 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 016	1013 RIDGECREST ST	WONG, LAMONT AND	1013 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 017	1009 RIDGECREST ST	YIU CHOK CHAN AND	1009 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 019 018	1005 RIDGECREST ST	CHEN,CHARLES T AND TANG, Y L	6B VILLAGE GARDENS 67 FA PO ST	KOWLOON TONG HONG	94040
* 5252 019 019	1001 RIDGECREST ST	COX,CATHERINE	1001 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 020 017	1052 RIDGECREST ST	KWOK,PIT AND IKA ET AL	1052 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 021 009	1623 BLUFFHILL DR	ARCHER, SALLY K TR	1623 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 022 020	1611 BLUFFHILL DR	JO,KYUNG	1611 BLUFFHILL DR	MONTEREY PARK CA	91754
* 5252 029 035	1740 COLLEGE VIEW DR	1740 COLLEGE VIEW LLC ET AL	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 029 036	1720 COLLEGE VIEW DR	WONG, JACK W AND JENNIFER TRS	1408 VIA ROMA	MONTEBELLO CA	90640
* 5252 029 037	1700 COLLEGE VIEW DR	AOYAGI,MAY TR	22606 CORAL PL	LAKE FOREST CA	92630
* 5252 029 038	1690 COLLEGE VIEW DR	MACIAS, CARMEN E TR	1690 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 039	1680 COLLEGE VIEW DR	CHONG, ROSANA TR	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 029 040	1660 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	961 THAMES CT	SAN DIMAS CA	91773
* 5252 029 041	1640 COLLEGE VIEW DR	YEE, FIRMAN	1640 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5252 029 042	1620 COLLEGE VIEW DR	TAN, THEAN YEAT AND	2090 VANCOUVER AVE	MONTEREY PARK CA	91754
* 5252 029 043	1600 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	MONTEREY PARK CA	91754

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* 5252 029 044	1590 COLLEGE VIEW DR	WONG, NORMAN S AND ELINA P TRS	55 W PALM DR	ARCADIA CA	91007
* 5252 029 045	1580 COLLEGE VIEW DR	DANG, MICHAEL	6962 FERN CROFT AVE	SAN GABRIEL CA	91775
* 5252 029 046	1560 COLLEGE VIEW DR	NG, WUN P AND MEI C TRS	294 SIERRA OAKS DR	ARCADIA CA	91006
* 5252 029 048	1520 COLLEGE VIEW DR	MAR MAR AND LUNA LLC	11015 FREER ST	TEMPLE CITY CA	91780
* 5252 029 050	1540 COLLEGE VIEW DR	SANCHEZ, JORGE A	1608 APPIAN WAY	MONTEBELLO CA	90640
* 5252 029 051	1500 COLLEGE VIEW DR	COBALT VENTURES 1 LLC	1500 COLLEGE VIEW DR UNIT F	MONTEREY PARK CA	91754
* 5252 031 001	991 RIDGECREST ST	HIGA, MERY	1445 FORESTVIEW DR	BREA CA	92821
* 5252 031 002	985 RIDGECREST ST	YIP, ROLAND	985 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 003	979 RIDGECREST ST	HE, DONG	979 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 031 006	1526 RIDGECREST WAY	ONO, DAVID Y AND LEUNG, MARGARET	1526 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 007	1540 RIDGECREST WAY	UJITA, SCOTT L AND LAURI I TRS	1540 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 008	1552 RIDGECREST WAY	DE GUZMAN, GIL CO TR	1552 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 009	1566 RIDGECREST WAY	LEE, DAISY W AND WOO, THOMAS	1566 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 010	1580 RIDGECREST WAY	MURRAY, ROCHELLE R	1580 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 011	1592 RIDGECREST WAY	LEM, KAI S ET AL	1592 RIDGECREST WAY	MONTEREY PARK CA	91754
* 5252 031 020	1501 VAGABOND RD	FIRST MOLOKAN CH OF MONTEBELLO	1501 VAGABOND RD	MONTEREY PARK CA	91754
* 5252 032 003	929 RIDGECREST ST	LIANG, MIACHAEL AND	662 RANGER ST	OAKDAL CA	95361
* 5252 032 004	921 RIDGECREST ST	PAN, ANTHONY S	921 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 032 005	915 RIDGECREST ST	HIRAOKA, DONNA CO TR	2823 BURKSHIRE AVE	LOS ANGELES CA	90064
* 5252 032 006	901 RIDGECREST ST	WONG, STEPHEN CO TR	901 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 032 007	889 RIDGECREST ST	LAO, CHUNFU	889 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 004	865 DONNER PL	QUAN,NELSON W AND HELEN L TRS	250 S ATLANTIC BLVD	LOS ANGELES CA	90022
* 5252 033 005	861 DONNER PL	WASMUND, JASON	861 DONNER PL	MONTEREY PARK CA	91754
* 5252 033 006	857 DONNER PL	MATSUI,MICHIKO TR	857 DONNER PLACE	MONTEREY PARK CA	91754
* 5252 033 008	849 RIDGECREST ST	MIYAMOTO, JEAN Y TR	849 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 009	843 RIDGECREST ST	KUO,EDWARD T AND NINA	843 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 010	841 RIDGECREST ST	KURAMOTO, JOHN TR ET AL	1836 OAKGATE ST	MONTEREY PARK CA	91755
* 5252 033 011	837 RIDGECREST ST	YAMATE,MEIKO A TR	837 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 033 016	827 BARNUM WAY	MATSUNAMI,DAN AND	11512 SEDERO CT	SAN DIEGO CA	92127
* 5252 033 017	809 BARNUM WAY	CHI, FEI AND SUN, MIN	809 BARRUM WAY	MONTEREY PARK CA	91754
* 5252 033 021	BARNUM WAY	HO, SONNY CO TR	772 BARNUM WAY	MONTEREY PARK CA	91754
5252 033 022	776 BARNUM WAY	HO, SONNY CO TR	772 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 034 001	1199 CREST HAVEN WAY	WU,JIACHENG	1199 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 034 010	880 RIDGECREST ST	HO,ELAINE L	880 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 011	888 RIDGECREST ST	HUANG,MICHELLE Y TR	888 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 034 013	906 SUMMIT PL	WONG, TAK M CO TR	906 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 035 001	1175 CREST HAVEN WAY	LONG,HELEN TR	1175 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 036 001	1197 DOVER WAY	SHUM,TONY K AND KIT M TRS	2695 LOMBARDY RD	SAN MARINO CA	91108
* 5252 036 002	1181 DOVER WAY	TEO,GARY S CO TR	1181 DOVER WAY	MONTEREY PARK CA	91754
* 5252 036 003	1165 DOVER WAY	WONG, ALBERT G AND PAMELA A TRS	1165 DOVER WAY	MONTEREY PARK CA	91754

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* 5252 036 016	1196 CREST HAVEN WAY	HOO, LOREAN S	1196 CREST HAVEN WAY	MONTEREY PARK CA	91754
* 5252 037 001	1211 W CREST WAY	ZEPEDA,JOSE A AND MARIA A TRS	1211 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 002	1201 W CREST WAY	SHAM, THOMAS & KONG C	1201 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 003	1263 W CREST WAY	CHAN, PETER C AND COURTNEY M	1263 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 004	1251 W CREST WAY	GUO QIANG LENG AND MEI RAN HOU	1251 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 005	1243 W CREST WAY	MINOHARA,STEVEN & CHARMAINE P	1243 W CREST WAY	MONTEREY PARK CA	91754
* 5252 037 012	1198 DOVER WAY	KAWATA,JOE S AND MAY S TRS	1198 DOVER WAY	MONTEREY PARK CA	91754
* 5252 037 013	912 SUMMIT PL	CHUANG, KAI WIN AND WANG, HSIU HUA	2095 S LEO AVE	COMMERCE CA	90040
5252 038 003	SUMMIT PL	SANCHEZ, IRENE TRS	924 SUMMIT PL	MONTEREY PARK CA	91754
* 5252 038 009	1295 W CREST WAY	LEE,CHARLES C AND AMY W TRS	1160 BUSCH GARDEN CT	PASADENA CA	91105
* 5252 040 011	1290 HIGHLAND DR	QINGYU FU AND SHU P HE	1290 HIGHLAND DR	MONTEREY PARK CA	91754
* 5252 040 018	1295 WINDOVER WAY	SOTO,LUIS JR	1295 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 040 019	1281 WINDOVER WAY	TOMITA ,SHIRLEY T	1232 W CREST WAY	MONTEREY PARK CA	91754
* 5252 040 022	1233 WINDOVER WAY	PHOSUK,SIRIPORN	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5252 041 007	801 RIDGECREST ST	HOSHIZAKI, GLEN ET AL	801 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 008	805 RIDGECREST ST	GIN, KAM CHUN TR	805 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 009	809 RIDGECREST ST	SATO,WILLIAM AND ISABELLE	809 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 010	815 RIDGECREST ST	MATSUI,RICKY TR	815 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 011	819 RIDGECREST ST	PENA,ANGEL B AND IVETTE C TRS	819 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 012	823 RIDGECREST ST	WONG THOMAS, NANCY TR	515 S FIGUEROA ST STE 2060	LOS ANGELES CA	90071

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* 5252 041 013	827 RIDGECREST ST	NAKASHIMO,SHOJI AND MASAKO	827 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 014	831 RIDGECREST ST	RAMIREZ,DOLORES R TR	831 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 015	797 RIDGECREST ST	IRWIN, MARK D ET AL TRS	343 WYNN CT	THOUSAND OAKS CA	91362
* 5252 041 021	781 RIDGECREST ST	HASHIMOTO,TED S CO-TRS	781 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 028	765 RIDGECREST ST	JIANG, CHANGCAN AND DENG, LIZHEN	765 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 029	795 RIDGECREST ST	PHUNG,AMY N TR	795 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 032	773 RIDGECREST ST	TONG,KEVIN K AND YUSHAN K TRS	773 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 033	769 RIDGECREST ST	DEGEORGE,KAREN A TR	769 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 041 034	720 BARNUM WAY	CHAN, PEDRO CO TR	720 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 035	724 BARNUM WAY	TANG,HUNG K TR	724 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 036	728 BARNUM WAY	HUYNH,UT C AND TUYET HONG	728 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 037	732 BARNUM WAY	CHOW,BENJAMIN H AND KAZUKO K	732 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 038	736 BARNUM WAY	SIU,LUIS AND YUNG, MANDY	736 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 039	740 BARNUM WAY	CHUI, STEPHEN AND MAGGIE M	740 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 040	744 BARNUM WAY	HUANG,MING C AND SHUMEI C TRS	744 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 041	748 BARNUM WAY	LAI,PHILLIP L AND QUAN, BETTY C	748 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 042	752 BARNUM WAY	YOUNG,MICHAEL	752 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 043	756 BARNUM WAY	FOON, BRANDON J AND DIONE T AND	756 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 041 044	760 BARNUM WAY	CHUNNE,FERNAND C TR	628 CREEKMORE CT	WALNUT CREEK CA	94598
* 5252 041 045	764 BARNUM WAY	TANG,CHING W AND LINDA C	764 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 041 046	768 BARNUM WAY	TING,WILLIAM C CO TR	768 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 042 009	1097 BRIER CLIFF WAY	MARQUEZ,ALMA V	1097 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 010	1101 BRIER CLIFF WAY	NG,JACK CO TR	1101 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 011	1113 BRIER CLIFF WAY	LEE, NORMAN T AND CARMEN J	1113 BRIER CLIFF WAY	MONTEREY PARK CA	91754
* 5252 042 012	1125 BRIER CLIFF WAY	QUAN, HENRY C AND DIANA K	1177 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 042 013	1149 BRIER CLIFF WAY	YAMAMOTO,TREVOR TR	1325 BROCKTON AVE UNIT 6	LOS ANGELES CA	90025
* 5252 043 003	1087 CHALET TER	MURPHY,JOHN JR AND ELAINE TRS	2234 HIGHLAND VISTA DR	ARCADIA CA	91006
* 5252 043 004	1090 CHALET TER	LEW SHARON P TR	1809 CALLE FORTUNA	GLENDALE CA	91208
* 5252 043 011	1067 ALPINE TER	NGUYEN, THUAN DUC CO TR	1067 ALPINE TERRACE	MONTEREY PARK CA	91754
* 5252 043 012	1089 ALPINE TER	TAWEESUP,PATAMA	PO BOX 1363	MONTEREY PARK CA	91754
* 5252 043 014	812 RIDGECREST ST	DUONG, NICK AND CHRISTINE L	812 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 015	806 RIDGECREST ST	HUEY, WAI J AND LINDA J TRS	806 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 017	801 CREST VISTA DR	LIN, JASON K AND CONNIE S	801 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 018	817 CREST VISTA DR	JEN, MARGARET TR	805 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5252 043 019	835 CREST VISTA DR	ANGKADJAJA, LUCAS CO TR	835 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 020	851 CREST VISTA DR	MATSUMOTO,MITSUKO M TR	851 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 021	869 CREST VISTA DR	HENG,JOHN M TR	12251 LAMLIGHTER ST	GARDEN GROVE CA	92845
* 5252 043 022	885 CREST VISTA DR	THAI, KIN I AND JENNIFER P	885 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 023	903 CREST VISTA DR	RAMIREZ,ROBERT L AND CORINA TRS	903 CREST VISTA DR	MONTEREY PARK CA	91754
* 5252 043 038	790 RIDGECREST ST	LIM,JANE H TR	790 RIDGECREST ST	MONTEREY PARK CA	91754

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* 5252 043 041	1055 CHALET TER	HO,KENNY AND LUONG, HIEN T	1055 CHALET TER	MONTEREY PARK CA	91754
* 5252 043 042	752 RIDGECREST ST	AOCHI,ETSUKO	752 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 043	758 RIDGECREST ST	HAO,PHILIP B TR	758 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 045	770 RIDGECREST ST	LEE,FRANK T AND JENNIE O TRS	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 047	782 RIDGECREST ST	HUYNH, VIET K AND TAM, JENNIFER	782 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 043 048	794 RIDGECREST ST	WONG,TAN F AND GLORIA TRS	794 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 001	761 RIDGECREST ST	CHANG, KENNETH TR	761 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 002	757 RIDGECREST ST	MORISHITA,TOYOMI K TR	757 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 003	753 RIDGECREST ST	XUE XIU ZHAO TR	5 VINCENNES	NEWPORT COAST CA	92657
* 5252 044 004	749 RIDGECREST ST	LIU, TZU CHING AND SHARON	749 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 005	745 RIDGECREST ST	CHAN,FANNY O TR	745 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 006	741 RIDGECREST ST	KAWARATANI, AIKO CO TR	741 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 007	737 RIDGECREST ST	NAKAMURA, ROY H AND SETSUKO A TRS	737 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 008	733 RIDGECREST ST	GUO,XUEZE AND	733 RIDGECREST ST	MONTEREY PARK CA	91754
* 5252 044 016	692 BARNUM WAY	LAW,JIMMY K AND LILY C	2345 SHERWOOD RD	SAN MARINO CA	91108
* 5252 044 017	696 BARNUM WAY	TANG,ARTHUR TR	696 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 018	700 BARNUM WAY	WONG,HENRY H AND MARY P	700 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 019	704 BARNUM WAY	WAI YEE YAN AND DENG, AMY	704 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 020	708 BARNUM WAY	IWAKI,JIMMY M AND JUDY M TRS	708 BARNUM WAY	MONTEREY PARK CA	91754
* 5252 044 021	712 BARNUM WAY	HURTADO, LEELANA J TR	712 BARNUM WAY	MONTEREY PARK CA	91754

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* 5252 044 022	716 BARNUM WAY	RO,STEVE S AND SUNMI K TRS	716 BARNUM WAY	MONTEREY PARK CA	91754
5253 002 022	ATLANTIC BLVD	SC INVESTMENT GROUP LLC	2707 E VALLEY BLVD STE 311	WEST COVINA CA	91792
* 5253 005 003	915 DE LA FUENTE ST	NGUYEN,NAM AND PHAM, JENNELYNN	915 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 013	1015 DE LA FUENTE ST	LEE, DUSTIN J	1015 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 014	1031 DE LA FUENTE ST	XIANG, PIN CO TR	1031 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 015	1027 DE LA FUENTE ST	ALRUBAYE, SINAN AND	1027 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 006 016	898 VIA VENTI AVE	YOUNG, KALLY W TR	898 VIA VENTI AVE	MONTEREY PARK CA	91754
* 5253 006 017	899 KINGSFORD ST	CHIEN, CHIA CHEN	899 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 018	983 KINGSFORD ST	LEE,VICTOR AND KIM T	983 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 019	989 KINGSFORD ST	NGO,HY P TR	989 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 020	999 SNYDER LN	LU,LOU	999 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 021	1039 SNYDER LN	NG, PHACH T C CO TR	1039 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 027	887 SCUDDER WAY	MB CONSULTING SERVICES LLC	PO BOX 1570	LONG BEACH CA	90801
5253 006 028	SCUDDER WAY	LAU,YEE H AND ANNA	7318 TERESA AVE	ROSEMEAD CA	91770
* 5253 006 040	899 HOLLADAY WAY	LIEN,JIMMY AND SHIRLEY S TR	899 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 041	898 HOLLADAY WAY	OGINO,JAMES T AND MYRA M	898 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 042	888 HOLLADAY WAY	WONG, SIN WEI	888 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 043	886 HOLLADAY WAY	YAMADA,DEAN O AND ABAD, LEILANI T	886 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 044	882 HOLLADAY WAY	WU, ZHUOFU AND RUI SHEN	882 HOLLADAY WAY	MONTEREY PARK CA	91754
* 5253 006 051	1086 SNYDER LN	LUK,LINCOLN JR TR	1086 SNYDER LN	MONTEREY PARK CA	91754

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* 5253 006 052	1082 SNYDER LN	CHANG, KENNETH AND CHIEN, CHIA CHEN	1082 SNYDER LN	MONTEREY PARK CA	91754
* 5253 006 056	1038 SNYDER LN	HADDAD,IKHLAS TR	882 SCUDDER WAY	MONTEREY PARK CA	91754
* 5253 006 058	988 SNYDER LN	LIU, HUA	402 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 059	988 KINGSFORD ST	YIU, YVONNE Y	988 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 060	986 KINGSFORD ST	TSUI,SAN CO TR	986 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 061	982 KINGSFORD ST	CHI,SAMUEL C AND SUI JA L TRS	982 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 062	928 KINGSFORD ST	WONG,SIU W	928 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 006 063	898 KINGSFORD ST	XING LI	898 KINGSFORD ST	MONTEREY PARK CA	91754
5253 007 005	DE LA FUENTE ST	CHEN,HSIANG JUI CO TR	1040 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 017	1030 DE LA FUENTE ST	KO,WINSTON P AND PUI YUK D TRS	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 024	DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 025	1068 DE LA FUENTE ST	WONG,KYLE R	1068 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5253 007 027	1088 DE LA FUENTE ST	RAMIREZ, SELOMITH	1088 DE LA FUENTE ST	MONTEREY PARK CA	91754
5253 007 028	1002 DE LA FUENTE ST	RHE LLC	711 N BROADWAY # 403	LOS ANGELES CA	90012
5253 008 023	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
5253 008 024	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 026	828 VIA VENTI AVE	KAO,CHARLES C CO TR	828 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 027	832 VIA VENTI AVE	LAU,CHI YAM	832 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 028	838 VIA VENTI AVE	KAZEIAN,NORAIR AND DIANA	838 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 029	866 VIA VENTI AVE	CHOI, SIMON H AND	866 VIA VENTI	MONTEREY PARK CA	91754

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* 5253 008 030	868 VIA VENTI AVE	LO,VEYKIE C AND LAU, TISINE	868 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 031	880 VIA VENTI AVE	WU,JONATHAN Y	880 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 032	882 VIA VENTI AVE	TSOI, ALPHAN AND CHOI, JULIE H	882 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 033	886 VIA VENTI AVE	AU, BRANDON & ANGELICA R	886 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 034	888 VIA VENTI AVE	CHAN, ROBERT O & OUYANG FRANCES Y	888 VIA VENTI	MONTEREY PARK CA	91754
* 5253 008 035	892 VIA VENTI AVE	VU, THAI	201 E CENTER ST STE 108	ANAHEIM CA	92805
5253 008 036	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 008 037	809 KINGSFORD ST	BOUAYAD,HASSAN M AND MLISS L	809 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 038	829 KINGSFORD ST	FONG,ARTURO AND AGNES TRS	829 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 039	839 KINGSFORD ST	CHEN,CHINGCHI AND	839 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 040	863 KINGSFORD ST	TSUJII,RYAN B CO TR	863 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 041	869 KINGSFORD ST	PATEL,AMRATLAL N AND BHANU A	869 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 042	883 KINGSFORD ST	YEUNG,WING K CO TR	883 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 043	889 KINGSFORD ST	ZHAO, SINDY Y AND	777 BARNUM WAY	MONTEREY PARK CA	91754
* 5253 008 044	893 KINGSFORD ST	NAGAO, WAYNE K TR	893 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 045	896 KINGSFORD ST	JIN, MING	896 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 046	888 KINGSFORD ST	FANG ZHAO	888 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 047	886 KINGSFORD ST	SUN,HELEN	886 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 048	882 KINGSFORD ST	QUAN,JEFF AND ENG, ENG LI	4111 THISTLE HILL CT	SUGAR LAND TX	77479
* 5253 008 049	880 KINGSFORD ST	WANG,KOUG C AND MANPING	2301 INVERNESS AVE	LOS ANGELES CA	90027

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* 5253 008 050	868 KINGSFORD ST	GALLINOT,GARY F AND DEBRA J	868 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 052	862 KINGSFORD ST	CHUI, CHERRY H	862 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 054	832 KINGSFORD ST	THAMMAVONGSA AMPHASOUK AND	832 KINGSFORD ST	MONTEREY PARK CA	91754
* 5253 008 055	828 KINGSFORD ST	GAO, YAN	129 ALTA AVE UNIT 9	SANTA MONICA CA	90402
* 5253 008 060	818 VIA VENTI AVE	QUACH,HAI C AND LUI, SHARI	818 VIA VENTI	MONTEREY PARK CA	91754
5253 008 061	CADIZ ST	YEUNG, CHI M	201 W GARVEY AVE UNIT 102	MONTEREY PARK CA	91754
* 5253 009 019	877 W EL REPETTO DR	EMERALD HILLS LLC	21700 OXNARD ST STE 345	WOODLAND HILLS CA	91367
5253 010 031	ATLANTIC BLVD	CALIF WATER SERVICE CO	1720 N 1ST ST	SAN JOSE CA	95112
* 5253 010 036	1995 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 037	1969 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 039	1955 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 010 040	1935 S ATLANTIC BLVD	BOTTARI ENTERPRISES LLC C/O JASON JEON	9622 HALEDON AVE	DOWNEY CA	90240
* 5253 012 019	1000 COLLEGE VIEW DR	TSUI, CHI K AND WAI Y	1000 COLLEGE VIEW DR # A	MONTEREY PARK CA	91754
* 5253 012 020	1010 COLLEGE VIEW DR	JLC INVSTMENT LLC	416 DANIMERE AVE	ARCADIA CA	91006
* 5253 012 021	1020 COLLEGE VIEW DR	TRAN, BILL TR	2312 WHITNEY DR	ALHAMBRA CA	91803
* 5253 012 022	1030 COLLEGE VIEW DR	SANCHEZ, CELIA TR	8317 VILLAGE VIEW DR	WHITTIER CA	90605
* 5253 012 023	1050 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 012 024	1060 COLLEGE VIEW DR	MONTEREY VIEW INVESTMENTS LLC	2168 S ATLANTIC BLVD STE 222	MONTEREY PARK CA	91754
* 5253 012 025	1070 COLLEGE VIEW DR	LAU,NATALIA Y TR	1536 SOMBRERO DR	MONTEREY PARK CA	91754
* 5253 013 021	1080 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748

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* 5253 013 022	1100 COLLEGE VIEW DR	MYNL LLC	18605 E GALE AVE STE 205	CITY OF INDUSTRY CA	91748
* 5253 013 023	1110 COLLEGE VIEW DR	CHONG, OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 024	1120 COLLEGE VIEW DR	ZENG, XIANGLIN AND	1081 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 013 025	1130 COLLEGE VIEW DR	CHONG,OTT M AND SHUE Q TRS	1130 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 026	1140 COLLEGE VIEW DR	TRAN , BILL TR	2312 WHITNEY DR	ALHAMBRA CA	91803
* 5253 013 027	1150 COLLEGE VIEW DR	LEW, TERRY TR	635 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 013 028	1160 COLLEGE VIEW DR	XIAO LING JIN	1160 COLLEGE VIEW DR	MONTEREY PARK CA	91754
* 5253 013 029	1170 COLLEGE VIEW DR	ZACHARIO, BILL AND HELEN TRS	1170 COLLEGE VIEW DR # 4	MONTEREY PARK CA	91754
* 5253 013 031	1180 COLLEGE VIEW DR	HUANG, JULIE TR	6306 LONGMONT AVE	SAN GABRIEL CA	91775
* 5253 014 018	1109 COLLEGE VIEW DR	MONTEREY PARK GARDEN LLC C/O JOHN RONG	724 W HELLMAN AVE	MONTEREY PARK CA	91754
* 5253 024 003	961 WANDERING DR	SISWANTO,EDWIN K AND ANNE S	5737 KANAN RD	AGOURA HILLS CA	91301
* 5253 024 004	931 WANDERING DR	AWANA,SHIRLEY S	241 W FOOTHILL BLVD	ARCADIA CA	91006
* 5253 024 005	901 WANDERING DR	SIEGEL, JEFFREY TR	1055 WILSHIRE BLVD STE 1710	LOS ANGELES CA	90017
* 5253 024 006	1204 DELL DR	OU,JUNE AND TING, PHILIP H	1204 DELL DR	MONTEREY PARK CA	91754
* 5253 024 008	1264 DELL DR	BANH, BINH S AND	1264 DELL DR	MONTEREY PARK CA	91754
* 5253 024 010	921 W EL REPETTO DR	RODELA, DAVID AND GWEN	921 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5253 024 012	1086 W EAST CREST WAY	CHONG,ANDREW G	1086 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 013	1060 W EAST CREST WAY	BRUNIE,RAYMOND AND FAUSTINA TRS	1060 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 024 014	1028 W EAST CREST WAY	LAI,ALBERT S AND JANE	1028 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 028 007	1360 CREST VISTA DR	CHENG, WEI HUA AND CHU, HAIMING	1360 CREST VISTA DR	MONTEREY PARK CA	91754

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* 5253 029 004	1240 CREST VISTA DR	YIP,JOHNSON C AND ADRIANNE E TRS	1240 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 005	1220 CREST VISTA DR	CHAN,STEWART W TR	1220 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 006	1200 CREST VISTA DR	FU, ANDREE WEI	1200 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 029 007	1231 RIDGESIDE DR	MIGUEL,ROBERT AND CHIZUKO TRS	1231 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 030 013	1360 HIGHLAND DR	WONG,VIVIAN C TR	1618 GOODMAN AVE	REDONDO BEACH CA	90278
* 5253 030 014	1310 W GRAND VISTA WAY	TAKEUCHI, SUMIYE CO TR	1310 W GRAND VISTA WAY	MONTEREY PARK CA	91754
* 5253 034 046	1470 COLLEGE VIEW DR	FONG, EILEEN T TR	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 047	1450 COLLEGE VIEW DR	FONG, EILEEN T TR	445 S JADE TREE DR	MONTEREY PARK CA	91754
* 5253 034 048	1430 COLLEGE VIEW DR	GONG, RONALD M ET AL TRS	2240 MOON VIEW DR	HACIENDA HEIGHTS CA	91745
* 5253 034 049	1801 CREST VISTA DR	GONZALEZ, NORA TR	518 W WOODRUFF AVE	ARCADIA CA	91007
* 5253 034 050	1260 COLLEGE VIEW DR	WONG, DON Y AND SALLY P TRS	816 BARTOLO AVE	MONTEBELLO CA	90640
* 5253 034 051	1280 COLLEGE VIEW DR	TRAN, MUOI M CO TR	799 KING ST	SAN GABRIEL CA	91776
* 5253 034 052	1300 COLLEGE VIEW DR	CHEN, ROBIN T AND	PO BOX 6425	ALHAMBRA CA	91801
* 5253 034 053	1310 COLLEGE VIEW DR	DER, JAMES J AND MAY F TRS	961 THAMES CT	SAN DIMAS CA	91773
* 5253 034 054	1340 COLLEGE VIEW DR	1340 COLLEGE VIEW LLC ET AL	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 055	1370 COLLEGE VIEW DR	1340 COLLEGE VIEW LLC ET AL	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 056	1390 COLLEGE VIEW DR	1340 COLLEGE VIEW LLC ET AL	770 RIDGECREST ST	MONTEREY PARK CA	91754
* 5253 034 057	1400 COLLEGE VIEW DR	WONG, HARRY TR ET AL	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5253 034 058	1490 COLLEGE VIEW DR	KD BROTHER INVESTMENTS LLC	2935 LOMBARDY RD	PASADENA CA	91107
* 5253 035 006	1169 RIDGESIDE DR	KAR HO CHU	1169 RIDGESIDE DR	MONTEREY PARK CA	91754

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* 5253 035 008	1185 RIDGESIDE DR	NISHIMOTO ALICE K TR	1185 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 009	1191 RIDGESIDE DR	KIKUCHI,KYLE DECD EST OF	43 ROYAL DR	WEST WARWICK RI	
* 5253 035 010	1197 RIDGESIDE DR	YEE,MICHAEL Q AND	1197 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 035 015	1108 CREST VISTA DR	TANI, SADA KO TR	1108 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 016	1140 CREST VISTA DR	TAY, TIFFANY W AND	1140 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 017	1148 CREST VISTA DR	TAY,LUIS C AND STELLA TRS	1148 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 018	1156 CREST VISTA DR	TANG, RONALD AND	1156 CREST VISTTA DR	MONTEREY PARK CA	91754
* 5253 035 019	1164 CREST VISTA DR	KOBAYASHI,SEIICHI AND IKUKO TRS	1164 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 020	1182 CREST VISTA DR	FARIAS,ARMANDO JR AND GUADALUPE M	1182 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 035 021	1190 CREST VISTA DR	LIM,JULIUS K	1190 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 002	1101 RIDGESIDE DR	KOUNO, BRADLEY N AND KAREN K	1101 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 003	1107 RIDGESIDE DR	ESQUIVEL,MOISES AND DIANE H	1107 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 004	1115 RIDGESIDE DR	AU,ALEX AND ERIKO	1115 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 005	1123 RIDGESIDE DR	LEE, CHING LUN CO TR	1123 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 009	1072 CREST VISTA DR	ITO, LANCE E & SALLY S TRS	1072 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 010	1060 CREST VISTA DR	HOO, LOREAN S	1060 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 011	1048 CREST VISTA DR	TRAN, CALVIN AND LEE, CATHERINE	1048 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 012	1036 CREST VISTA DR	ALVAREZ,JOHN	3544 W BEVERLY BLVD	MONTEBELLO CA	90640
* 5253 036 013	1024 CREST VISTA DR	WONG,CAREY K AND JANICE TRS	1024 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 014	1012 CREST VISTA DR	HARADA,CLARA M CO TR	1012 CREST VISTA DR	MONTEREY PARK CA	91754

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* 5253 036 029	1095 RIDGESIDE DR	HWANG, ISABELLA	1095 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 030	1000 CREST VISTA DR	SHIMIZU, SPENCER S AN DAWN A TRA	2317 W 184TH ST	TORRANCE CA	90504
* 5253 036 031	990 CREST VISTA DR	TOMITA,PAUL S AND JOYCE S	990 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 032	980 CREST VISTA DR	HIRATA, ALICE H TR	980 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 033	964 CREST VISTA DR	CHU,AH SANF AND HELEN AND CHU, JUDY	964 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 036 034	1075 RIDGESIDE DR	SUDIRGO,EVI B & RODWAM	1075 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 035	1057 RIDGESIDE DR	WOO,BING AND MARILYN TRS	1057 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 036 036	1041 RIDGESIDE DR	QUON,RANDOLPH W AND ANGELA W TRS	6508 CERTA DR	RANCHO PALOS VERDES	90275
* 5253 036 038	1009 RIDGESIDE DR	TUEY, SHEANG & BETTY	1009 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 001	1000 W EAST CREST WAY	WONG,DANNY M AND MAYFUN K	1000 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 002	1015 W EAST CREST WAY	LEE,ANDREW M AND CHIN, ROSA W	1015 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 003	1031 W EAST CREST WAY	CHAN, TOMMY K & JENNY TRS	118 SUSAN WAY	MONTEREY PARK CA	91755
* 5253 037 004	1045 W EAST CREST WAY	CHANG, KENT V CO TR	1045 W EAST CREST WAY	MONTEREY PARK CA	91754
* 5253 037 013	1130 RIDGESIDE DR	ROCK,NATHANIEL M AND DAWN M	1130 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 014	1124 RIDGESIDE DR	YEE, LAWRENCE S CO TR	1124 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 037 025	1112 RIDGESIDE DR	VAN, ALEXANDER H CO TR	1112 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 001	946 CREST VISTA DR	CHANG WEI CHEN	946 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 002	930 CREST VISTA DR	MARUYAMA, KIYOSHI TR	930 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 003	912 CREST VISTA DR	ALLEN ROSANNA K	912 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 004	894 CREST VISTA DR	KIM, JOHN C AND KYUNG J	894 CREST VISTA DR	MONTEREY PARK CA	91754

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

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5253 038 005	878 CREST VISTA DR	KWOK YUEN YU AND	878 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 006	860 CREST VISTA DR	BAO, CHRISTOPHER R AND	860 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 038 015	917 RIDGESIDE DR	SHUI, MICHAEL	10104 OLIVE ST	TEMPLE CITY CA	91780
* 5253 038 016	929 RIDGESIDE DR	LEE,JAMES AND JENNY L	929 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 017	941 RIDGESIDE DR	WONG,WAIHONG H AND LISA D	941 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 018	955 RIDGESIDE DR	NG, KELVIN	955 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 038 019	973 RIDGESIDE DR	HUM,JON G AND CHRISTINE A	1580 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5253 039 001	978 RIDGESIDE DR	WONG,KENNETH TR	978 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 003	1006 RIDGESIDE DR	MITANI,JERRY M AND GLADYS H TRS	1006 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 004	1018 RIDGESIDE DR	YIP, YUENU TR	1018 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 005	1022 RIDGESIDE DR	NAKAMURA,MAKOTO H AND CINDY L	1022 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 008	1066 RIDGESIDE DR	LI, CATHERINE C	1066 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 009	1086 RIDGESIDE DR	CHAN,WA HING AND MEI LIN	1086 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 010	968 RIDGESIDE DR	NG,KENNY K AND TERESA K TRS	968 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 013	924 RIDGESIDE DR	LEE,SHIRLEY A	924 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 039 015	900 RIDGESIDE DR	ORTEGA,ADRIAN F AND ANA R	900 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5253 040 028	720 RODMAN CIR	QUAN,JAMES & SCARLETT L	PO BOX 1624	ROSEMEAD CA	91770
* 5253 040 030	712 RODMAN CIR	SAKUMA,CHRISTOPHER AND	712 RODMAN CIR	MONTEREY PARK CA	91754
5253 040 031	RODMAN CIR	HIGH SEAS RODMANM LLC	1107 FAIR OAKS AVE # 234	S PASADENA CA	91030
* 5253 040 037	622 CREST VISTA DR	KAM, CHING KWOK AND MAGGIE W	622 CREST VISTA DR	MONTEREY PARK CA	91754

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* 5253 040 038	616 CREST VISTA DR	KWAN,MICHAEL AND SAU C TRS	616 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 039	610 CREST VISTA DR	WONG, SIU NGOR	610 CREST VISTA DR	MONTEREY PARK CA	91754
* 5253 040 040	606 CREST VISTA DR	SAM,CHUCK M AND KAREN	606 CREST VISTA DR	MONTEREY PARK CA	91754
* 5254 002 012	1367 SOMBRERO DR	HIRONAKA,ALVIN T	1367 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 013	1355 SOMBRERO DR	SOMBRERO ENTERPRISES LLC	1355 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 014	1345 SOMBRERO DR	ZHAO,GUANFU	1345 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 016	1321 SOMBRERO DR	VARGAS, ORLANDO	1321 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 017	1311 SOMBRERO DR	LEI,CONNIE U TR	1311 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 018	1301 SOMBRERO DR	BRADSHAW,JAMES T JR CO TR	1304 OLD MILL RD	SAN MARINO CA	91108
* 5254 002 019	1300 SOMBRERO DR	ENDO,JESSE C AND MARGARET K	1300 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 002 027	403 MONTEREY PASS RD	RAGO,DOMENICK	3348 PUNTA DEL ESTE DR	HACIENDA HEIGHTS CA	91745
5254 002 029	GARVEY AVE	GE ENTERPRISE CORPORATION	960 E LAS TUNAS DR STE A	SAN GABRIEL CA	91776
+ 5254 002 902	1000 ABAJO DR	MONTEREY PARK CITY HOUSING	1000 ABAJO DR	MONTEREY PARK CA	91754
* 5254 003 005	1457 SOMBRERO DR	KOCHI, KIMIKO TR	1457 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 003 007	1421 SOMBRERO DR	CAUCIA,DANTE D AND MITSUKO	1421 SOMBRERO DR	MONTEREY PARK CA	91754
5254 003 013	SOMBRERO DR	DREAM HOME TCB LLC	4183 TEMPLE CITY BLVD UNIT A	EL MONTE CA	91731
5254 003 014	1585 SOMBRERO DR	RCAM INVESTMENT INC	108 CAMPANITA CT	MONTEREY PARK CA	91754
5254 003 018	SOMBRERO DR	NGO, JOHNNY	9141 DE ADALENA ST	ROSEMEAD CA	91770
5254 003 019	SOMBRERO DR	AMEXSYN PROPERTIES INC	6415 WHITTIER BLVD	LOS ANGELES CA	90022
* 5254 003 126	125 CAMPANITA CT	CAI,CHARLIE	125 CAMPANITA CT	MONTEREY PARK CA	91754

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* 5254 003 127	108 CAMPANITA CT	MENG, PISET AND	108 CAMPANITA CT	MONTEREY PARK CA	91754
* 5254 004 009	1597 VERDE VISTA DR	PAN,FRANCIS M AND WENDA T TRS	1597 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 010	1591 VERDE VISTA DR	TRUONG, DAVID AND	1591 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 027	1485 ARRIBA DR	CHAN,HUNG YIU AND LUO, JIE MEI	1485 ARRIBA DR	MONTEREY PARK CA	91754
5254 004 030	1459 BONITA TER	NAKANO, NEAL T AND STACY L	1459 BONITA TER	MONTEREY PARK CA	91754
* 5254 004 038	1458 SOMBRERO DR	HAYASHI,SACHI TR	1458 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 039	1478 SOMBRERO DR	HIROSAWA,RONALD AND DORIS TRS	1478 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 040	1500 SOMBRERO DR	MORI, SALLY H TR	1639 N GREYCASTLE AVE	MONTEBELLO CA	90640
* 5254 004 041	1518 SOMBRERO DR	YANG,ASHLEY L	1518 SOBRERO DR	MONTEREY PARK CA	91754
* 5254 004 044	1588 SOMBRERO DR	IWAMOTO,DEBORAH L TR	1588 SOMBRERO DR	MONTEREY PARK CA	91754
* 5254 004 045	1495 ARRIBA DR	KWOK , CLARK	1495 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 046	1503 ARRIBA DR	YAMAGATA, TAKEHIRO AND MIEKG TRS	1503 ARRIBA DR	MONTEREY PARK CA	91754
* 5254 004 052	1581 VERDE VISTA DR	NOVASEL,EDWARD AND MARGARET TRS	1581 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 004 053	1587 VERDE VISTA DR	KAWASHIMA, MASAJI TR	1587 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 005 034	2080 DURANGO DR	CHEN, CHARLES K	1721 GARVEY AVE NO C	ALHAMBRA CA	91803
* 5254 005 044	2063 CERCO ALTA DR	LIGHTFOOT, RUTH G	2063 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 005 045	2095 CERCO ALTA DR	CHAN,PETER N AND VIVIEN C	2095 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 005 046	2096 CERCO ALTA DR	WANG, CHE Y AND SUNG, TING TING	2096 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 006 020	1825 VERDE VISTA DR	LEE,CHRIS Y AND SUZIE TRS	1825 VERDE VISTA DR	MONTEREY PARK CA	91754
* 5254 006 021	1813 VERDE VISTA DR	ROURA,QUETZAL A AND KIMBERLY A	1813 VERDE VISTA DR	MONTEREY PARK CA	91754

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* 5254 007 006	1912 CERCO ALTA DR	RAMIREZ,VINCE AND EDNA TRS	1912 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 007	1918 CERCO ALTA DR	CHUI,SIU HONG AND HUANG, FENG CHU	1918 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 008	1924 CERCO ALTA DR	CHALE,PHAN T TR	1924 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 007 010	1936 CERCO ALTA DR	BAKER,ROBERT D AND MARIA E	1936 CERCO ALTA DR	MONTEREY PARK CA	91754
* 5254 008 001	288 BARRANCA DR	TODA, KATY S	288 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 008 028	282 BARRANCA DR	PRASAD PIERRIBIA,RAJ L TR	282 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 009 020	174 LADERA ST	ZHAO, DAVID S	178 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 021	168 LADERA ST	MASADA,GREGG AND SUSAN	168 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 023	154 LADERA ST	GOEI,BERNARD T AND SIOE T TRS	154 LADERA ST	MONTEREY PARK CA	91754
* 5254 009 026	134 LADERA ST	TANIGUCHI, SACHIKO TR	207 S OAKLAND AVE #E	PASADENA CA	91101
* 5254 009 040	2096 DURANGO DR	FONG, JANE B TR	2096 DURANGO DR	MONTEREY PARK CA	91754
* 5254 010 001	265 BARRANCA DR	CHUN,WING Y AND LILY H	265 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 002	261 BARRANCA DR	CHU,CATHERINE P TR	261 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 003	253 BARRANCA DR	LEE,DENNIS G TR	253 BARRANCA DR	MONTEREY PARK CA	91754
* 5254 010 027	141 LADERA ST	CHENG,JOHN AND CECILIA	141 LADERA ST	MONTEREY PARK CA	91754
* 5254 010 028	149 LADERA ST	TAY, DEBBIE J CO TR	1857 HANSCOM DR	S PASADENA CA	91030
* 5254 010 029	153 LADERA ST	KWOK, SHARONK AND ZHENG, YANG Y	153 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 042	157 LADERA ST	CHUANG, HAZEL AND	105 E HAVEN AVE	ARCADIA CA	91006
* 5254 012 043	161 LADERA ST	NATSUME,MARGARET	161 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 044	167 LADERA ST	MARSDEN,STEVEN AND	167 LADERA ST	MONTEREY PARK CA	91754

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* 5254 012 045	173 LADERA ST	HO, MAGDALENE Y TR	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 046	177 LADERA ST	HO, MAGDALENE Y TR	PO BOX 1508	MONTEREY PARK CA	91754
* 5254 012 047	183 LADERA ST	WEYERMANN, ROLF H P AND HANNELORE	183 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 048	187 LADERA ST	LI, HONG HUI	187 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 049	193 LADERA ST	SUNN, MICHAEL CO TR	193 LADERA ST	MONTEREY PARK CA	91754
* 5254 012 050	201 LADERA ST	LI, SUI TAE & MING PHUNG TRS	1451 PIEDRA WAY	MONTEREY PARK CA	91754
* 5254 012 051	215 LADERA ST	LEE, RONALD K	215 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 043	200 LADERA ST	PENG,KEVIN S AND WAN, ERBI	200 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 045	188 LADERA ST	MENDEZ,DAVID A AND CRUZMENDEZ, HEIDI	188 LADERA ST	MONTEREY PARK CA	91754
* 5254 015 046	182 LADERA ST	WELSH, ROSE W TR	182 LADERA ST	MONTEREY PARK CA	91754
* 5254 016 017	1574 FELIZ ST	LEE,VICTOR AND FANNY K TRS	1574 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 018	1560 FELIZ ST	KAN,ROSE Y TR	1560 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 019	1544 FELIZ ST	HAHN,KYUNG H	1544 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 020	1530 FELIZ ST	SHI,SHUN PU	1530 FELIZ ST	MONTEREY PARK CA	91754
* 5254 016 021	1516 FELIZ ST	UYEHARA, DAVID N CO TR	1245 W HUNTINGTON DR UNIT 106	ARCADIA CA	91007
* 5254 016 022	1500 FELIZ ST	RITUA, GRADY G CO TR	1500 FELIZ ST	MONTEREY PARK CA	91754
* 5254 017 026	480 CAMPO ST	WONG,MABEL T TR	480 CAMPO ST	MONTEREY PARK CA	91754
* 5254 017 029	1446 AVION DR	CHENG, MARGARET T TR	1446 AVION DR	MONTEREY PARK CA	91754
* 5254 017 033	355 ALISO ST	LIU, GRACE	2795 DEVONPORT RD	SAN MARINO CA	91108
* 5254 017 034	385 ALISO ST	MACALESTER,D S AND VICTORIA	385 ALISO ST	MONTEREY PARK CA	91754

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* 5254 017 037	1479 ABAJO DR	EFFENDY,YANICK AND LIM, MEI L	1479 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 038	1469 ABAJO DR	WU,CHARLES AND MING H TRS	1469 ABAJO DR	MONTEREY PARK CA	91754
* 5254 017 039	1459 ABAJO DR	MITCHELL,RALPH A CO TR	1459 ABAJO DR	MONTEREY PARK CA	91754
5254 017 040	ABAJO DR	MONTEJANO, GERARDO J TR	PO BOX 666	DOWNEY CA	90241
* 5254 018 014	1510 ABAJO DR	SUZUKI,HAJIME AND HIDEKO TRS	1510 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 015	1500 ABAJO DR	MAGDALENO, LILLIAN C CO TR	1500 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 016	1480 ABAJO DR	DUNN,JASON AND TINA Y TRS	1480 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 017	1470 ABAJO DR	SALAZAR,JOAQUIN G AND ELIZABETH E	1470 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 018	1460 ABAJO DR	WEI HUANG	1460 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 019	1450 ABAJO DR	JIN, CHARLES AND ANGELA	1450 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 020	1440 ABAJO DR	LEE, GEORGE & KELLEY	1440 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 021	1430 ABAJO DR	SAHARA,RONALD R AND FRED A F	1888 MAPLEGATE ST	MONTEREY PARK CA	91755
* 5254 018 022	1420 ABAJO DR	KO, ANITA M TR	2748 ELLISON DR	BEVERLY HILLS CA	90210
* 5254 018 023	1410 ABAJO DR	HUI,WILLIAM L AND TAM, ROSLYN B	1410 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 024	1400 ABAJO DR	CHEN,KENDALL S TR	1400 ABAJO DR	MONTEREY PARK CA	91755
* 5254 018 025	1390 ABAJO DR	TONG,JOHN AND JANICE	1390 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 026	1380 ABAJO DR	OSUGI,JOHN H AND JUNE H	1380 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 027	1370 ABAJO DR	SOTO,GILDARDO AND TERESA	1370 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 028	1360 ABAJO DR	MOY, WILLIAM Y CO TR	1360 ABAJO DR	MONTEREY PARK CA	91754
* 5254 018 029	1350 ABAJO DR	NAKANO,WALTER F TR	1350 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 018 034	525 MONTEREY PASS RD	FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG	219 14TH ST	SANTA MONICA CA	90402
* 5254 018 035	505 MONTEREY PASS RD	GSI MONTEREY LLC	6805 MORRISON BLVD STE 250	CHARLOTTE NC	28211
* 5254 018 037	543 MONTEREY PASS RD	ROBLES,DANIEL P AND ELENA N TRS	543 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 038	569 MONTEREY PASS RD	KML MONTEREY LLC	573 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 018 039	583 MONTEREY PASS RD	BLUE PANGU CO LTD	43750 VISTA DEL MAR	FREMONT CA	94539
* 5254 018 040	1340 ABAJO DR	CHEN, SU SHING	469 LAS TUNAS DR	ARCADIA CA	91007
* 5254 018 041	ABAJO DR	LIN, DONG XIAO	1330 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 085	1690 ABAJO DR	CHIOU, SHAOCHIA AND	1690 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 086	1680 ABAJO DR	LUM,FRANK T CO TR	1680 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 087	1670 ABAJO DR	LEE, ELEANOR AND	1670 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 088	1660 ABAJO DR	POINDEXTER, H JENICE TR	1660 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 089	1650 ABAJO DR	YE, XINTO AND	1650 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 090	1640 ABAJO DR	BRAGG, KEVIN & PEONY	1640 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 091	1632 ABAJO DR	MARTINEZ, RICHARD & SALLEY V TRS	1632 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 092	1624 ABAJO DR	WONG,MATTHEW N CO TR	1624 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 093	1616 ABAJO DR	WONG,HARRY TR	1616 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 094	1608 ABAJO DR	NG, ANGEL CO TR	5117 CROWN AVE	LA CANADA FLINT CA	91011
* 5254 019 095	1600 ABAJO DR	FAVELA,RICHARD C AND TOSHIKO N	1600 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 096	1590 ABAJO DR	RODRIGUEZ,CAROL A	1590 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 097	1580 ABAJO DR	KAWAKAMI, FRANK K AND KATHLEEN M	1580 ABAJO DR	MONTEREY PARK CA	91754

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* 5254 019 098	1570 ABAJO DR	LEE, VIVIAN TR	1570 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 099	1560 ABAJO DR	LAW,PATRICK AND EUNICE Y	1560 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 100	1550 ABAJO DR	KAN, LAO IP AND SIM, LAO ION	1550 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 101	1540 ABAJO DR	IWAMOTO,RAYMOND T AND FUMIE TRS	1540 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 102	1530 ABAJO DR	HAM,ORWIN AND HENRIETTA	1530 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 103	1520 ABAJO DR	GOV,RICKY AND LORI L	1520 ABAJO DR	MONTEREY PARK CA	91754
* 5254 019 104	673 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
5254 019 105	VAGABOND DR	NGUYEN, NANCY N	811 S 3RD ST	MONTEBELLO CA	90640
* 5254 019 106	665 MONTEREY PASS RD	665 673 MONTEREY PASS LLC	1100 S SAN PEDRO ST STE A13	LOS ANGELES CA	90015
* 5254 019 107	657 MONTEREY PASS RD	W GOLDSTONE LLC	657 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 108	649 MONTEREY PASS RD	INTERTECH SUPPLY INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 109	641 MONTEREY PASS RD	INERTECH INC	641 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 110	633 MONTEREY PASS RD	LEE,STEPHEN Y AND TRACY H TRS	2942 COLUMBIA ST	TORRANCE CA	90503
* 5254 019 111	625 MONTEREY PASS RD	TRAN,JULIE TR	338 PARSONS LANDING	LONG BEACH CA	90803
* 5254 019 112	617 MONTEREY PASS RD	LU,DANG T THO AND THUYEN UYEN TRS	1068 RIDGECREST ST	MONTEREY PARK CA	91754
* 5254 019 113	609 MONTEREY PASS RD	M AND M FAMILY PROPERTY LIMITED	609 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 114	601 MONTEREY PASS RD	28 TRADING INC	601 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5254 019 115	597 MONTEREY PASS RD	ACEM LLC	2 N LAKE AVE	PASADENA CA	91101
* 5254 019 117	595 MONTEREY PASS RD	YUE,FRED	150 SAN MIGUEL RD	PASADENA CA	91105
5255 016 021	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
5255 016 022	LINCOLN AVE	PINNACLE LLC	421 N PINE ST	SAN GABRIEL CA	91775
* 5256 003 034	795 W GARVEY AVE	CHAN, RAYMOND AND CINDY TRS ET AL C/O EDWARD CHAN	PO BOX 861056	LOS ANGELES CA	90086
5256 003 049	220 N ATLANTIC BLVD	220 HOTEL ATLANTIC LLC	2225 S 6TH AVE	ARCADIA CA	91006
5257 001 085	780 W GARVEY AVE	PROGRESSIVE INVESTMENT 2014 LLC	2275 HUNTINGTON DR UNIT 199	SAN MARINO CA	91108
5257 004 019	130 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	71 HACIENDA DR	ARCADIA CA	91006
5257 004 020	202 S CHANDLER AVE	LATIGO CANYON DEVELOPMENT LLC	71 HACIENDA DR	ARCADIA CA	91006
5257 015 001	114 E GARVEY AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 002	100 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 004	150 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
5257 015 005	200 S GARFIELD AVE	RYKADAN 005 LLC	411 E HUNTINGTON DR STE 107	ARCADIA CA	91006
* 5257 017 005	510 S GARFIELD AVE	TUNG, HACK & DAISY M TRS	1403 ESSEX KN	GLENDALE CA	91207
* 5258 007 096	129 N NEW AVE	BUDDHA MONASTERY SUPPORT	129 N NEW AVE	MONTEREY PARK CA	91755
5258 013 030	1024 E HELLMAN AVE	CHEN,ENYUEN AND RU HUANN TRS	PO BOX 4067	ALHAMBRA CA	91803
5259 007 064	338 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5259 007 065	346 SEFTON AVE	HJM INVESTMENT LLC	PO BOX 661203	ARCADIA CA	91066
5260 006 901	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 902	SEFTON AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 006 903	GRAVES AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 009 009	1012 MONNEY DR	CHUANG, FRANK W AND GRACE K TRS	718 MOONEY DR	MONTEREY PARK CA	91755
* 5260 011 016	811 METRO DR	MAKI,MITCHELL T CO TR	811 METRO DR	MONTEREY PARK CA	91755

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* 5260 011 017	833 METRO DR	HENG,KHENG PHUOY ET AL	833 METRO DR	MONTEREY PARK CA	91755
* 5260 011 018	865 METRO DR	WONG,JOHN S CO TR	865 METRO DR	MONTEREY PARK CA	91755
* 5260 011 023	945 METRO DR	TAN,JUAN A ET AL	945 METRO DR	MONTEREY PARK CA	91755
* 5260 011 032	922 VILLAGE DR	ZHANG, LING TR	922 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 033	900 VILLAGE DR	MANDAP,BESSIE M	900 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 034	890 VILLAGE DR	CHANG,SHIRLEY H TR	890 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 035	860 VILLAGE DR	JOA,DAMIAN CO TR	860 VILLAGE DR	MONTEREY PARK CA	91755
* 5260 011 036	735 PLATEAU AVE	SAIDI,GHOLAM R AND MEIMAN L TRS	735 PLATEAU AVE	MONTEREY PARK CA	91755
* 5260 011 037	801 METRO DR	TAM,PING L AND ELIZABETH N AND	801 METRO DR	MONTEREY PARK CA	91755
5260 013 905	RUSSELL AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 907	ORANGE AVE	METROPOLITAN WATER DIST	PO BOX 54153	LOS ANGELES, CA	90054
5260 013 909	RUSSELL AVE	MONTEREY PARK CITY	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5260 014 015	1106 KEMPTON AVE	MIYASHIRO, JAMES AND SHIRLEY TRS	1106 KEMPTON AVE	MONTEREY PARK, CA	91754
* 5260 014 016	1114 KEMPTON AVE	LEW,JAMES K & OI W	1114 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 017	1198 KEMPTON AVE	RENTERIA,IRIS D	1198 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 018	1234 KEMPTON AVE	TSUI, GARY AND BING CHEUNG	1371 VANDYKE RD	SAN MARINO CA	91109
* 5260 014 019	1266 KEMPTON AVE	SAINZ,RUBEN R AND YVONNE S TRS	1266 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 020	1292 KEMPTON AVE	DANG,CAM AND HELEN TRS	115 SPINKS CANYON RD	BRADBURY CA	91008
* 5260 014 021	1300 KEMPTON AVE	CHU,TIEN-CHING AND SHANG C	16080 LA MONDE ST	HACIENDA HEIGHTS CA	91745
* 5260 014 022	1332 KEMPTON AVE	HO, KWOK LUN CO TR	621 BALTIMORE AVE	MONTEREY PARK CA	91754

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* 5260 014 023	1366 KEMPTON AVE	HU, RAYMOND G AND JENNIFER C	1366 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 024	1394 KEMPTON AVE	WONG, GREGORY AND ELAINE	1394 KEMPTON AVE	MONTEREY PARK CA	91754
* 5260 014 025	1400 KEMPTON AVE	LAC, DANIEL AND LAC, NATASHA	1398 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 026	1422 KEMPTON AVE	RUIZ,HUMBERTO R AND MARIA A AND RUIZ, RAFAEL	1422 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 027	1444 KEMPTON AVE	ATMAJA, AGUNG W AND	1444 KEMPTON AVE	MONTEREY PARK CA	91755
* 5260 014 028	1466 KEMPTON AVE	BACKER, ADRIAN R CO TR	5519 JILLSON ST	COMMERCE CA	90040
* 5260 014 034	1825 FERNBANK AVE	LOU,PEGGY F	1570 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 035	1590 FULTON AVE	HWANG,JERRY L AND LIU, DAISY	1590 FULTON AVE	MONTEREY PARK CA	91755
* 5260 014 036	1600 FULTON AVE	KWON,YOUNG NAM AND CONNIE J TRS	1350 HIGHLAND DR	MONTEREY PARK CA	91754
* 5260 014 037	1620 FULTON AVE	SNODDERLY, MATTHEW D AND	1620 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 005	417 VAN BUREN DR	HO,RAYMOND W AND KWAN	42 SAIL VIEW AVE	RCH PALOS VRD CA	90275
* 5260 015 006	1701 GRANT ST	WANG, RICHARD C AND WANG, MARK K	1701 GRANT ST	MONTEREY PARK CA	91755
* 5260 015 010	1630 FULTON AVE	LIZARRANGA, RAMON J AND ANA M	1630 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 011	1640 FULTON AVE	KIM, YOUNG S AND CHUN H TRS	1640 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 012	1660 FULTON AVE	WU, CHAO Y AND GUI C AMD	1660 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 013	1670 FULTON AVE	CHAVIRA, DARREN C AND	1670 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 014	1690 FULTON AVE	CHAVEZ, MERCEDES A TR	1690 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 015	1700 FULTON AVE	RODRIGUEZ, HELEN M TR	1700 FULTON AVE	MONTEREY PARK CA	91755
* 5260 015 025	1780 FULTON AVE	WONG, FOON YUNG LEE AND WONG, KOK LUN	2531 DUNSWELL AVE	HACIENDA HEIGHTS CA	91745
* 5260 015 028	1708 FULTON AVE	SEETAO,CARRYLL ET AL	1708 FULTON AVE	MONTEREY PARK CA	91755

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* 5260 015 029	1720 FULTON AVE	CHAN,STEVE K AND WEI W TRS	17665 DEER VALLEY CT	RIVERSIDE CA	92504
* 5260 016 016	1874 BUCHANAN PL	HUANG, QIAN	1874 BUCHANAN PL	MONTEREY PARK CA	91755
* 5260 016 018	467 ACKLEY ST	IZUMI, HIROSH & EUNICE C	467 ACKLEY ST	MONTEREY PARK CA	91755
* 5260 017 022	1895 LUY ST	YUE,WARREN CO TR	1895 LUY ST	MONTEREY PARK CA	91755
* 5260 019 030	1716 FILLMORE DR	FERRER,VINCENT Z AND VERONICA A	1716 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 019 031	1724 FILLMORE DR	YOUNG, BRENT AND IRENE	1724 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 001	1732 FILLMORE DR	TAKAESU,MIKIKO AND TAKAESU, JAMIE R	1732 FILLMORE DR	MONTEREY PARK CA	91755
* 5260 020 002	1740 FILLMORE DR	TSAI, CHENG Y	521 EVERETT AVE UNIT A	MONTEREY PARK CA	91755
* 5260 023 001	837 BROWNING PL	BEAL, SYLVIA S TR	837 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 002	833 BROWNING PL	CHENG, CHUNG MING CO TR	1059 HOLIDAY DR	WEST COVINA CA	91791
* 5260 023 003	829 BROWNING PL	YU, SOPHIA Y TR	2215 LENTA LN	ARCADIA CA	91006
* 5260 023 004	825 BROWNING PL	KAWAMOTO, MITSUO & SETSUKO TRS	825 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 005	821 BROWNING PL	HAI, CALVIN & PRISCILLA J TRS	821 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 006	817 BROWNING PL	SANDOVAL, RODRIGO TR	817 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 007	813 BROWNING PL	QUYEN AI PHAN TRAN	5235 TEMPLE CITY BLVD	TEMPLE CITY CA	91780
* 5260 023 008	809 BROWNING PL	NARITOMI, LAWRENCE Y CO TR	809 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 009	805 BROWNING PL	TRINH DAVID & TRINH, COURTNEY J	805 BROWNING PL	MONTEREY PARK CA	91755
* 5260 023 010	801 BROWNING PL	LEE, KAY S & MARY TRS	801 BROWNING PL	MONTEREY PARK CA	91755
5260 024 024	TENGER RD	LUI, KUI DIN AND GIN, SUE YEN	2825 W GRAND AVE	ALHAMBRA CA	91801
* 5260 024 031	858 BROWNING PL	LIU, WAN YI	858 BROWNING PL	MONTEREY PARK CA	91755

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* 5260 024 032	848 BROWNING PL	WANG,XIANG D AND ZENG, HONG	848 BROWNING PL	MONTEREY PARK CA	91755
* 5260 024 033	838 BROWNING PL	HSIAO,TSO C	838 BROWNING PL	MONTEREY PARK CA	91755
* 5260 025 035	926 BERKEBILE CT	HA, HUNG MAI CO TR	926 BERKEBILE CT	MONTEREY PARK CA	91755
* 5260 025 059	945 ABE WAY	LIN,HELEN H	945 ABE WAY	MONTEREY PARK CA	91755
* 5260 025 062	942 ABE WAY	HO,ROMAN S AND JENNY L	942 ABE WY	MONTEREY PARK CA	91755
5260 025 063	ABE WAY	YEN, SHAN PING	519 W EMERSON AVE	MONTEREY PARK CA	91754
5260 025 064	ABE WAY	YEN, SHAN PING	519 W EMERSON AVE	MONTEREY PARK CA	91754
* 5260 026 011	687 AZTEC WAY	CHEUNG,KWOK C AND	687 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 016	667 AZTEC WAY	LAW,LOK T AND TAMMY TRS	667 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 026 017	663 AZTEC WAY	MAH, MARY J TR	663 AZTEC WAY	MONTEREY PARK CA	91755
* 5260 027 004	820 COUNTRY RD	ENG, FREDERICK P AND YVONNE T TRS	820 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 005	804 COUNTRY RD	TANG,LILLIAN W TR	804 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 006	788 COUNTRY RD	LAM,KA Y AND CINDY W	788 COUNTRY RD	MONTEREY PARK CA	91755
* 5260 027 024	671 BATAAN PL	WONG,MELVIN K AND LAVERNE K	671 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 025	667 BATAAN PL	BACHMANN,GEORGE AND IRENE TRS	667 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 026	674 BATAAN PL	TANG,CHI SHIEN AND LIU WAN TRS	674 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 032	698 BATAAN PL	KUI,KIN YAN AND BEVERLY P TRS	698 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 033	702 BATAAN PL	EAMRANOND,PRATHEEP P	702 BATAAN PL	MONTEREY PARK CA	91755
* 5260 027 034	706 BATAAN PL	LIBING,GU AND LING, LI	706 BATAAN PL	MONTEREY PARK CA	91755
* 5261 001 040	500 MONTEREY PASS RD	JAMES M HARDING CORP	28032 PASEO RINCON	MISSION VIEJO CA	92692

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* 5261 001 043	508 MONTEREY PASS RD	KBJ LLC	508 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 046	524 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 047	532 MONTEREY PASS RD	NAVARRO,HERIBERTO E	524 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 048	540 MONTEREY PASS RD	HZS LLC	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 001 049	548 MONTEREY PASS RD	SPRING FOUNTAIN LLC	548 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 050	556 MONTEREY PASS RD	CHEN, JENQ HORNG CO TR	1937 PONTIUS AVE	LOS ANGELES CA	90025
* 5261 001 051	566 MONTEREY PASS RD	LEE,CHUI S ET AL TRS	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 001 052	580 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 053	582 MONTEREY PASS RD	3M PROPERTY INVESTMENT CO	582 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 054	588 MONTEREY PASS RD	JU FAT LLC	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 055	592 MONTEREY PASS RD	THAI VARIETY FOOD INC	1233 WINDOVER WAY	MONTEREY PARK CA	91754
* 5261 001 056	598 MONTEREY PASS RD	LU, FU ZHONG TR	608 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 001 059	602 MONTEREY PASS RD	PALMER,JEFFREY CO TR ET AL	1145 WABASH ST	PASADENA CA	91103
* 5261 001 060	606 MONTEREY PASS RD	HAAS, KRISTA ET AL TRS	606 MONTEREY PASS RD 2ND FL	MONTEREY PARK CA	91754
* 5261 001 061	516 MONTEREY PASS RD	KAIROS COMMUNICATION SERVICE	516 MONTEREY PASS RD	MONTEREY PARK CA	91754
* 5261 009 024	591 WHITNEY PL	MEZA,VICTOR R AND CELESTE J	591 WHITNEY PL	MONTEREY PARK CA	91754
5261 009 025	571 WHITNEY PL	LY, REGINA AND LY, HUONG H	571 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 026	551 WHITNEY PL	CHANG,JERRY P AND LUNG, CECILIA M	551 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 009 029	1180 WILLIAMS ST	TERRAZAS,ESTEBAN AND DALIA S	1180 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 032	550 TEDFORD WAY	MORINAGA,HIROMI K	550 TEDFORD WAY	MONTEREY PARK CA	91754

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* 5261 009 033	570 TEDFORD WAY	YAO, ALEXANDER AND NG, MANDY	570 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 034	576 TEDFORD WAY	OU,TSE HSIEN AND TSE YANG	576 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 035	591 TEDFORD WAY	PANG,JON L AND YI CHENG H	591 TED FORD WAY	MONTEREY PARK	91754
* 5261 009 036	571 TEDFORD WAY	S AND V CONSULTING LLC	1265 S EUCLID AVE	PASADENA CA	91106
* 5261 009 037	551 TEDFORD WAY	TAN, SUTHEP AND VIPHA TRS	551 TEDFORD WAY	MONTEREY PARK CA	91754
* 5261 009 039	1220 WILLIAMS ST	OLIVERIA, CHRISTOPHER M	1220 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 040	1240 WILLIAMS ST	MARTINEZ,JOSE L AND OLIVIA	1240 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 041	1260 WILLIAMS ST	GUAN, DANNY AND	1260 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 042	1280 WILLIAMS ST	SU,GUAN H AND MEI P	1280 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 009 048	701 NACHI WAY	CHUNG,KENNETH H	701 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 049	703 NACHI WAY	LIN,JOHN C AND ANNIE S TRS	703 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 050	705 NACHI WAY	TANAKA, JULIE W	705 NACHI WAY	MONTEREY PARK CA	91754
* 5261 009 052	709 NACHI WAY	FOON,JEU JR AND JUDY J TRS	709 NACHI WAY	MONTEREY PARK CA	91754
* 5261 010 025	317 MONTECHICO DR	STRONG, JANE G ET AL TRS	317 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 040	1000 W NEWMARK AVE	DONG, HONG XIANG AND	1000 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 010 053	339 MONTECHICO DR	SONDAY,MARK G AND REIKO N TRS	2056 MEADOW VALLEY TER	LOS ANGELES CA	90039
* 5261 010 054	956 W NEWMARK AVE	TENORIO,JOSE E AND GERTRUDIS H	956 W NEWMARK AVE	MONTEREY PARK CA	91754
5261 010 055	MONECHICO DR	INVESTORS EQUITABLE FUND INC	PO BOX 931839	LOS ANGELES CA	90093
* 5261 010 068	351 MONTECHICO DR	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 010 071	1010 W NEWMARK AVE	CHAO,SAMMY TR	1010 W NEWMARK AVE	MONTEREY PARK CA	91754

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5261 010 075	NEWMARK AVE	CHAO,SAMMY TR	351 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 016	398 MONTECHICO DR	BELLA ASSETS LLC	13330 BLOOMFIELD AVE STE 218	NORWALD CA	90650
* 5261 011 017	352 MONTECHICO DR	PETERS,SUSAN TR	352 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 018	346 MONTECHICO DR	TETREAULT,DAVID AND LORETTA TRS	346 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 020	334 MONTECHICO DR	CHING TANG YU	334 MONTECHICO DR	MONTEREY PARK CA	91754
* 5261 011 031	325 KINGSFORD ST	CHOONG, YOKE PING	325 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 032	329 KINGSFORD ST	CHONG, DARYL AND	329 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 033	333 KINGSFORD ST	PHAM, LIEU KIM AND	333 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 034	339 KINGSFORD ST	HERNANDEZ,EDWARD R	339 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 011 035	401 HERMOSA VISTA ST	CHOU,PAI AND LEE, FRANCES	401 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 036	411 HERMOSA VISTA ST	JIMENEZ,MARLON AND CHAU, FONG	411 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 037	417 HERMOSA VISTA ST	TAMURA,KUMIKO CO TR	417 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 038	425 HERMOSA VISTA ST	CHEN,LINDA	425 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 011 045	468 JADE TREE DR	LEE, WAYNE AND FRANCES N	468 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 046	456 JADE TREE DR	JAO, BIENVENIDO JR	456 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 048	432 JADE TREE DR	TANTRAPHOL,EDWARD CO TR	432 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 011 049	420 JADE TREE DR	PARK,LISA AND PARK, NOREEN K	12337 HERITAGE SPRINGS DR	SANTA FE SPRINGS CA	90670
* 5261 012 019	656 BARNUM WAY	KOO,JOSEPH L AND HELEN C TRS	656 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 020	660 BARNUM WAY	WU,HONGBO CO TR	660 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 021	662 BARNUM WAY	ZHANG,JU AND ZHENG, DANDAN	662 BARNUM WAY	MONTEREY PARK CA	91754

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* 5261 012 022	668 BARNUM WAY	VENTI,BENJAMIN F AND MARTHA	668 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 023	672 BARNUM WAY	CHUNG, SAMANTHA AND	672 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 024	676 BARNUM WAY	MA, SAM AND NATTHAYA	676 BARNUM WY	MONTEREY PARK CA	91754
* 5261 012 026	685 BARNUM WAY	NGUYEN, MICHAEL H ET AL	685 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 027	688 BARNUM WAY	LIN, ALEXANDER S AND	688 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 028	684 BARNUM WAY	TOM,CARLTON AND DONNA TRS ET AL	684 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 031	649 BARNUM WAY	CHEUNG,SZE WAI AND IP KWAI C TRS	649 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 012 033	680 BARNUM WAY	PROUT,DAVID L AND SUSAN J	680 BARNUM WAY	MONTEREY PARK CA	91754
5261 012 035	BARNUM WAY	GU,LUOFU AND TAN, SINING	1290 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 012 036	681 BARNUM WAY	NGUYEN,HUNG Q AND MAI N	681 BARNUM WAY	MONTEREY PARK CA	91754
* 5261 013 015	737 KINSFORD ST	TOY,DONALD G	737 KINGSFORD ST	MONTEREY PARK CA	91754
* 5261 013 016	724 CADIZ ST	LIU,ANYA TR	724 S CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 017	720 CADIZ ST	GALVAN,GINA	720 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 018	714 CADIZ ST	YIU,JONATHAN M	714 CADIZ ST	MONTEREY PARK CA	91754
* 5261 013 030	641 KINSFORD ST	HSU, YIN PEN AND CHU SAN HSU	641 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 049	701 KINSFORD ST	WILLS,CATHERINE A TR	701 KINSFORD ST	MONTEREY PARK CA	91754
* 5261 013 050	709 KINSFORD ST	LI,ZHENG	2624 MILL LN	FULLERTON CA	92831
5261 014 021	817 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 022	813 W MABEL AVE	M AND A GABAE LP	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 023	809 W MABEL AVE	M AND A GABAE LP	PO BOX 5357	BEVERLY HILLS CA	90209

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5261 014 025	ATLANTIC BLVD	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 026	808 E GARVEY AVE	M AND A GABAE	PO BOX 5357	BEVERLY HILLS CA	90209
5261 014 027	864 E GARVEY AVE	GABAE,M AND A	P O BOX 5357	BEVERLY HILLS CA	90209
5261 014 028	910 W GARVEY AVE	M AND A GABAE	P O BOX 5357	BEVERLY HILLS CA	90209
* 5261 015 015	915 W NEWMARK AVE	GUTIERREZ,MIGUEL TR	915 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 016	911 W NEWMARK AVE	FRATINO,RAYMOND M AND PAOLA TRS	911 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 017	901 W NEWMARK AVE	OGDEN,JEROME C AND LAURA CA	901 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 022	943 W NEWMARK AVE	MA,MAN SZE AND NORA W	943 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 023	939 W NEWMARK AVE	LAU,GAVIN	939 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 024	935 W NEWMARK AVE	BAILEY, JAMEIL A	935 W NEWMARK AVE	MONTEREY PARK CA	91754
* 5261 015 025	931 W NEWMARK AVE	YIP,RAYLIAN HIU	3138 E HILLSIDE DR	WEST COVINA CA	91791
5261 015 042	810 W MABEL AVE	LY, BANG K CO TR	1255 SHENANDOAH RD	SAN MARINO CA	91108
* 5261 015 045	883 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 046	879 W NEWMARK AVE	RANSONS,ANDRE J AND IRENE M TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 047	875 W NEWMARK AVE	RANSONS,ANDRE AND IRENE TRS	PO BOX 846	ALHAMBRA CA	91802
* 5261 015 053	308 DE LA FUENTE ST	POON,EDDIE AND CHAN, KATHERINE	308 DE LA FUENTE ST	MONTEREY PARK CA	91754
* 5261 015 054	302 DE LA FUENTE ST	ACOSTA, JOSE AND STEPHANIE LYNN	209 E HAMMEL ST	MONTEREY PARK CA	91755
5261 015 087	151 S ATLANTIC BLVD	HI BANH	3115 LASHBROOK AVE	EL MONTE CA	91733
5261 015 088	ATLANTIC BLVD	SANSAN LLC	1125 S GRANADA AVE	ALHAMBRA CA	91801
* 5261 018 009	408 DE LA FUENTE ST	WARD,BRIAN C	408 DE LA FUENTE ST	MONTEREY PARK CA	91754

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* 5261 019 043	435 HERMOSA VISTA ST	SANCHEZ,RAMIRO S TR	435 HERMOSA VISTA ST	MONTEREY PARK CA	91754
* 5261 019 046	511 HERMOSA VISTA ST	LEE, ERNEST K AND L TRS	779 TOPACIO DR	MONTEREY PARK CA	91754
* 5261 019 048	660 CADIZ ST	OKITA, GRANT R AND LAURA L TRS	660 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 049	640 CADIZ ST	NG, CAREY J & NHU L	638 CADIZ ST	MONTEREY PARK CA	91754
* 5261 019 052	588 JADE TREE DR	LIN, RU Q TR	588 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 053	576 JADE TREE DR	LEE, MAY S	576 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 054	564 JADE TREE DR	BANG,THOMAS D	564 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 055	552 JADE TREE DR	IMOTO,KATSUMI AND HELEN K TRS	552 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 056	540 JADE TREE DR	CHAN,STEPHEN S AND MAN, ALICE M	540 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 057	528 JADE TREE DR	TANAKA,JULIE W	2088 S ATLANTIC BLVD APT 111	MONTEREY PARK CA	91754
* 5261 019 059	508 JADE TREE DR	HOANG,KEVIN M CO TR	508 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 061	480 JADE TREE DR	TONG,YUI YEUG AND WAI CHING TRS	480 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 019 062	CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
5261 019 063	CADIZ ST	ORO ASHI LLC	PO BOX 1598	STUDIO CITY CA	91614
* 5261 020 041	350 ELECTRIC AVE	HO,VINCENT W	350 ELECTRIC AVE	MONTEREY PARK CA	91754
* 5261 020 043	370 ELECTRIC AVE	LADIA,LEONARD C AND LAURA R TRS	1016 SPRUCE LN	PASADENA CA	91103
* 5261 020 044	1100 WILLIAMS ST	GONZALEZ,MARIAN C TR	1100 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 045	1110 WILLIAMS ST	CHUI,TIMOTHY AND XIONG, XIAOQING	636 PINRAIL LN	FOSTER CITY CA	94404
* 5261 020 046	1120 WILLIAMS ST	INJARUSORN,CHAIVUT	1120 WILLIAMS ST	MONTEREY PARK CA	91754
* 5261 020 047	1130 WILLIAMS ST	RAKSANOH,FARLIDA	1130 WILLIAMS ST	MONTEREY PARK CA	91754

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* 5261 020 048	1140 WILLIAMS ST	STADLER, JOSEPH N CO TR	2956 W SHORB ST	ALHAMBRA CA	91803
* 5261 020 050	550 WHITNEY PL	ROMAN,JOSE G AND MARIA A	550 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 051	570 WHITNEY PL	YOSHIDA,HIDEYUKI AND HIROE AND	570 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 052	590 WHITNEY PL	CHUN,TIT K AND ELLIE C	590 WHITNEY PL	MONTEREY PARK CA	91754
* 5261 020 054	433 JADE TREE DR	ABELLA,ROSANNA R TR	433 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 057	469 JADE TREE DR	KING,GEORGE Y AND PEARLIE TRS	469 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 058	481 JADE TREE DR	ANGKADJAJA,JOHANES	481 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 059	493 JADE TREE DR	IWO,SHOYE S AND MARSHA M	493 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 060	505 JADE TREE DR	SOO HOO,TERRY AND BONNIE	505 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 062	429 JADE TREE DR	HO, ANITA AND LAU, JASON	PO BOX 520	ALHAMBRA CA	91802
* 5261 020 064	555 JADE TREE DR	KIM,CHUNG W AND HAE KYUNG	555 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 065	565 JADE TREE DR	WONG,NORMAN J AND SOPHIE C TRS	565 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 066	577 JADE TREE DR	OONG,WAYLAND AND PHAM, NANCY	577 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 067	589 JADE TREE DR	NG,HOWARD C AND ROSA C TRS	589 JADE TREE DR	MONTEREY PARK CA	91754
* 5261 020 069	605 CREST VISTA DR	LIN, MEILYN TR	605 CREST VISTA DR	MONTEREY PARK CA	91754
* 5262 020 028	843 LOMA VERDE ST	LIM,BERNARD AND ELEANOR L TRS	1843 TWIN PALMS DR	SAN MARINO CA	91108
* 5262 021 012	724 S YNEZ AVE	DUENAS, RUBEN A & KRISTI AND	724 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 021 013	720 S YNEZ AVE	WONG, MICHAEL M ET AL TRS	1755 MANCHA WAY	MONTEREY PARK CA	91755
* 5262 021 018	731 DIVINA VISTA ST	MELLENDEZ,DENNIS	2132 S WESTBORO AVE	ALHAMBRA CA	91803
* 5262 021 024	755 DIVINA VISTA ST	MOY,MONTY L AND HARADA, KIMBERLY A	755 DIVINA VISTA ST	MONTEREY PARK CA	91754

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* 5262 022 008	822 LOMA VERDE ST	WANG, JUN AND SO, JOYCE G	822 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 009	818 LOMA VERDE ST	CHI, DEAN AND YANG, YANG	818 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 010	814 LOMA VERDE ST	WONG, TAK SHING AND LIN, YUN CHIEN	814 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 011	810 LOMA VERDE ST	CHIN, GRACE S TR	810 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 012	806 LOMA VERDE ST	SENTENO, JIMMY R	806 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 022 013	802 LOMA VERDE ST	FOO, EDWIN AND MAY CHAN TRS	1380 LIGHTVIEW ST	MONTEREY PARK CA	91754
* 5262 022 014	776 S YNEZ AVE	MARTINEZ, CONSTANCE AND MARTINEZ, EDWARD	1155 ALICE DR	SANTA CLARA CA	95050
* 5262 022 015	772 S YNEZ AVE	KHUONG, KEVIN AND	772 S YNEZ AVE	MONTEREY PARK CA	91754
* 5262 022 016	771 DIVINA VISTA ST	NAGASHIMA, TATSUO AND TOKIE	771 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 017	777 DIVINA VISTA ST	SORIA, ELIAS D TR	777 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 019	805 DIVINA VISTA ST	TRAN, JAMIE AND CHEUNG, MEI Y	805 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 020	809 DIVINA VISTA ST	TRAN, JAMIE DE AND CHEUNG, MEI YUK	809 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 021	813 DIVINA VISTA ST	MAYORAL, RAQUEL TR	813 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 022	817 DIVINA VISTA ST	HO, SCOTT H AND CHRISTY M	817 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 022 023	821 MIRA VALLE ST	UTHENPONG, SURACHAI AND PAEK, MELANIE	821 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 001	1034 LOMA VERDE ST	MACIAS, SONIA	401 W DONCREST ST	MONTEREY PARK CA	91754
* 5262 023 002	1030 LOMA VERDE ST	HOLTZMAN, IRWING AND NOHEMI TRS	15892 REDLANDS ST	WESTMINSTER CA	92683
* 5262 023 008	1006 LOMA VERDE ST	WONG, LAP Y & CHAN, BERYL W & LUM, BRIAN & AMY Y	5248 MOUNT ROYAL DR	LOS ANGELES CA	90041
* 5262 023 018	909 MIRA VALLE ST	PAEZ, OSCAR A AND PAEZ, OLGA A	909 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 019	913 MIRA VALLE ST	MURAI, GERALD H AND SUSAN M AND MURAI, TAMIKO	913 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 023 020	917 MIRA VALLE ST	KIM, EUGENE J & SUYOUN AND	1519 CAMINO LINDO	SOUTH PASADENA CA	91030
* 5262 023 021	921 MIRA VALLE ST	OH, SENA	921 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 023 027	945 MIRA VALLE ST	CARRILLO, ENRIQUETA TR	945 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 024 001	1200 LOMA VERDE ST	LI, WING H AND CHAN, GRACE	1200 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 003	1240 LOMA VERDE ST	TANAKA, KAREN I TR	1240 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 004	1260 LOMA VERDE ST	LIU, NORMAN AND LINDA W	1260 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 005	1280 LOMA VERDE ST	NGUYEN, KENT AND	1280 LOMA VERDE ST	MONTEREY PARK CA	91754
* 5262 024 014	1220 LOMA VERDE ST	HO, PAUL AND VICTORIA TRS	1220 LOMA VERDE ST	MONTEREY PARK CA	91754
5262 028 800	MCPHERIN	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5262 032 003	1300 MIRA VALLE ST	LEUNG, FAN K AND LEUNG, HOYIN J	1300 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 004	1350 MIRA VALLE ST	ARAGON, ANDREA	6201 NORBROOK DR	HUNTINGTON BEACH CA	92648
* 5262 032 005	1380 MIRA VALLE ST	LIU, RAYMOND Y AND CAROL W TRS	1380 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 006	1400 MIRA VALLE ST	ZEE, ANNA	1400 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 007	1450 MIRA VALLE ST	WONG, YUK M AND WAI YING AND	1450 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 032 008	1480 MIRA VALLE ST	ESPIRITU, ANTONIO O DECD EST OF	28159 SAMANTHA CT	SANTA CLARITA CA	91350
* 5262 032 012	1551 BRADSHAWE	ALI KHAN, SYED H AND SALMA TRS	1085 PELON WAY	MONTEREY PARK CA	91754
* 5262 032 013	1501 BRADSHAWE	KAWANO, RICHARD AND MISAKO TRS	1501 BRADSHAWE	MONTEREY PARK CA	91754
* 5262 032 014	1471 BRADSHAWE	TSENG, YU HSIANG E TR	1471 BRADSHAWE	MONTEREY PARK CA	91754
* 5262 032 015	1451 BRADSHAWE AVE	BY, CHHUM AND HOU, CHANTHAN	12496 FARMBOROUGH CT	MIRA LOMA CA	91752
* 5262 032 016	1401 BRADSHAWE AVE	JIM, KIN KIT TR	1401 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5262 032 017	1371 BRADSHAWE AVE	FARAJ, SAMIRA TR	1371 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 018	1351 BRADSHAWE AVE	ITO,RICHARD ET AL	1351 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 032 019	1301 BRADSHAWE AVE	PAGE,ARTHUR D AND KEIKO T	1301 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 001	1000 MIRA VALLE ST	CHIC, HELEN TR	1000 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 002	1080 MIRA VALLE ST	SAKAZAKI,TERRY AND LOURDES TRS	1080 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 003	1100 MIRA VALLE ST	VILLALOBOS, CAROL J TR	1100 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 004	1150 MIRA VALLE ST	YAO, JIE CO TR	1150 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 005	1170 MIRA VALLE ST	CHEUNG, MICHAEL L AND JAIMIE M	1170 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 033 007	1181 BRADSHAWE AVE	COVARRUBIAS,ALFONSO AND VASQUEZ, HEIDI	1181 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 008	1101 BRADSHAWE AVE	FARIAS,JAVIER TR	1101 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5262 033 009	1081 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 010	1061 DIVINA VISTA ST	NY,THONG CO TR	1061 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 011	1051 DIVINA VISTA ST	CHEN, JOSEPH J & KATHY P TRS	927 DIVINA VISTA STREET	MONTEREY PARK, CA	91754
* 5262 033 012	1001 DIVINA VISTA ST	LEON,JOSEPH AND ROLANDA Y	1001 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 033 017	1180 MIRA VALLE ST	HOUN,SONN L CO TR	1180 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 002	938 MIRA VALLE ST	GRAPE,JAYMEE	938 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 003	930 MIRA VALLE ST	JOCSON, IVAN T AND	930 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 004	926 MIRA VALLE ST	GONZALEZ, NANCY M	926 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 005	918 MIRA VALLE ST	HO, HUI F AND ELAINE L TRS	8515 PALMA VISTA ST	SAN GABRIEL CA	91775
* 5262 034 006	914 MIRA VALLE ST	MICHAEL, HARRY AND MORGAN AIRELLE	914 MIRA VALLE ST	MONTEREY PARK CA	91754

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* 5262 034 007	908 MIRA VALLE ST	DO, CHYI S AND	908 MIRA VALLE ST	MONTEREY PARK CA	91754
* 5262 034 022	961 DIVINA VISTA ST	SUAREZ,JAIME AND AVILA SUAREZ, SUSAN	961 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 027	933 DIVINA VISTA ST	DERR,LAWRENCE E AND JEANNETTE	933 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5262 034 028	942 MIRA VALLE ST	DYER, JARED C AND	942 MIRA VALLE ST	MONTEREY PARK CA	91754
5262 034 029	MIRA VALLE ST	MBRC LLC	PO BOX 1639	BEVERLY HILLS CA	90213
* 5263 003 021	422 W GRAVES AVE	KAO,ROY C AND DONNA W TRS	3536 LOCKSLEY DR	PASADENA CA	91107
* 5263 003 022	420 W GRAVES AVE	FANG, CARDY J & CINDY Y	420 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 023	418 W GRAVES AVE	LEUNG,KAI SUN	507 W WISTARIA AVE	ARCADIA CA	91007
* 5263 003 024	412 W GRAVES AVE	ACKERMAN,DAVID S CO TR	412 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 003 029	310 W GRAVES AVE	LENG,HENG AND LENG, BIN	310 W GRAVES AVE	MONTEREY PARK CA	91754
* 5263 004 001	740 DIVINA VISTA ST	RAMOS, HECTOR A	11206 SUE AVE	LYNWOOD CA	90262
* 5263 004 002	736 DIVINA VISTA ST	QU,CHANG	736 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 003	730 DIVINA VISTA ST	CHARLES,KEVIN L	730 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 004	728 DIVINA VISTA ST	YUN,HEIDI Y TR	728 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 005	722 DIVINA VISTA ST	KUBOTA,LESTER TR	722 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 006	716 DIVINA VISTA ST	O CELLO,RORY	716 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 004 007	704 DIVINA VISTA ST	CHAN,VINCENT D AND TAMMY S	704 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 003	DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 004	814 DIVINA VISTA ST	SANCHEZ, IVAN H	814 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 005	810 DIVINA VISTA ST	MOLINA, RAUL AND IRMA	810 DIVINA VISTA ST	MONTEREY PARK CA	91754

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CITY OF MONTEREY PARK

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

PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 005 006	804 DIVINA VISTA ST	MOLINA,RAUL	804 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 007	776 DIVINA VISTA ST	FRANCO,GILLIAN AND CARDENAS, EDDIE	776 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 008	768 DIVINA VISTA ST	TANAKA,JEAN TR	768 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 009	762 DIVINA VISTA ST	JACOBS, AARON N TR	556 S FAIROAKS AVE STE 266	PASADENA CA	91105
* 5263 005 010	756 DIVINA VISTA ST	TSUI,PAUL H AND JOY L TRS	756 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 011	750 DIVINA VISTA ST	HERNANDEZ,GILBERT M CO TR	750 DIVINA VISTA ST	MONTEREY PARK CA	91754
* 5263 005 012	744 DIVINA VISTA ST	SHAR, DIANA AND STANLEY	744 DIVINA VISTA ST	MONTEREY PARK CA	91754
5263 005 013	DIVINA VISTA ST	CHEN, INGRID S TR	1151 PULORA CT	SUNNYVALE CA	94087
* 5263 006 002	1031 BRADSHAW AVE	CHINN,PETE AND MARGARET	1031 S BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 003	1033 BRADSHAW AVE	ANNEYAN, VARDUI TR	1033 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 005	1037 BRADSHAW AVE	TELLENBACH,FREDRICK DECD EST OF	321 S BEVERLY DR STE A	BEVERLY HILLS CA	90212
* 5263 006 006	1039 BRADSHAW AVE	YOSHIMURA, FUMIKO TR	1039 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 007	1041 BRADSHAW AVE	MOREAU,BRUCE R	1041 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 008	1043 BRADSHAW AVE	MIZUNO,DEAN Y	1043 S BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 009	1045 BRADSHAW AVE	LIU,BOB Y AND LI YU	1045 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 010	1047 BRADSHAW AVE	YU,RUOYLIN AND	1047 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 006 011	1049 BRADSHAW AVE	MORALES,ALMA S	1049 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 007 001	801 BRADSHAW AVE	TJIOE,HENRY L TR	801 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 007 002	825 BRADSHAW AVE	SHIROISHI,ALLEN L CO TR	825 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 007 003	851 BRADSHAW AVE	WU,DANNY T CO TR	314 ARBOLADA DR	ARCADIA CA	91006

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* 5263 007 004	891 BRADSHAWE AVE	LU,JUSTON CO TR	891 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 005	901 BRADSHAWE AVE	IMUTA,SHIGETAKA AND TERRY L TRS	901 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 006	951 BRADSHAWE AVE	PHU,TIM AND SARAH T TRS	951 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 007 008	993 BRADSHAWE PL	ROGERS,JOHN E AND CAROLYN	993 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 009	999 BRADSHAWE PL	ORTEGA,JULIO A TR	999 BRADSHAWE PL	MONTEREY PARK CA	91754
* 5263 007 010	1001 BRADSHAWE AVE	HAMASAKI,MARK	1001 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 010 008	835 S GRANDRIDGE AVE	CHEN,CHIN YUAN AND CHUNYING TRS	547 WORKMAN AVE	ARCADIA CA	91007
* 5263 010 009	801 S GRANDRIDGE AVE	TRAN, TOMMY T AND	801 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 013 011	1001 S GARFIELD AVE	CROFT,LORI A	1001 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 012	1025 S GARFIELD AVE	MORALES,ALEX G AND JULIA M TRS	1025 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 013 013	1059 S GARFIELD AVE	ROBLES,ROSALIE M TRS	316 W ARLIGHT ST	MONTEREY PARK CA	91754
* 5263 013 017	151 ROCA WAY	XU, HANXIAO AND	151 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 007	150 ROCA WAY	TSE,CHUCK AND BETSY B TRS	150 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 008	130 ROCA WAY	FUJIWARA, ALICIA D TR	130 ROCA WAY	MONTEREY PARK CA	91754
* 5263 014 010	1115 S GARFIELD AVE	TORREY, CHERI B	30 BERMUDA CT	MANHATTAN BEACH CA	90266
* 5263 014 011	1133 S GARFIELD AVE	CHIANG, SUSAN N	220 S ELECTRIC AVE	ALHAMBRA CA	91801
* 5263 014 012	1147 S GARFIELD AVE	HOWARD,LINDA H	1147 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 013	1167 S GARFIELD AVE	TRONG, MIKE	1167 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 014 014	1171 S GARFIELD AVE	IPPOLITO, FRANCES L TR	3581 SW 58TH DR	PORTLAND OR	97221
* 5263 014 015	1177 S GARFIELD AVE	TSUCHIYA,MIEKO TR	350 TOYON RD	SIERRA MADRE CA	91024

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* 5263 014 026	1181 S GARFIELD AVE	YU,KOUGING AND ZHANG, YUHUI	1181 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 002	1255 S GARFIELD AVE	NAKASHIMA,TAKUMA AND KIMIKO TRS	1255 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 016 004	111 W EL REPETTO DR	HUANG, YAO DUAN AND ZHU, TIN	111 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 006	135 W EL REPETTO DR	DURAN,CHRISTOPHER F AND MOZQUEDA, MIREYA	135 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 016 019	1182 S ISABELLA AVE	QUON,WING L AND NORI TRS	1182 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 005	1033 S ISABELLA AVE	LI, MIN AND YANG, ZONGPEI	1033 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 006	1043 S ISABELLA AVE	E AND E LLC	515 S ALMANSOR ST APT 86	ALHAMBRA CA	91801
* 5263 017 007	1057 S ISABELLA AVE	HO,YU CHICH AND RU CHIEN	1057 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 008	1065 S ISABELLA AVE	SAETIA,MARIA M	1065 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 009	1073 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 017 015	1048 S GRANDRIDGE AVE	YAYLA,ZAKAR K AND SONIA K TRS	1048 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 018	1032 S GRANDRIDGE AVE	MORIOKA,YOSHITAKA CO TR	1032 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 017 019	1022 S GRANDRIDGE AVE	SALEM, RAMZY S AND JANET I TRS	1022 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 001	1133 S ISABELLA AVE	LAW, IVAN S CO TR	1133 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 003	1096 S GRANDRIDGE AVE	HIROTA, SATOSHI	1096 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 004	1078 S GRANDRIDGE AVE	SUGIURA,MIYOKO AND WONG, HARRY AND DONNA D	11927 SIERRA SKY DR	WHITTIER CA	90601
* 5263 018 005	1066 S GRANDRIDGE AVE	YANG, GARY Q AND	1066 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 006	1151 S ISABELLA AVE	VALENCIA VALLEY LLC SERIES T	PO BOX 1754	MONTEREY PARK CA	91754
* 5263 018 007	1193 S ISABELLA AVE	CHOU,CHIHCHUNG AND LICHEN TRS	1193 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 008	1201 S ISABELLA AVE	HINO,GLENN M AND JOSEPHENE T TRS	1201 S ISABELLA AVE	MONTEREY PARK CA	91754

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* 5263 018 009	1255 S ISABELLA AVE	CHONG,VINCENT AND LILIAN TRS	1255 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 010	1293 S ISABELLA AVE	LOUIE,STEVEN W AND ELLEN W	1293 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 011	1301 S ISABELLA AVE	NGAN,HON W AND YEUNG, FION S	1301 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 012	1333 S ISABELLA AVE	NG,CHOR BUN TR	1333 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 013	1375 S ISABELLA AVE	WANG,WENHUA AND HUANG, WEI	1375 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 014	1397 S ISABELLA AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
* 5263 018 022	1332 S GRANDRIDGE AVE	KAWARATANI,YUKIO CO TR	1332 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 023	1300 S GRANDRIDGE AVE	GE PEI JUN, GRACE CO TR	1300 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 024	1290 S GRANDRIDGE AVE	SUEHIRO,LLOYD E AND SEIKO D TRS	1290 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 025	1250 S GRANDRIDGE AVE	WATAMURA,TSURUKO TR	1250 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 026	1200 S GRANDRIDGE AVE	FONG,WAYMOND TR	3129 DURAND DR	LOS ANGELES CA	90068
* 5263 018 027	1188 S GRANDRIDGE AVE	KAWASAKI,DIANE	1188 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 028	1152 S GRANDRIDGE AVE	NG,LOUIS C AND PAULA V TRS	1152 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 018 029	1100 S GRANDRIDGE AVE	LUONG, VINH XUAN AND	1100 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 018 033	GRANDRIDGE AVE	FLORDELIS,ALEXANDER CO TR	1397 S ISABELLA AVE	MONTEREY PARK CA	91754
5263 018 034	GRANDRIDGE AVE	WONG,ANTHONY	236 E GARVEY AVE	MONTEREY PARK CA	91755
* 5263 018 035	1374 S GRANDRIDGE AVE	WONG,ANTHONY	1374 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 001	1014 BRADSHAW AVE	HP, YAT CHEUNG AND	1014 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 002	1010 BRADSHAW AVE	YU, THOMAS P CO TR	1010 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 003	1006 BRADSHAW AVE	TAM,ROBERT P AND LINABELLIE	1006 BRADSHAW AVE	MONTEREY PARK CA	91754

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* 5263 019 004	1006 BRADSHAW AVE	TZE LEUNG NG CO TR	1002 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 019 006	950 BRADSHAW AVE	CHANBONPIN,JIMMY AND ARACELI TRS	1654 S EL MOLINO AVE	SAN MARINO CA	91108
* 5263 019 012	338 ROCA WAY	NAGAMATSU,ERNEST AND ELAINE TRS	338 ROCA WAY	MONTEREY PARK CA	91754
* 5263 019 014	1005 S GRANDRIDGE AVE	AU,GEORGE K AND CHU, WAI Y	1005 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 015	1009 S GRANDRIDGE AVE	STAVOESTRAND, TOR M & MISHELLE	1009 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 016	1015 S GRANDRIDGE AVE	SHYER SAYLES, WENDY E TR	55 LAE ST	PAIA HI	96779
* 5263 019 017	1021 S GRANDRIDGE AVE	KWONG,KEI FAT AND SAU TRS	1021 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 018	1029 S GRANDRIDGE AVE	VASQUEZ, RAFAEL CO TR	1029 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 019	1031 S GRANDRIDGE AVE	CHOY,WOODY M AND KATHERINE S	1031 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 020	1035 S GRANDRIDGE AVE	SHIMATSU, ROBERT AND SEIKO S TRS	1035 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 019 021	1039 S GRANDRIDGE AVE	CORDOVA, DANIEL AND CLAUDIA Y	1039 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 002	1040 BRADSHAW AVE	GARCIA,JOSE A	1040 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 003	1038 BRADSHAW AVE	ALTOUNIAN, GREGORY W & AHLAM A	1038 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 004	1036 BRADSHAW AVE	MORITA,YUKIHIDE AND MAYUMI	1036 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 005	1034 BRADSHAW AVE	TAM,PETER AND MYLAN	1034 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 006	1030 BRADSHAW AVE	PANG,THOMAS AND RITA TRS	1030 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 007	1026 BRADSHAW AVE	SAIS,EDWARD E JR AND JEAN A TRS	1026 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 008	1022 BRADSHAW AVE	FARAJ, ZIAD CO TR	1022 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5263 020 010	1045 S GRANDRIDGE AVE	YANG, JOHN Y AND ANNA	1045 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 011	1059 S GRANDRIDGE AVE	WAN YIN TING	1059 S GRANDRIDGE AVE	MONTEREY PARK CA	91754

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PARCEL	LOCATION	OWNER	MAILING ADDRESS	CITY/STATE	ZIP
* 5263 020 012	1071 S GRANDRIDGE AVE	TERAISHI,BEN M AND ESTHER	1071 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 020 013	1095 S GRANDRIDGE AVE	HONG,BENNY N AND SHARLENE L TRS	1095 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 003	1060 BRADSHAWE AVE	SHEN,RAY AND EMILY M	1060 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 004	1070 BRADSHAWE AVE	KLEIN, ROBERTA R TR	1550 HASTINGS WAY	PLACENTIA CA	92870
* 5263 021 005	1080 BRADSHAWE AVE	CHAN, JOHN W & CHI MING MA TRS	1080 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 006	1100 BRADSHAWE AVE	DOBLER,KARL AND MARLENE TRS	1100 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 007	1150 BRADSHAWE AVE	RENTERIA,ANTHONY S AND ALMA	1150 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 021 019	1155 PUNTA WAY	LUSTER,LORA A TR	8604 W BOULEVARD DR	ALEXANDRIA VA	22308
* 5263 021 023	1257 PUNTA WAY	QUEVEDO, JORGE AND NELLIE	1257 PUNTA WAY	MONTEREY PARK CA	91754
* 5263 021 044	1373 S GRANDRIDGE AVE	LAM,SIMON AND WU, LILIAN	1373 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 021 045	1201 PUNTA WAY	JIN,MING AND CHEN, YVONNE	896 KINSFORD ST	MONTEREY PARK CA	91754
5263 021 900	GRANDRIDGE AVE	MONTEREY PARK CITY S BY S	320 W NEWMARK AVE	MONTEREY PARK, CA	91754
* 5263 022 004	345 W EL REPETTO DR	LEE,PEGGY B TR ET AL	345 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 005	363 W EL REPETTO DR	CHUANG,KAI WIN	2095 S LEO AVE	COMMERCE CA	90040
* 5263 022 007	373 POCO WAY	LINN,ALICE E TR	373 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 008	375 POCO WAY	LEE,MICHAEL AND ELISA	375 POCO WAY	MONTEREY PARK CA	91754
* 5263 022 021	1350 BRADSHAWE AVE	PAPAZIAN, RONALD A	1350 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 022	1370 BRADSHAWE AVE	CHAN, YAU S AND CHAN, WAYLYN	1370 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 023	1400 BRADSHAWE AVE	FARAJ,ZIAD F CO TR	1400 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 022 033	1401 PIEDRA WAY	HUI,KAM SHING AND DEE C TRS	920 WYNNEWOOD DR	DIAMOND BAR CA	91765

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* 5263 022 034	1400 PIEDRA WAY	PALOMINO,BORIS AND AMANDA	1400 PIEDRA WAY	MONTEREY PARK CA	91754
* 5263 022 040	317 W EL REPETTO DR	DAI,HUAZHANG	317 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 022 041	1300 BRADSHAWE AVE	HENG, CHY TAING CO TR	1300 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 027 002	1592 S GRANDRIDGE AVE	HONG, JING	1592 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 007	1528 S GRANDRIDGE AVE	NG, DERRICK AND HO, WINNIE N	1528 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 027 017	1601 S MCPHERRIN AVE	DOMINGO, FIDENCIO E JR AND MARGARITA R	1601 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 019	1701 S MCPHERRIN AVE	SHEN,SABINA C Y TR	1701 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 027 022	1653 S MCPHERRIN AVE	PEREZ, ROBRERT F JR AND	1653 S MCOHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 002	1700 S MCPHERRIN AVE	LAM, RICHARD T AND	1700 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 004	1654 S MCPHERRIN AVE	NG,PETER AND SANDY	1654 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 005	1600 S MCPHERRIN AVE	SHIMIZU, JAMES TR	1600 S MCPHERRIN AVE	MONTEREY PARK CA	91754
* 5263 028 024	1690 S MCPHERRIN AVE	KUNKA, NICHOLAS R CO TR	1690 S MCPHERRIN AVE	MONTEREY PARK CA	91754
5263 028 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 029 800	GRANDRIDGE AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 035 001	1809 GARFIELD PL	CHENG,SU CHING AND CHAO YU TRS	150 W WISTARIA AVE	ARCADIA CA	91007
* 5263 037 007	162 W EL REPETTO DR	FREEMAN, MARIA A	162 W EL REPETTO DR	MONTEREY PARK CA	91754
5263 037 010	EL REPPETO DR	GONZALES,RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 011	100 W EL REPETTO DR	LEE, WALLACE	100 W EL REPETTO DR	MONTEREY PARK CA	91754
* 5263 037 012	1343 S GARFIELD AVE	TRAN, STEVEN S CO TR	1343 S GARFIELD AVE	MONTEREY PARK CA	91754
* 5263 037 013	1379 S GARFIELD AVE	CHUNG, PO SUEN AND KAREN K TRS	1379 S GARFIELD AVE	MONTEREY PARK CA	91754

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* 5263 037 014	1397 S GARFIELD AVE	GONZALES, RICHARD Q	1397 S GARFIELD AVE	MONTEREY PARK CA	91754
5263 037 800	ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 801	1690 ISABELLA AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5263 037 804	EL REPPETO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5263 038 017	607 BRADSHAWE AVE	LEE, TSE KIU AND	607 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 018	609 BRADSHAWE AVE	LEE, TSE KIU AND	609 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 020	623 BRADSHAWE AVE	YAN, STANLEY AND NANCY	623 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 038 021	627 BRADSHAWE AVE	CHAN, HENRY AND GRACE E TRS	5512 FRANCES AVE NE	TACOMA WA	98422
* 5263 038 022	637 BRADSHAWE AVE	LAU, MONA	637 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 039 001	665 VILLA MONTE AVE	SZETO, LIM Y AND DEIDRE L	665 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 002	657 VILLA MONTE AVE	CARTER, AMELIA R TR	5200 LOUISE AVE	ENCINO CA	91316
* 5263 039 003	651 VILLA MONTE AVE	EMOTO, HIROSHI AND JUNKO TRS	909 BRIGHTON WAY	MONTEBELLO CA	90640
* 5263 039 004	643 VILLA MONTE AVE	KWOK, MATTHEW F AND MAKI, KUMI	643 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 039 005	637 VILLA MONTE AVE	SALZ, CONSTANCE E	1020 RUBERTA AVE UNIT 1	GLENDALE CA	91201
* 5263 040 001	639 BRADSHAWE AVE	TANG, MICHAEL CO TR	639 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 002	641 BRADSHAWE AVE	YANG, ELIZABETH TR	641 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 003	647 BRADSHAWE AVE	PADILLA, ANDRES JR AND TANYA I	647 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 004	653 BRADSHAWE AVE	LIN, MAGGIE T	653 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 005	657 BRADSHAWE AVE	LIAW, DA AN TR	657 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 008	687 BRADSHAWE AVE	KUO, MEI SHI	687 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 040 009	695 BRADSHAWE AVE	HO, SEC NHIN AND	695 BRAHSHAWE AVE	MONTEREY PARK CA	91754
* 5263 040 011	608 VILLA MONTE AVE	CHEN, MINGHUI AND	608 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 012	614 VILLA MONTE AVE	DASCA,MARK AND MARY C	614 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 013	622 VILLA MONTE AVE	JOVEN,MICHAEL AND RACHEL	622 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 015	636 VILLA MONTE AVE	SHAO, HUI & HE RUI	636 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 016	642 VILLA MONTE AVE	TAN,NIYADA S AND KATAWETHEESAKUN, SONG	642 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 017	650 VILLA MONTE AVE	VEGA,MARCOS AND EUFEMIA E TRS	1102 CADIZ ST	MONTEREY PARK CA	91754
* 5263 040 018	656 VILLA MONTE AVE	CHAN, YUEN MUI AND KELLION	656 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 040 019	664 VILLA MONTE AVE	MAK,CHI H AND BILLIE	664 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 041 005	685 S GRANDRIDGE AVE	LY,KEVIN H AND LU, PHUONG	685 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 006	689 S GRANDRIDGE AVE	CHEN,JEFFREY M AND YEO, MONICA	1601 S GRANADA AVE	ALHAMBRA CA	91801
* 5263 041 007	695 S GRANDRIDGE AVE	LEE,JAMES H AND JEANIE E TRS	695 S GRANDRIDGE AVE	MONTEREY PARK CA	91754
* 5263 041 009	696 BRADSHAWE AVE	APICCHATTHANAPATH,SANGCHAI	1549 KEMPTON AVE	MONTEREY PARK CA	91755
* 5263 041 010	688 BRADSHAWE AVE	ZHOU, GUAN AND	688 S BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 011	678 BRADSHAWE AVE	CHANG, NGA TING	678 S BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 012	672 BRADSHAWE AVE	HSU,MINGKEE T ET AL	2300 LORAIN RD	SAN MARINO CA	91108
* 5263 041 013	660 BRADSHAWE AVE	LOH,DAVID S K AND ANNA T	660 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 014	658 BRADSHAWE AVE	LIAW,JUN Y AND WEN Y	658 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 041 015	652 BRADSHAWE AVE	LIN,SANNIE L TR ET AL	652 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 005	735 BRADSHAWE AVE	SIN, TERESA TR	735 BRADSHAWE AVE	MONTEREY PARK CA	91754

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* 5263 042 006	743 BRADSHAWE AVE	CARR, ROBERT H TR	743 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 008	763 BRADSHAWE AVE	VIDALES,VICTOR AND RICO, ANNA	763 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 009	777 BRADSHAWE AVE	NAGATA,SHIKO AND CHIEKO TR	777 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 042 010	795 BRADSHAWE AVE	DAHL, PATRICIA E TR	626 ALTA VISTA CIR	SOUTH PASADENA CA	91030
* 5263 042 011	670 VILLA MONTE AVE	TU, DAVID AND NANCY	670 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 013	690 VILLA MONTE AVE	PEREZ,ROGELIO AND CARMEN TRS	690 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 014	689 VILLA MONTE AVE	YUPHANAND, SUWATTANA TR	689 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 015	679 VILLA MONTE AVE	YEE,TONY C AND DAY T	679 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 042 016	671 VILLA MONTE AVE	GUAN, ANNA M TR	671 VILLA MONTE AVE	MONTEREY PARK CA	91754
* 5263 043 010	724 OJAI CIR	DANG,HANH C AND NGUYEN, TINA	724 OJAI CIR	MONTEREY PARK CA	91754
* 5263 043 013	700 BRADSHAWE AVE	KUANG, WANJUAN	700 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5263 043 016	758 ALTA MESA PL	KAN,JOE FUNG CHING TRS	30 CHOATE	IRVINE CA	92620
5263 043 017	ALTA MESA PL	SCOTT,DAVID C	951 GRANDRIDGE AVE	MONTEREY PARK CA	91754
5263 043 018	ALTA MESA PL	DAGHLIAN,HRATCH AND MARY TRS	351 ROCA WAY	MONTEREY PARK CA	91754
* 5264 002 001	149 DIANE WAY	DIAZ, DAVID F AND	149 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 002	145 DIANE WAY	CHONG,ALBERT G AND MARY Y TRS	145 DIANE WAY	MONTEREY PARK CA	91755
* 5264 002 006	650 CECIL ST	ISMEN,JACK DECD EST OF	125 MASON CIR STE E	CONCORD CA	94520
* 5264 002 007	648 CECIL ST	LAU, JAY H CO TR	10536 OLIVE ST	TEMPLE CITY CA	91780
* 5264 002 008	642 CECIL ST	TANG,DUC AND TINA	642 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 009	634 CECIL ST	KANG,CLAUDIA TR	634 CECIL ST	MONTEREY PARK CA	91755

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* 5264 002 010	628 CECIL ST	LOW,JONATHAN B ET AL	1510 S BALDWIN PARK AVE UNIT A	ARCADIA CA	91077
* 5264 002 011	618 CECIL ST	KAMEI,TADASHI AND NORIKO TRS	618 CECIL ST	MONTEREY PARK CA	91755
* 5264 002 022	643 S LINCOLN AVE	LEW,NORMAN AND MARLENE F TRS	643 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 023	649 S LINCOLN AVE	WONG,TOMMY AND MYRA M	649 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 024	655 S LINCOLN AVE	CHU,YIMKING A AND ANGELINE I	655 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 025	661 S LINCOLN AVE	TRAN,NAM T AND FRANCES TRS	225 S RUSSELL AVE	MONTEREY PARK CA	91755
* 5264 002 026	667 S LINCOLN AVE	GUTIERREZ,JESUS AND REGALADO, MARIBEL	667 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 027	675 S LINCOLN AVE	SRABERG,GERALD AND ILENE S	PO BOX 512037	LOS ANGELES CA	90051
* 5264 002 028	683 S LINCOLN AVE	LIN,TYLER AND VUONG, JANET L	PO BOX 7583	ALHAMBRA CA	91802
* 5264 002 029	689 S LINCOLN AVE	LIN,RYAN Q AND LAN TU TRINH	689 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 030	691 S LINCOLN AVE	MORELL,AUGUST AND ELVERA TRS	691 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 002 031	695 S LINCOLN AVE	TRUONG,EDWIN K AND TRAN, DELPHINE	695 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 002	692 CECIL ST	CHANG,CHUN F AND CHUI L TRS	692 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 003	688 CECIL ST	JMRG PROPERTIES	8839 N CEDAR AVE UNIT 70	FRESNO CA	93720
* 5264 003 004	684 CECIL ST	TSUJI,NORIKATSU AND JENNY H	684 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 005	680 CECIL ST	CHOI, ANTHONY K AND WANG, YVONNE Y	680 CECIL ST	MONTEREY PARK CA	91755
* 5264 003 010	144 DIANE WAY	SUEN,PUI W TR	144 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 011	150 DIANE WAY	MENDEZ,ERIC AND ANEL	150 DIANE WAY	MONTEREY PARK CA	91755
* 5264 003 012	699 S LINCOLN AVE	LAM,SING B AND LAM, MY Y AND LAM, PETER K	699 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 013	701 S LINCOLN AVE	PETERSEN,PENNEY P TR	701 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 003 014	707 S LINCOLN AVE	CHANG,RICHARD JR TR	9542 E NAOMI AVE	ARCADIA CA	91007
* 5264 003 015	715 S LINCOLN AVE	MA,DEREK S AND DAISY L TRS	715 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 016	721 S LINCOLN AVE	HIGUERA,RICHARD H AND ARMIDA TRS	721 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 017	741 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	741 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 018	755 S LINCOLN AVE	LUONG,PHIL K AND HOLLIE T	755 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 019	771 S LINCOLN AVE	TAK KUEN MAU AND TAM, TAMMY M	771 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 020	787 S LINCOLN AVE	CHOW,ANTHONY C AND LIU, XUEMEI	787 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 021	803 S LINCOLN AVE	ORTIZ,RAYMOND AND DONNA TRS	803 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 022	819 S LINCOLN AVE	KURAI, GARRETT & EVETTE M	819 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 023	833 S LINCOLN AVE	ROJO,PRESCILLA E TR	833 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 024	849 S LINCOLN AVE	LEE,THOMAS W AND ANNA K TRS	849 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 025	863 S LINCOLN AVE	YOUNG,KEVIN S AND CARMEN	863 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 026	879 S LINCOLN AVE	KWOK, SELINA Y TR	8528 LORATIN RD	SAN GABRIEL CA	91775
* 5264 003 027	901 S LINCOLN AVE	HALIM, THIO N CO TR	901 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 028	921 S LINCOLN AVE	WOO,KENNETH C AND SANDY L TRS	921 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 029	941 S LINCOLN AVE	QUACH,VAN THE AND SAM, MELISSA L	941 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 030	961 S LINCOLN AVE	LAM,PAUL AND VIRGINIA TRS	961 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 031	981 S LINCOLN AVE	FONG,HARMON AND ANNIE TRS	981 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 032	1001 S LINCOLN AVE	ROBLES,FRANK G AND ELIZABETH	1001 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 003 035	676 CECIL ST	PANEK, THOMAS M AND	912 TEGNER DR	MONTEREY PARK CA	91755

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* 5264 004 007	1061 S LINCOLN AVE	XU, SHERRY Y	1061 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 008	1081 S LINCOLN AVE	MATSUMOTO,SEIJI AND EIKO TRS	1081 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 009	1101 S LINCOLN AVE	TAN, TIANCHENG T AND	1101 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 010	1121 S LINCOLN AVE	LI, SHI YEE TR	1121 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 004 028	1021 S LINCOLN AVE	DUAN, SHIANG SHU AND LIU, AMY M	463 W CAMINO REAL AVE	ARCADIA CA	91007
* 5264 005 017	1060 S LINCOLN AVE	ESCOBEDO,DANIEL TR	1060 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 005 026	1201 WILCOX AVE	LAU,LELAND G TR	3056 W MAIN ST	ALHAMBRA CA	91801
* 5264 007 026	281 STARBIRD DR	HUYNH, JOSEPH AND	281 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 027	277 STARBIRD DR	PEREZ,ALFRED V AND JENNIE F TRS	277 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 028	273 STARBIRD DR	LEUNG, JONATHAN S	273 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 030	265 STARBIRD DR	MOTONAGAHERBERT & MILDRED TRS	990 SHERWOOD RD	SAN MARINO CA	91108
* 5264 007 035	247 STARBIRD DR	CHIU, HO LOK TR	247 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 007 040	269 STARBIRD DR	ROMO, RICHARD R AND	269 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 007	285 STARBIRD DR	CHOW,CHI K AND NG, BEVERLEY P	285 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 008 016	1341 FULTON AVE	KWAN,DENNY CO TR	1341 FULTON AVE	MONTEREY PARK CA	91755
* 5264 008 024	293 STARBIRD DR	WALKER,ROBERT N AND MELINDA K	293 STARBIRD DR	MONTEREY PARK CA	91755
* 5264 011 001	1791 FULTON AVE	LEONG, GEORGE & AMY TRS	1791 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 002	1781 FULTON AVE	BINH MY TRAN	1781 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 003	1775 FULTON AVE	YANG,RICHARD M CO TR	4415 PACIFIC COAST HWY @F111	TORRANCE CA	90505
* 5264 011 004	1769 FULTON AVE	CHOI,SUNNY W CO TR	130 PRINCESS PINE	IRVINE CA	92618

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* 5264 011 005	1763 FULTON AVE	TAM. YVONNE AND	1763 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 006	1755 FULTON AVE	LEE, ALBERT C AND REBECCA S AND	1755 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 007	1749 FULTON AVE	TAI,MICHAEL	1749 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 008	1733 FULTON AVE	TRAN, NAM CO TR	1733 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 009	1725 FULTON AVE	HARTONO,RUDDY	1725 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 010	1721 FULTON AVE	YONEMURA,ERIC M CO TR ET AL	1721 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 013	1868 WHITEHURST DR	PEREZ,DENNISE I JR ET AL	1868 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 014	1854 WHITEHURST DR	CHAN, ANDY J CO TR	419 ELMGATE ST	MONTEREY PARK CA	91754
* 5264 011 015	1838 WHITEHURST DR	QI,LI NONG CO TR	1838 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 019	1770 MANCHA WAY	LIAO,BRANDA M AND MANDY M	1770 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 020	1768 MANCHA WAY	WONG,CINDY H AND TONY A	1768 MANCHA WAY	MONTEREY PARK CA	91755
* 5264 011 021	1756 MANCHA WAY	HUANG, YONG T & NG HUANK, MARIA C	5632 CAMBURY AVE	TEMPLE CITY CA	91780
* 5264 011 032	1875 WHITEHURST DR	GORMAN, DONNA J TR	1875 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 033	1876 WHITEHURST DR	NG, CHING YEE AND CHEUNG, MAN HO	1876 WHITEHURST DR	MONTEREY PARK CA	91755
* 5264 011 034	1895 FULTON AVE	LAU, I KEI TR	1895 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 035	1885 FULTON AVE	COLORADO, ROSA	1885 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 036	1865 FULTON AVE	NG, TIM M CO TR ET AL AND	1865 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 037	1851 FULTON AVE	CHAU,MAN AND MAY	1851 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 038	1843 FULTON AVE	PANG, NANCY	1843 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 039	1835 FULTON AVE	CASTELAZO, THOMAS J & KUN HSIN CHANG	1835 FULTON AVE	MONTEREY PARK CA	91755

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* 5264 011 040	1821 FULTON AVE	MORALES, JUANITA E TR	1821 FULTON AVE	MONTEREY PARK CA	91755
* 5264 011 041	1821 FULTON AVE	VILLAROMAN,JAMES R AND	1801 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 001	1057 FULTON AVE	ESPOLONG,CESAREO D CO TR	1057 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 002	1065 FULTON AVE	VONGPHACHANH, BOUNTHANH CO TR	1065 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 005	1097 FULTON AVE	LAM,SYDNEY V TR	1097 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 006	1101 FULTON AVE	YU TANG YANG	1101 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 007	1143 FULTON AVE	AGUILERA,ROSALINDA AND MARISCAL, DIANA	1143 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 009	1195 FULTON AVE	LORIA, SABADIN TR	1195 S FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 010	1201 FULTON AVE	PUGA,CHRIS M	1201 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 011	1253 FULTON AVE	CHOW,KUI F AND SIU K	1253 FULTON AVE	MONTEREY PARK CA	91755
* 5264 018 012	1183 WILCOX AVE	CHU,CHAU	1183 WILCOX AVE	MONTEREY PARK CA	91755
* 5264 018 016	1100 LANGLEY WAY	NAING,THAN AND WENDY L TRS	1100 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 017	1090 LANGLEY WAY	HANGSE,SORATH AND VANTHA	1090 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 018	1070 LANGLEY WAY	SANCHEZ, PEDRO TR	1070 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 019	1038 LANGLEY WAY	WONG,WAYNE CO TR	1038 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 020	1000 LANGLEY WAY	TSENG,YI CHUAN AND HAGEDORN, AARON	1000 LANGLEY WAY	MONTEREY PARK CA	91755
* 5264 018 022	960 S LINCOLN AVE	CHEN,NING	960 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 024	920 S LINCOLN AVE	MEI, DIANA TR	920 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 025	900 S LINCOLN AVE	GLOBAL INFOCONSULTATION INC.	900 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 026	800 S LINCOLN AVE	MA,ANTHONY	880 S LINCOLN AVE	MONTEREY PARK CA	91755

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* 5264 018 027	860 S LINCOLN AVE	TSENG,KUANG C AND YU ING TRS	860 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 028	840 S LINCOLN AVE	GARCIA, JASON A CO TR	840 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 029	826 S LINCOLN AVE	DO,JENNIFER	2032 S 4TH ST	ALHAMBRA CA	91803
* 5264 018 030	810 S LINCOLN AVE	LAM,JENNIE S	810 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 031	786 S LINCOLN AVE	LEE,JUDY TR	786 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 018 033	740 S LINCOLN AVE	PAN, ZHOGREN AND PAN, MENGLIN	740 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 001	730 S LINCOLN AVE	OCHI,THOMAS H AND TAKAYO R TRS	730 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 002	728 S LINCOLN AVE	TOYAMA,TOM T AND RYOKO	728 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 003	722 S LINCOLN AVE	BARAJAS, GILBERT J CO TR	722 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 004	716 S LINCOLN AVE	LAI,VIVIANA TR	716 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 005	708 S LINCOLN AVE	TRAN,ELAINE Y	708 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 006	700 S LINCOLN AVE	WANG,TERESA J AND GARCIA, ADOLFO R	700 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 007	698 S LINCOLN AVE	WANG,SCOTT AND LAM, DAISY	698 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 008	694 S LINCOLN AVE	CHU, YUK LAN TR	694 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 009	692 S LINCOLN AVE	TRINH,THOMAS V CO TR	202 E GRAVES AVE	MONTEREY PARK CA	91755
* 5264 019 011	686 S LINCOLN AVE	WONG, LAMONT ET AL	686 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 012	680 S LINCOLN AVE	SHEFFIELD,BRADLEY W AND BALVINA G	680 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 013	674 S LINCOLN AVE	BIG CHUN NG AND CHO MONG HO	674 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 019 014	662 S LINCOLN AVE	ISKANDAR,EDDY AND KUMALA D	662 S LINCOLN AVE	MONTEREY PARK CA	91755
* 5264 021 031	194 KELLER ST	DRISCOLL, PATRICK	194 KELLER ST	MONTEREY PARK CA	91755

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5264 023 146	700 S GARFIELD AVE	GARFIELD ESTATES HOMEOWNERS ASSN	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5264 023 147	S GARFIELD AVE	GARFIELD ESTATES HOMEOWNERS ASSN	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5264 023 148	S GARFIELD AVE	GARFIELD ESTATES HOMEOWNERS ASSN	1030 DE LA FUENTE ST	MONTEREY PARK CA	91754
5264 024 063	S GARFIELD AVE	GARFIELD ESTATES II	1100 S GARFIELD AVE	MONTEREY PARK CA	91754
5265 001 803	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 809	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 810	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 812	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5265 001 813	SATURN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5265 004 047	2080 CLOVER DR	GIOIA,FRANK C	2080 CLOVER DR	MONTEREY PARK CA	91755
* 5265 004 048	2113 HEATHER DR	LEE,FRANK K AND STELLA H	2113 HEATHER DR	MONTEREY PARK CA	91755
5265 004 052	FULTON AVE	FONG,ARNOLD AND BARBARA	1401 MERIDIAN AVE	S PASADENA CA	91030
* 5265 004 053	2150 FULTON AVE	CHUNG, KAREN T AND WANG, YUN CHING	2150 FULTON AVE	MONTEREY PARK CA	91755
* 5265 008 016	201 E GLEASON ST	WONG, DAVID F	201 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 008 019	200 E MARKLAND DR	GOMEZ, ELVA	200 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 001	268 E GLEASON ST	CHRIST EVANGELICAL MISSION	P O BOX 91	MONROVIA CA	91017
* 5265 010 002	264 E GLEASON ST	LAU,LEO C AND HO, JESSICA Y	264 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 003	260 E GLEASON ST	DANGLACRUZ,CORNELIA R AND FRED G	260 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 004	256 E GLEASON ST	CHAN, WAH K AND CORA K	256 E GLEASON ST	MONTEREY PARK CA	91755
* 5265 010 008	245 E FERNFIELD DR	MIRANDA,ROBERTO AND MUNGUIA, ELIZABETH	245 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 010 009	249 E FERNFIELD DR	HERNANDEZ, SEAN AND	249 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 010	253 E FERNFIELD DR	FIGUEROA,ROBERT A TR	453 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 010 011	257 E FERNFIELD DR	GARCIA, LUIS G AND CHRISTINE A	3300 FLORECITA DRIVE	ALTADENA CA	91001
* 5265 010 012	261 E FERNFIELD DR	VALENZUELA,ERNEST JR CO TR	261 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 014	269 E FERNFIELD DR	CHAGOLLA,CHRISTOPHER P	269 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 010 015	273 E FERNFIELD DR	LUO, YONGYU AND	273 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 010	204 E FERNFIELD DR	LECARO,EDUARDO M AND MARIA L	204 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 011	200 W FERNFIELD DR	MARTINEZ,IVAN AND PEREZ, ESMERALDA	200 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 012	201 E FERNFIELD DR	MENDEZ,SALVADOR AND YOLANDA R	201 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 012 014	204 E GLEASON ST	SUMMERS,CLAUDIA TR	428 E OAKMONT DR	MONTEBELLO CA	90640
* 5265 013 010	236 E FERNFIELD DR	UNDERWOOD,KATHRYN M TR	236 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 011	232 E FERNFIELD DR	ORNELAS PROPERTY MANAGEMENT LLC	15434 CONDESA DR	WHITTIER CA	90603
* 5265 013 012	228 E FERNFIELD DR	HUI,FANG CHEN	228 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 013	224 E FERNFIELD DR	PIERRE,MILHAUD R AND SANDRA	224 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 014	216 E FERNFIELD DR	MORENO,JOSE	216 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 015	212 E FERNFIELD DR	SANDOVAL,RUDY JR	212 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 013 016	208 E FERNFIELD DR	ROCHA,TOM AND M OFELIA TRS	208 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 004	500 WOODLAND WAY	LING,YUNXIN AND MAY H	15810 MOLLY AVE	CHINO CA	91708
* 5265 018 009	441 E MARKLAND DR	KUSAMA, KAZUKO E TAL	441 E MARKLAND DR	MONTEREY PARK CA	91755
* 5265 018 012	596 E FERNFIELD DR	SCOTT, LISA G TR	596 E FERNFIELD DR	MONTEREY PARK CA	91755

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* 5265 018 013	588 E FERNFIELD DR	LEE, DARREL AND TIFFANY	588 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 018 021	516 POTRERO GRANDE DR	PRIMERO,MARLOWE ET AL	519 POTRERO GRANDE DR	MONTEREY PARK CA	91755
* 5265 018 025	527 POTRERO GRANDE DR	LIEU,KENNY QUANG AND LIN, JUAN M	527 POTRERO GRANDE DR	MONTEREY PARK CA	91755
5265 018 027	POTRERO GRANDE DR	SONNENBLICK MONTEREY PARK LLC	2030 MAIN ST STE 225	IRVINE CA	92614
* 5265 019 003	561 E FERNFIELD DR	SAUCEDO,MANUEL O AND AZUCENA	561 E FERNFIELD DR	MONTEREY PARK CA	91755
* 5265 025 044	2054 SATURN ST	MONT PARK L P THE KORDA GROUP	2566 OVERLAND AVE NO 700	LOS ANGELES CA	90064
* 5265 025 046	2 RED PLUM CIR	ROSS, MARC J TR ET AL	2 RED PLUM CIR	MONTEREY PARK CA	91755
* 5265 025 047	2019 SATURN ST	CENTRAL CITY COMMUNITY HEALTH	5233 E BEVERLY BLVD	LOS ANGELES CA	90022
* 5265 025 048	2001 SATURN ST	2001 SATURN LLC	2001 SATURN ST	MONTEREY PARK CA	91755
* 5266 002 001	1939 BRADSHAW AVE	ROMERO, EILEEN AND ROMERO TRS	P O BOX 532070	SAN DIEGO CA	92153
* 5266 002 002	1937 BRADSHAW AVE	CASILLAS,RAFAEL O AND GINA M AND	1937 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 003	1935 BRADSHAW AVE	SAKAE,KIYO AND MINORU	1935 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 004	1933 BRADSHAW AVE	TANAKA,RODGER K	1933 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 005	1931 BRADSHAW AVE	ONG, YUDI K AND SANTOSOI, MEGAWATI	1931 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 006	1929 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 007	1927 BRADSHAW AVE	GAIN,LYDIA TR	833 W SUFFOLK AVE	MONTEBELLO CA	90640
* 5266 002 008	1925 BRADSHAW AVE	CHOY, WINNIE W & STEPHEN F TRS	1925 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 009	1923 BRADSHAW AVE	LEW,CATHY AND LEW, SALLY	1923 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 011	1919 BRADSHAW AVE	GARCIA,MANUEL G AND IRMA R	1919 BRADSHAW AVE	MONTEREY PARK CA	91754
* 5266 002 012	1917 BRADSHAW AVE	CHEUNG,PHILIP	1917 BRADSHAW AVE	MONTEREY PARK CA	91754

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* 5266 002 013	1915 BRADSHAWE AVE	AU,KIN L AND ANNIE A TRS	1915 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 014	1913 BRADSHAWE AVE	CHAN,WOODY W CO TR	1913 BRADSHAWE AVE	MONTEREY PARK CA	91754
* 5266 002 021	510 BRIGHTWOOD ST	TEZBER, CHRISTOPHER M CO TR	510 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 024	516 BRIGHTWOOD ST	YU,YUNG S CO TR	220 W PALM DR	ARCADIA CA	91007
* 5266 002 025	518 BRIGHTWOOD ST	FREIRE,ANTONIO AND OFELIA	518 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 027	602 BRIGHTWOOD ST	POON,IRENE K	602 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 028	604 BRIGHTWOOD ST	CHEN,KURT C	604 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 029	606 BRIGHTWOOD ST	TENORIO,GLORIA AND ROLAND M JR	606 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 030	608 BRIGHTWOOD ST	SOTO,FRANK AND GLORIA A TRS	608 BRIGHTWOOD ST	MONTEREY PARK CA	91754
* 5266 002 031	610 BRIGHTWOOD ST	DUMKE, DARLENE L AND RALPH TRS	20400 SW BRAMBLEWOOD LN	SHERWOOD OR	97140
* 5266 003 032	2000 S ATLANTIC BLVD	ATLANTIC SQUARE LLC	PO BOX 847	CARLSBAD CA	92018
5266 017 800	BRIGHTWOOD ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 017 802	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 018 801	ALMORA ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5266 020 802	RIGGIN ST	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
* 5274 003 013	1801 LUPINE AVE	MAO,YAN P	1801 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 014	1823 LUPINE AVE	TOU, CALEB & MA, ZHEN	1823 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 015	1845 LUPINE AVE	YEE,DANNY H AND MAY H	1845 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 016	1859 LUPINE AVE	LIE,SIANG T AND PAULA TRS	1859 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 017	1871 LUPINE AVE	YU,MACY	1871 LUPINE AVE	MONTEREY PARK CA	91755

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* 5274 003 018	1889 LUPINE AVE	KAO, YUSHENG	1889 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 019	1901 LUPINE AVE	UJITA,KEVIN AND SHARON	1901 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 020	1921 LUPINE AVE	FAN,QIANG AND ZHU, QINGNIAO	1921 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 021	1935 LUPINE AVE	TAM,YONG CO TR	1935 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 003 022	1949 LUPINE AVE	LEE, CHANGSOO AND YOUNG A TRS	804 RIDGESIDE DR	MONTEREY PARK CA	91754
* 5274 003 023	1963 LUPINE AVE	MENDOZA,VIRGINIA C TR	1963 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 012	1974 HEATHER DR	TIMMONS,JENNIFER CO TR	1974 HEATHER DR	MONTEREY PARK CA	91755
* 5274 004 013	1962 LUPINE AVE	CHIU,PATRICK AND KIMBERLY	1962 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 014	1948 LUPINE AVE	WONG, HAYLEY AND SAITA, GRANT	1948 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 015	1934 LUPINE AVE	HIEP MINH LUU TR	1934 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 016	1920 LUPINE AVE	KOBAYASHI,MASASHI & HIDEKO TRS	1920 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 017	1898 LUPINE AVE	GUSTAFSON,DENNIS AND STEVEN L	1898 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 004 018	1890 LUPINE AVE	SHIH, WAYMOND H	1890 LUPINE AVE	MONTEREY PARK CA	91755
* 5274 006 022	345 CORAL VIEW ST	MONJE, ANGELINA AND	345 CORAL VIEW ST	MONTEREY PARK CA	91755
* 5274 008 001	2000 HEATHER DR	LA,LARRY AND MELISSA	2000 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 002	2004 HEATHER DR	MAI, KATIE D AND YAN, KEYUN	2004 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 003	2008 HEATHER DR	READING,HOWARD CO TR	2008 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 004	2012 HEATHER DR	CHANG,HUI H TR	2012 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 005	2016 HEATHER DR	WONG,DONALD AND CHEUNG, TAMMY W	2016 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 007	2024 HEATHER DR	NEVAREZ,DANIEL R	2024 HEATHER DR	MONTEREY PARK CA	91755

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* 5274 008 008	2028 HEATHER DR	DAM,RITA TR	2028 HEATHER DR	MONTEREY PARK CA	91755
* 5274 008 013	2044 WHEELER DR	ZAPATA,JOE AND MIN, FANG ZHENG	2044 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 014	2046 WHEELER DR	RAMOS,LAURA	2046 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 015	2048 WHEELER DR	ORME,KATHY H ET AL	2048 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 016	2050 WHEELER DR	AQUINO, NOE ROSARIO AND	2050 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 017	2052 WHEELER DR	TSANG,DANIEL K AND BETTY T	2052 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 018	2056 WHEELER DR	LOPEZ,LEONARD J AND KATHLEEN TRS	2056 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 019	2058 WHEELER DR	YU,SHELLEY T AND ANITA S TRS	3027 BAGLEY AVE	LOS ANGELES CA	90034
* 5274 008 020	2060 WHEELER DR	MCKIBBEN,JERRY C AND ELIZABETH J	2060 WHEELER DR	MONTEREY PARK CA	91755
* 5274 008 022	2043 EMERALD WAY	LIM,BARBARA Y AND THERESA A	2043 EMERALD WAY	MONTEREY PARK CA	91755
* 5274 008 025	284 BLOOM DR	YUEN, DIANE T TRS	284 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 026	290 BLOOM DR	YONG GANG LI AND LI THOMAS	290 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 027	294 BLOOM DR	FONG,KWONG M CO TR	294 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 028	300 BLOOM DR	WONG,VIRGINIA Q TR	300 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 029	310 BLOOM DR	WONG, SELINA T AND CHU, RONALD	310 BLOOM DR	MONTEREY PARK CA	91755
* 5274 008 030	318 BLOOM DR	KATO, KATHERINE A TR	1047 MC COMB WAY	MONTEREY PARK CA	91755
* 5274 008 031	326 BLOOM DR	CHOW, YUEN Y	645 FOXHAVEN PL	DIAMOND BAR CA	91765
* 5274 008 032	334 BLOOM DR	CHOW,OI CHUN	334 BLOOM DR	MONTEREY PARK CA	91755
* 5275 001 022	430 POTRERO GRANDE DR	QUAD FUEL INC	110 VIA BELLAS ARTES	SAN CLEMENTE CA	92672
5275 001 800	501 W MARKLAND DR	SO CAL EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768

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* 5276 004 004	764 TAYLOR DR	HUANG,CARMEN L	764 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 005	775 TAYLOR DR	JUNG,MARTIN AN CAMILLA L TRS	775 TAYLOR DR	MONTEREY PARK CA	91755
* 5276 004 015	733 OLIVE PL	TRAN,THAI N AND NG A T	733 OLIVE PL	MONTEREY PARK CA	91755
* 5276 004 018	706 ACKLEY ST	CHAN, AVERY K	949 SOL VISTA WAY	WALNUT CA	91789
* 5276 004 031	1976 HOLLY OAK DR	DONG, VIVIAN Y AND	1976 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 004 032	1970 HOLLY OAK DR	ARRIOLA,M JR AND D M TRS	1970 HOLLY OAK DR	MONTEREY PARK CA	91755
5276 008 044	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
5276 008 045	ORANGE AVE	GOLDSTAR DEVELOPMENT INC	1025 WESTMONT DR	ALHAMBRA CA	91803
* 5276 013 001	1900 ALISAR AVE	ITO, MARY J TR	1900 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 003	1920 ALISAR AVE	DUONG, WILLIAM AND PAN, WEN	1920 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 004	1915 ALISAR AVE	KITAZAKI,SHU AND ATSUKO	1915 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 013 005	1966 HOLLY OAK DR	SUWANNARAT,SURAPONG TR	1966 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 006	1960 HOLLY OAK DR	FUJITA,STEVEN K TR	1960 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 007	1956 HOLLY OAK DR	PERALTA,CONSTANCE TR	1956 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 008	1950 HOLLY OAK DR	PARK, SUELI L	1950 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 009	1946 HOLLY OAK DR	HO,FRANKLIN C	1946 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 011	1936 HOLLY OAK DR	VANLOI, TAM AND CHAN, SHEILA	1936 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 013 012	1930 HOLLY OAK DR	JURADO,VICTOR M	PO BOX 192	ALHAMBRA CA	91802
* 5276 013 013	1926 HOLLY OAK DR	SAAVEDRA,JILL I TR	1920 HOLLY OAK DR	MONTEREY PARK CA	91755
* 5276 014 013	946 CORIOLANUS DR	WONG, LILY M TR	946 CORIOLANUS DR	MONTEREY PARK CA	91755

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* 5276 014 020	1880 ALISAR AVE	LAU, ASON S AND	1880 ALISAR AVE	MONTEREY PARK CA	91755
* 5276 014 042	1890 ALISAR AVE	TANIGAWA, THOMAS S & JOAN N TRS	1890 ALISAR AVE	MONTEREY PARK CA	91755
5276 018 804	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 805	ALISAR AVE	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 806	ARROYO DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 018 807	POTRERO GRANDE DR	SO CALIF EDISON CO	2 INNOVATION WAY 2ND FL	POMONA CA	91768
5276 020 018	KENTON DR	DEWOLFE, TERRY E AND TILDA D TRS	1142 KENTON DR	MONTEREY PARK CA	91755
* 5276 020 023	1133 KENTON DR	DEWOLFE, TERRY E AND TILDA D TRS	1142 KENTON DR	MONTEREY PARK CA	91755
5286 010 018	1110 E HELLMAN AVE	TRINH, LANH T AND TRAN, YEN	3838 N CHARLOTTE AVE	SAN GABRIEL CA	91776
* 5286 019 013	126 N NEW AVE	GREENSTATE HOLDING INC	312 WHISPERING PINES DR	ARCADIA CA	91006
TOTAL IMPROVED RECORDS					1493
TOTAL UNIMPROVED RECORDS					117
TOTAL RECORDS					1610



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: Consent Calendar - 3H

TO: The Honorable Mayor and City Council
FROM: Shawn Igoe, Director of Public Works
SUBJECT: Northeast Area Water Main Improvements Phase III – Award of Contract

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 Big Ben, Inc., in the amount of \$2,251,660 for the Northeast Area Water Main Improvements Phase III, Specification No. 2022-012.
2. Authorizing the Director of Public Works to approve change orders and contingency up to \$225,166 or 10% of the contract amount;
3. Authorizing a Second Amendment to Agreement 2342-AF with Terracon Consultants, Inc. for Geotechnical and testing services for this project in the amount of \$30,290; and
4. Taking such additional, related action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The Project results 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 traffic, noise, air quality or water quality.

EXECUTIVE SUMMARY:

Per Resolution No. 2022-R32, the Public Works Director solicited bids for the Northeast Area Water Main Improvements Phase III, Capital Improvement Project No. 99023. The public bid opening for this project was held on January 31, 2023. Three bids were received: Big Ben, Inc.; Bonadiman Water Inc.; and Palp Inc. dba Excel Paving Company. Staff recommends that the City Council authorize the City Manager to execute a Public Works contract with Big Ben, Inc. for the Northeast Area Water Main Improvements Phase III project in the amount of \$2,251,660, plus 10% contingency.

BACKGROUND:

Phase III of the Northeast Area Water Main Improvements was advertised on January 9, 2023. The design of the water main improvements includes installation of approximately 3,185 lineal feet of 8-inch Polyvinyl Chloride (PVC) C900 and 1,250 lineal feet of 10-inch PVC C900 water main along various streets within the northeast side of the City including construction of water service line replacement, installation of new fire hydrants and laterals, fire service lines and appurtenances, valves, abandonment of existing mains, and tie-in to existing water systems. This project will significantly reduce the occurrence of water main breaks, improve water system reliability, and most notably provide improved fire protection capability.

The project involves water improvements for the following streets:

Street	Segment
Nicholson Ave.	Garvey Ave. to Hellman Ave.
Emerson Ave.	Nicholson Ave. to Alhambra Ave.
Alhambra Ave.	Garvey Ave. to Emerson Ave.

Staff opened bids on January 31, 2023, for the Northeast Area Water Main Improvements Phase III, Specification 2022-012, and completed the review of all bids submitted. The bids are listed in the table below:

RANK	BIDDER	BASE BID AMOUNT
1	Big Ben, Inc.	\$2,251,660
2	Bonadiman Water Inc.	\$2,649,090
3	Palp Inc. dba Excel Paving Company	\$3,588,395

The bid submitted by Big Ben, Inc. is the lowest responsive bid from a responsible bidder. Big Ben, Inc. contractor's license was 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. Staff also contacted contractor's references and received positive feedback.

FISCAL IMPACT:

Funds for this project have been budgeted in the Fiscal year 2022-23 budget as Capital Improvement Project (CIP) No. 99023. There are sufficient funds to execute the public works contract with Big Ben in the amount of \$2,251,660 plus 10% contingency and the Second Amendment to Agreement 2342-AF with Terracon Consultants, Inc. for \$30,290.

CIP 99023 – NORTHEAST AREA PHASE III WATER MIAN IMPROVEMENTS	
Design	\$ 14,480
Base Bid	\$2,251,660
Contingency (10%)	\$225,166
Project/Construction Management/Inspection	\$28,200
Geotechnical Services	\$30,290
Total Estimated Project Cost	\$2,549,796

Respectfully submitted and prepared by:



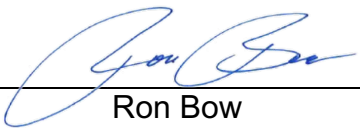
Shawn Igoe
Director of Public Works

Reviewed by:



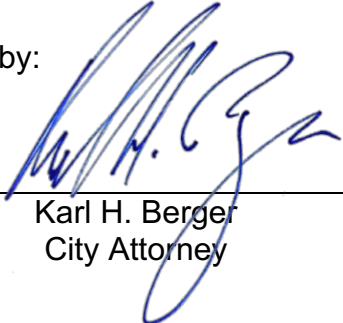
Martha Garcia
Director of Finance

Approved by:



Ron Bow
City Manager

Reviewed by:



Karl H. Berger
City Attorney

ATTACHMENT:

1. Big Ben, Inc. Bid Proposal
2. Terracon Consultants, Inc. Proposal

ATTACHMENT 1

Big Ben, Inc. Bid Proposal

SECTION C. BIDDERS PROPOSAL**(Entire section C shall be submitted with the bid)****BIDDER'S NAME:** Big Ben 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.

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
NORTHEAST AREA PHASE III WATER MAIN IMPROVEMENTS

NO.	ITEM DESCRIPTION	QTY.	Unit	Unit Price	Extended Price
1	Mobilization & Demobilization	1	LS	\$100,000	\$100,000
2	Traffic Control	1	LS	\$20,000	\$20,000
3	Remove and Dispose asbestos cement (AC) pipe 5" thru 12" diameter	50	LF	\$20	\$1,000
4	Install 8" PVC C900, CL 235 Waterline, Furnished by City	2,575	LF	\$82	\$210,904
5	Install 8" PVC C900, DR14, CL 305 Waterline, Furnished by City	610	LF	\$85	\$51,850
6	Install 12" PVC C900, CL 235 Waterline, Furnished by City	1,250	LF	\$100	\$125,000
7	Remove 6 inch Fire Hydrant Assembly and deliver to City Yard	8	EA	\$750	\$6,000
8	Furnish and Install new Fire Hydrant Assembly Per City Standard	10	EA	\$15,000	\$150,000
9	Furnish and Install 1-inch Water Service per City Standard	77	EA	\$2,800	\$215,600
10	Furnish and Install 2-inch Water Service per City Standard	80	EA	\$5,900	\$472,000
11	Furnish and Install new 4-inch manifold for water services per City Standard	1	EA	\$15,000	\$15,000
12	Furnish and Install 2-inch fire service per City Standard	20	EA	\$6,500	\$130,000
13	Furnish and Install 4-inch fire service per City Standard	6	EA	\$8,000	\$48,000
14	Furnish and Install 6-inch fire service per City Standard	1	EA	\$13,500	\$13,500
15	Remove existing single 2" DCDA detector check and Furnish and Install 2.5" DCDA per City Standard	14	EA	\$7,000	\$98,000
16	Remove existing single 4" detector check and Furnish and Install 4" DCDA per City Standard	1	EA	\$12,500	\$12,500
17	Furnish and Install cap on abandoned waterline	3	EA	\$500	\$1,500
18	Furnish and Install cap with thrust block on abandoned waterline	3	EA	\$1,500	\$4,500
19	Abandon Valve and Valve box	20	EA	\$300	\$6,000
20	Furnish and Install 8" Gate Valve and Box	8	EA	\$3,500	\$28,000
21	Furnish and Install 12" Gate Valve and Box	2	EA	\$7,500	\$15,000
22	Unclassified excavation material	3,650	CY	\$35	\$127,750
23	Crushed Miscellaneous Base	2,850	TON	\$15	\$42,750

BID SCHEDULE
NORTHEAST AREA PHASE III WATER MAIN IMPROVEMENTS

NO.	ITEM DESCRIPTION	QTY.	Unit	Unit Price	Extended Price
24	Pressure test and disinfect pipeline	1	LS	\$20,000	\$20,000
25	Hot mix asphalt pavement	1,418	TON	\$170	\$241,060
26	Pothole existing utilities	1	LS	\$10,000	\$10,000
27	Reconstruct conflicting sewer lateral	10	EA	\$1,000	\$10,000
28	Tie-in Connection of Proposed 8" Water Main to Existing 8" at Sta. 50+16.00 per Detail A.	1	EA	\$10,000	\$10,000
29	Tie-in Connection of Proposed 8" Water Main to Existing 8" at Sta. 75+81.00 per Detail B.	1	EA	\$15,000	\$15,000
30	Tie-in Connection of Proposed 8" Water Main to Existing 10" at Sta. 67+70.00 per Detail C.		EA	\$8,000	\$8,000
31	Tie-in Connection of Proposed 8" Water Main to Existing 8" at Sta. 61+67.00 per Detail D.	1	EA	\$9,000	\$9,000
32	Tie-in Connection of Proposed 12" Water Main to Existing 12" at Sta. 50+07.00 per Detail E.	1	EA	\$11,500	\$11,500
33	Tie-in Connection of Proposed 12" Water Main to Existing 12" at Sta. 62+50.00 per Detail F.	1	EA	\$7,500	\$7,500
34	Remove and Replace Traffic Striping, Markings, & Markers	1	LS	\$10,000	\$10,000
35	Reset Survey Centerline Ties	2	EA	\$1,000	\$2,000
36	Remove and Replace Inductive Loop Detector	2	EA	\$1,250	\$2,500
TOTAL BASE BID AMOUNT:					\$2,251,414

TOTAL BASE BID AMOUNT IN WORDS _____

Two Million Two Hundred Fifty-One Thousand
Four Hundred Fourteen & 00/100 _____ DOLLARS

TOTAL BASE BID AMOUNT IN NUMBERS \$ 2,251,414.00

Big Ben Inc.

Bidder (Company Name)

Authorized Signature President

Title

The award of Contract shall be based on the TOTAL BASE BID AMOUNT.

- 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.
- 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.
- 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.
- A bid is required for the entire work. The quantities set forth in the Bid Schedule will be used to calculate total bid amount. The final compensation under the contract will be based upon the actual quantities of work satisfactorily completed.
- In the case of discrepancies in the amount of bid, unit prices shall govern over extended amounts, and words shall govern over figures.

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: <u>California Prof. Engineering</u>	<u>Traffic Loops</u>	\$ <u>2,500</u>
Address: <u>La Puente, CA</u>		
Tel: <u>626-810-1338</u>		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Name:		\$ _____
Address:		
Tel:		
Total Subcontract Amount (shall not exceed 49% of Total Bid Amount)		\$ <u>2,500</u>

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 _____	Project Name and Brief Description ✱ SEE ATTACHED LIST	
Contact Name and Title _____		
Tel: _____ E-mail: _____	Contract Value: \$ _____	Year Completed: _____

Reference 2		
Agency Name _____	Project Name and Brief Description 	
Contact Name and Title _____		
Tel: _____ E-mail: _____	Contract Value: \$ _____	Year Completed: _____

Reference 3		
Agency Name _____	Project Name and Brief Description 	
Contact Name and Title _____		
Tel: _____ E-mail: _____	Contract Value: \$ _____	Year Completed: _____

Reference 4		
Agency Name _____	Project Name and Brief Description 	
Contact Name and Title _____		
Tel: _____ E-mail: _____	Contract Value: \$ _____	Year Completed: _____

Big Ben Engineering RECENT Work Reference

Project Name / Address	Contact Person	Owner		Contract Amount	Completion
Infrastructure Improvements Phase 3 & 4	Robert Wong 323-551-5025	Forest Lawn	New Water, Sewer, Storm Drain, Gas and Electrical Improvements	\$ 7,400,000.00	05/22
Annual Water Main Renewal Project	Chris Cimino 626-253-1025	City of Sierra Madre	6000' of PVC Water Main	\$ 2,500,000.00	05/22
Kimberly Ave. Water Improvements	Gar Huang 714-738-6895	City of Fullerton	3000' of 12" PVC Water Main Hydrant and Services	\$ 1,000,000.00	02/22
Valley Blvd. Sewer Improvements	Chris Marquardt 760-201-3479	City of Alhambra	2000' of 50" VCP Sewer Main 15' - 21' Deep	\$ 2,500,000.00	10/21
Annual Sewer Replacement Project	Kevin Yamakawa 714-744-5553	City of Orange	3300' New VCP Sewer Main	\$ 1,100,000.00	09/21
Ash Watermain Replacement	Gar Huang 714-738-6895	City of Fullerton	4400' New PVC Watermain	\$ 1,200,000.00	08/21
Burnham Waterline Replacement	Annie Singhal 714-562-3691	City of Buena Park	650' of 12" DIP Water Main	\$ 250,000.00	07/21
Glenwood-Baker Sewer Upgrade	Mike Ortiz 714-615-0892	City of Santa Ana	1500' of 10" PVC Sewer Main 10' - 12' Deep	\$ 900,000.00	06/21
Sierra Madre Annual Water Main Project	Chris Cimino 626-253-1025	City of Sierra Madre	7000' of PVC Water Main	\$ 1,250,000.00	06/21
North Hills Water & Street Replacement Project	Chris Baca 310-502-6335	City of Brea	16,000' of PVC Water Main 1000' of 12" VCP Sewer Complete Street Reconstruction	\$ 5,200,000.00	06/21
Commonwealth Ave. Improvements	Jose Medina 714-738-6863	City of Fullerton	2500' 10" VCP Sewer 5000' Water Main Street Improvements	\$ 4,500,000.00	06/21
Irvine Regional Park Storm Drain Improvments	Jeaninee Caselleo 714-245-4552	County of Orange	2500' of various Storm Drain pipe Construct Retention Basin.	\$ 2,200,000.00	04/21
Loma Alta Sewer, Water and Street Reconstruction	Tiffany Foo 714-738-6321	City of Fullerton	9000' of PVC Water Main 1200' of 12" VCP Sewer Complete Street Reconstruction	\$ 3,800,000.00	01/21

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: Sep Sharifi
Date of Inspection: 01/25/2023

ADDENDA ACKNOWLEDGMENT

The Bidder acknowledges receipt of the following Addenda and has included their provisions in this Proposal:

Addendum No. None Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____
Addendum No. _____ Dated _____

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:

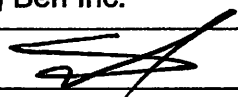
<u>Type of Insurance</u>	<u>Limits</u>
Commercial general liability:	\$2,000,000
Business automobile liability	\$1,000,000
Workers compensation	Statutory requirement.

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:	Big Ben Inc.
Authorized Signature:	
Name and Title:	Sep Sharifi (President)
Date:	01/31/2023

PUBLIC CONTRACT CODE SECTION 7106**Noncollusion Declaration by Bidder**

The undersigned declares:

I am the President of Big Ben 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:	<u>Big Ben Inc.</u>
Authorized Signature:	
Name and Title:	<u>Sep Sharifi (President)</u>
Date:	<u>01/31/2023</u>

PUBLIC CONTRACT CODE SECTION 10162

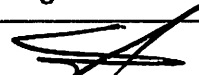
In conformance with the above Public Contract Code Section, the bidder hereby declares under penalty of perjury under the laws of the State of California that the bidder any officer of such bidder, or any employee of such bidder who has a proprietary interest in such bidder

has never been X has been NO (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:

Bidder's Name: Big Ben Inc.

Authorized Signature: 

Name and Title: Sep Sharifi (President)

Date: 01/30/2023

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 NO (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:

Big Ben Inc.

Authorized Signature:



Name and Title:

Sep Sharifi (President)

Date:

01/30/2023

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 NO (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:

Big Ben Inc.

Authorized Signature:

Name and Title:

Sep Sharifi (President)

Date:

01/30/2023

BIDDER INFORMATION

Bidder's Name: Big Ben Inc.

Address: 4790 Irvine Blvd. #105-404, Irvine, CA 92620

Form of Legal Entity: Corporation

If a Corporation, State of Incorporation: California

State Contractor's Class and License No.: A-774444

Contact Person Information:

Name: Sep Sharifi Title: President

E-mail: Sep@bigbenengineering.com Tel: 949-660-9400

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:

<u>Sep Sharifi (President)</u>	<u>Irvine, CA</u>	<u>949-660-9400</u>
<u>Jennifer Sharifi (Secretary)</u>	<u>Irvine, CA</u>	<u>949-660-9400</u>

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:

Big Ben Engineering

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: _____

Date of termination: _____

Reason for termination: _____

Owner's name: _____

Owner contact person and tel. no.: _____

IN WITNESS WHEREOF, BIDDER executes and submits this proposal with the names, titles, hands, and seals of all aforementioned principals this 30th day of January, 2023

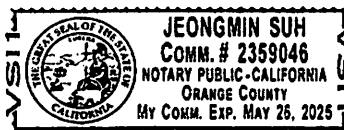
BIDDER

Big Ben Inc.
Sepehr Sharifi
President
[Signature]

Subscribed and sworn to this 30th day of January, 2023.

NOTARY PUBLIC

[Signature]



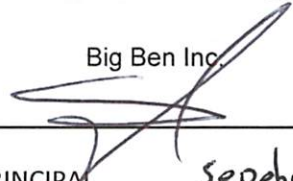
PROPOSAL GUARANTEE**BID BOND**Bond No.: N/A

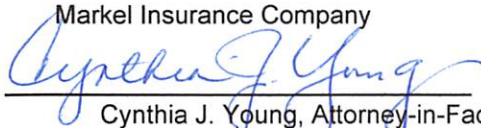
KNOW ALL MEN BY THESE PRESENTS that Big Ben Inc., as BIDDER, AND Markel Insurance Company, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of Ten percent of amount bid (\$ 10%) dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **NORTHEAST AREA PHASE III WATER MAIN IMPROVEMENTS, SPECIFICATION NO.2022-012** ("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 January, 2023.

SIGNED AND SEALED this 23rd day of January, 2023.

Big Ben Inc.

 PRINCIPAL Sepahr Sharifi

Markel Insurance Company

 Cynthia J. Young, Attorney-in-Fact
 SURETY

PRINCIPAL's MAILING ADDRESS:

Big Ben Inc.
4730 Irvine Blvd, #105-404
Irvine, CA 92620

SURETY's MAILING ADDRESS:

Markel Insurance Company
4521 Highwood Pkwy
Glen Allen, VA 23060

NOTE: All signatures shall be acknowledged by a notary public.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Bernardino

SS.

On JAN 23 2023 before me, Rebecca Elizabeth Adcock, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Cynthia J. Young

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.

Rebecca Elizabeth Adcock
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Individual

☐ Corporate Officer

Title _____

☐ Partner -- ☐ Limited ☐ General

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian or Conservator

Other: _____

RT THUMBPRINT
OF SIGNER

Top of thumb here

Signer is Representing: _____

STATE OF CALIFORNIA
DEPARTMENT OF INSURANCE No 07500
SAN FRANCISCO

Amended
Certificate of Authority

THIS IS TO CERTIFY THAT, Pursuant to the Insurance Code of the State of California,

Markel Insurance Company

of Deerfield, Illinois, organized under the
laws of Illinois, subject to its Articles of Incorporation or
other fundamental organizational documents, is hereby authorized to transact within the State, subject to
all provisions of this Certificate, the following classes of insurance: Fire, Marine,

Surety, Disability, Plate Glass, Liability, Workers' Compensation,
Common Carrier Liability, Boiler and Machinery, Burglary, Credit,
Sprinkler, Team and Vehicle, Automobile, and Miscellaneous

as such classes are now or may hereafter be defined in the Insurance Laws of the State of California.

THIS CERTIFICATE is expressly conditioned upon the holder hereof now and hereafter being in
full compliance with all, and not in violation of any, of the applicable laws and lawful requirements made
under authority of the laws of the State of California as long as such laws or requirements are in effect
and applicable, and as such laws and requirements now are, or may hereafter be changed or amended.

IN WITNESS WHEREOF, effective as of the 16th
day of January, 2002, I have hereunto
set my hand and caused my official seal to be affixed this
16th day of January, 2002.



By

Harry W. Low
Insurance Commissioner

Victoria S. Sidbury
Deputy

NOTICE:

Qualification with the Secretary of State must be accomplished as required by the California Corporations Code promptly
after issuance of this Certificate of Authority. Failure to do so will be a violation of Insurance Code Section 701 and will be
grounds for revoking this Certificate of Authority pursuant to the covenants made in the application therefor and the
conditions contained herein.

JOINT LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That SureTec Insurance Company, a Corporation duly organized and existing under the laws of the State of Texas and having its principal office in the County of Harris, Texas and Markel Insurance Company (the "Company"), a corporation duly organized and existing under the laws of the state of Illinois, and having its principal administrative office in Glen Allen, Virginia, does by these presents make, constitute and appoint:

Jay P. Freeman, Cynthia J. Young, Christina Mountz, Adriana Valenzuela

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on their own behalf, individually as a surety or jointly, as co-sureties, and as their act and deed any and all bonds and other undertaking in suretyship provided; however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

Fifty Million and 00/100 Dollars (\$50,000,000.00)

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolutions adopted by the Board of Directors of SureTec Insurance Company and Markel Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the SureTec Insurance Company and Markel Insurance Company, as the case may be, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

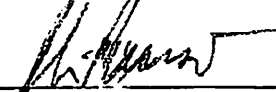
IN WITNESS WHEREOF, Markel Insurance Company and SureTec Insurance Company have caused their official seal to be hereunto affixed and these presents to be signed by their duly authorized officers on the 10th day of August, 2022.

SureTec Insurance Company

By: 
Michael C. Keimig, President



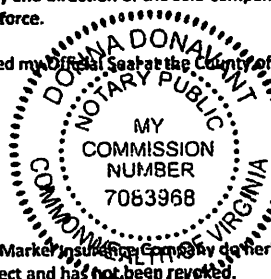
Markel Insurance Company

By: 
Robin Russo, Senior Vice President

Commonwealth of Virginia
County of Henrico SS:

On this 10th day of August, 2022 A. D., before me, a Notary Public of the Commonwealth of Virginia, in and for the County of Henrico, duly commissioned and qualified, came THE ABOVE OFFICERS OF THE COMPANIES, to me personally known to be the individuals and officers described in, who executed the preceding instrument, and they acknowledged the execution of same, and being by me duly sworn, disposed and said that they are the officers of the said companies aforesaid, and that the seals affixed to the proceeding instrument are the Corporate Seals of said Companies, and the said Corporate Seals and their signatures as officers were duly affixed and subscribed to the said instrument by the authority and direction of the said companies, and that Resolutions adopted by the Board of Directors of said Companies referred to in the preceding instrument is now in force.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official Seal at the County of Henrico, the day and year first above written.



By: 
Donna Donavant, Notary Public
My commission expires 1/31/2023

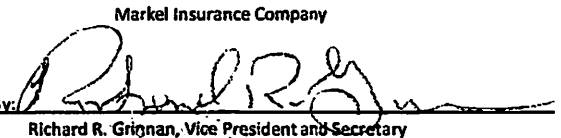
We, the undersigned Officers of SureTec Insurance Company and Markel Insurance Company, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

IN WITNESS WHEREOF, we have hereunto set our hands, and affixed the Seals of said Companies, on the 23rd day of January, 2023.

SureTec Insurance Company

By: 
M. Brent Beaty, Assistant Secretary

Markel Insurance Company

By: 
Richard R. Grignon, Vice President and Secretary

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 Orange

On 01/30/2023 before me, Jeongmin Suh, Notary Public,
(insert name and title of the officer)

personally appeared Sepehr Sharifi,
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.

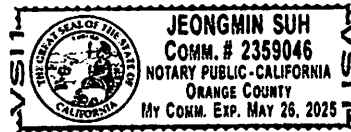
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jeongmin Suh

(Seal)



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 BID BOND (\$) 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 **NORTHEAST AREA PHASE III WATER MAIN IMPROVEMENTS, SPECIFICATION NO. 2022-012** ("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.

Bidder's Name:	Big Ben Inc.
Authorized Signature:	
Name and Title:	Sep Sharifi (President)
Date:	01/31/2023

--END OF SECTION--

ATTACHMENT 2

Terracon Consultants, Inc. Bid Proposal

AUTHORIZATION TO PROCEED CONSTRUCTION MATERIALS ENGINEERING AND TESTING SERVICES

This **AUTHORIZATION TO PROCEED** ("Authorization") is between City of Monterey Park CA ("Client") and Terracon Consultants, Inc. ("Consultant") for Services to be provided by Consultant for Client on the Northeast Area Phase III Water Main Improvements Project.

Scope of Services. The scope of Consultant's services is set forth below ("Services"). If frequency of testing is not specified below, it shall be as requested by Client. Scheduling will be done by Client or contractor if Client so designates. Consultant will not be responsible for tests not performed due to a failure to schedule Consultant's services or any resulting effect on construction.

Services include periodic field density testing and laboratory testing of soil, aggregate base and asphalt for the Northeast Area Phase III Water Improvements Project in the City of Monterey Park. Project location along Nicholson Ave. from Garvey Ave to Hellman Ave and Alhambra Ave from Garvey to Emerson Ave and Emerson Ave from Nicholson to Alhambra Ave. Services to be scheduled by City representative as needed.

Compensation. Unless different rates are specified below, all charges will be billed on a time and materials basis pursuant to Consultant's Standard Fee Schedule. The construction schedule, weather conditions, construction workmanship, etc. will determine the actual cost of Consultant's Services. If the actual quantities exceed any estimated quantities at the request of the Client or its designated contractor, additional fees will be billed in accordance with the fee schedule below.

Hourly rates for field services are in accordance with California Prevailing Wage requirements. Rates are based on a 4-hour minimum charge for portal to portal assignments of up to 4 hours. A minimum charge of 8 hours will apply for all assignments in excess of 4 hours up to 8 hours. An overtime rate of 1.5 times the regular rate will apply for all work over 8 hours, up to 12 hours, on weekdays and the first 8 hours on Saturday. Double time will be charged for week day work in excess of 12 hours, Saturday work in excess of 8 hours, work on Sunday, and work on holidays.

ESTIMATE

Field Soil/Asphalt Technician	40 trips @ 4 hrs/trip @ \$130.00 /hour = \$20,800.00
Pickup and Delivery	8 trips @ 4 hrs/trip @ \$130.00 /hour = \$ 4,160.00
Office Support	10 hours @ \$105.00 /hour = \$1,050.00
Project Manager/Engineer	10 hours @ \$140.00 /hour = \$1,400.00
Maximum Dry Density test (Soil/Aggregate Base)	4 tests @ \$180.00 /each = \$ 720.00
Asphalt Hveem/Specific Gravity Test	4 tests @ \$190.00 /each = \$ 760.00
Asphalt Extraction/Gradation	4 tests @ \$350.00 /each = \$1,400.00
	Total Estimate = \$30,290.00

TERMS AND CONDITIONS

- 1. Testing and Observations.** Client understands that testing, inspection, and observation are discrete sampling procedures, and that such procedures indicate conditions only at the depths, locations, and times the procedures were performed. Consultant will provide test results and opinions based on tests and field observations only for the work tested. Client understands that testing and observation are not continuous or exhaustive, and are conducted to reduce - not eliminate - project risk. Client agrees to the level or amount of testing performed and the associated risk. Client is responsible (even if delegated to contractor) for notifying and scheduling Consultant so Consultant can perform these Services. Consultant shall not be responsible for the quality and completeness of Client's contractor's work or their adherence to the project documents, and Consultant's performance of testing, inspection, and observation services shall not relieve Client's contractor in any way from its responsibility for defects discovered in its work, or create a warranty or guarantee. Consultant will not supervise or direct the work performed by Client's contractor or its subcontractors and is not responsible for their means and methods.
- 2. Warranty.** Consultant will perform the Services in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. **EXCEPT FOR THE STANDARD OF CARE PREVIOUSLY STATED, CONSULTANT MAKES NO WARRANTIES OR GUARANTEES, EXPRESS OR IMPLIED, RELATING TO CONSULTANT'S SERVICES AND CONSULTANT DISCLAIMS ANY IMPLIED WARRANTIES OR WARRANTIES IMPOSED BY LAW, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.**

By signing this Authorization or ordering the commencement of Services you are affirming that you are authorized to bind Client to the Terms and Conditions of this Authorization and have read and accepted the Terms and Conditions, including restrictions and limitations, as set forth on this page and the subsequent page of Additional Terms and Conditions.

Consultant: **Terracon Consultants, Inc.**

By:  Date: **2/14/2023**

Name/Title: **Timothy J Slegers / Senior Engineer/APR**

Address: **145 W Walnut St**
Carson, CA 90248-3103

Phone: **(310) 627-3430** Fax: **(310) 627-3431**

Email: **Tim.Slegers@terracon.com**

Client: **City of Monterey Park CA**

By: _____ Date: _____

Name/Title: **Shawn Igoe, Public Works Director**

Address: **320 W Newmark Ave**
Monterey Park, CA 91754

Phone: **(626) 307-1320** Fax: _____

Email: **SIgoe@MontereyPark.ca.gov**

- 3. LIMITATION OF LIABILITY.** CLIENT AND CONSULTANT HAVE EVALUATED THE RISKS AND REWARDS ASSOCIATED WITH THIS PROJECT, INCLUDING CONSULTANT'S FEE RELATIVE TO THE RISKS ASSUMED, AND AGREE TO ALLOCATE CERTAIN OF THE ASSOCIATED RISKS. TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL AGGREGATE LIABILITY OF CONSULTANT (AND ITS RELATED CORPORATIONS AND EMPLOYEES) TO CLIENT AND THIRD PARTIES GRANTED RELIANCE IS LIMITED TO \$50,000, FOR ANY AND ALL INJURIES, DAMAGES, CLAIMS, LOSSES, OR EXPENSES (INCLUDING ATTORNEY AND EXPERT FEES) ARISING OUT OF CONSULTANT'S SERVICES OR THIS AGREEMENT. PRIOR TO ACCEPTANCE OF THIS AGREEMENT AND UPON WRITTEN REQUEST FROM CLIENT, CONSULTANT MAY NEGOTIATE A HIGHER LIMITATION FOR ADDITIONAL CONSIDERATION. THIS LIMITATION SHALL APPLY REGARDLESS OF AVAILABLE PROFESSIONAL LIABILITY INSURANCE COVERAGE, CAUSE(S) OR THE THEORY OF LIABILITY, INCLUDING NEGLIGENCE, INDEMNITY, OR OTHER RECOVERY. THIS LIMITATION SHALL NOT APPLY TO THE EXTENT THE DAMAGE IS PAID UNDER CONSULTANT'S COMMERCIAL GENERAL LIABILITY POLICY.
- 4. CONSEQUENTIAL DAMAGES.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR LOSS OF PROFITS OR REVENUE; LOSS OF USE OR OPPORTUNITY; LOSS OF GOOD WILL; COST OF SUBSTITUTE FACILITIES, GOODS, OR SERVICES; COST OF CAPITAL; OR FOR ANY SPECIAL, CONSEQUENTIAL, INDIRECT, PUNITIVE, OR EXEMPLARY DAMAGES.
- 5. Change Orders.** Client may request changes to the scope of Services by altering or adding to the Services to be performed. If Client so requests, Consultant will return to Client a statement (or supplemental proposal) of the change setting forth an adjustment to the Services and fees for the requested changes. Following Client's review, Client shall provide written acceptance. If Client does not follow these procedures, but instead directs, authorizes, or permits Consultant to perform changed or additional work, the Services are changed accordingly and Consultant will be paid for this work according to the fees stated or its current fee schedule. If project conditions change materially from those observed at the site or described to Consultant at the time of Authorization, Consultant is entitled to a change order equitably adjusting its Services and fee.
- 6. Compensation and Terms of Payment.** Client shall pay compensation for the Services performed at the fees stated in the Compensation section of the Proposal unless fees are otherwise stated in Exhibit C to this Agreement (which section or Exhibit is incorporated into this Agreement). If not stated in either, fees will be according to Consultant's current fee schedule. Fee schedules are valid for the calendar year in which they are issued. Fees do not include sales tax. Client will pay applicable sales tax as required by law. Consultant may invoice Client at least monthly and payment is due upon receipt of invoice. Client shall notify Consultant in writing, at the address below, within 15 days of the date of the invoice if Client objects to any portion of the charges on the invoice, and shall promptly pay the undisputed portion. Client shall pay a finance fee of 1.5% per month, but not exceeding the maximum rate allowed by law, for all unpaid amounts 30 days or older. Client agrees to pay all collection-related costs that Consultant incurs, including attorney fees. Consultant may suspend Services for lack of timely payment. It is the responsibility of Client to determine whether federal, state, or local prevailing wage requirements apply and to notify Consultant if prevailing wages apply. If it is later determined that prevailing wages apply, and Consultant was not previously notified by Client, Client agrees to pay the prevailing wage from that point forward, as well as a retroactive payment adjustment to bring previously paid amounts in line with prevailing wages. Client also agrees to defend, indemnify, and hold harmless Consultant from any alleged violations made by any governmental agency regulating prevailing wage activity for failing to pay prevailing wages, including the payment of any fines or penalties.
- 7. Third Party Reliance.** This Authorization and the Services provided are for Consultant and Client's sole benefit and exclusive use with no third party beneficiaries intended. Reliance upon the Services and any work product is limited to Client, and is not intended for third parties. For a limited time period not to exceed three months from the date of the report, Consultant will issue additional reports to others agreed upon with Client, however Client understands that such reliance will not be granted until those parties sign and return Consultant's reliance agreement and Consultant receives the agreed-upon reliance fee.
- 8. Indemnity/Statute of Limitations.** Consultant and Client shall indemnify and hold harmless the other and their respective employees from and against legal liability for claims, losses, damages, and expenses to the extent such claims, losses, damages, or expenses are legally determined to be caused by their negligent acts, errors, or omissions. In the event such claims, losses, damages, or expenses are legally determined to be caused by the joint or concurrent negligence of Consultant and Client, they shall be borne by each party in proportion to its own negligence under comparative fault principles. Neither party shall have a duty to defend the other party, and no duty to defend is hereby created by this indemnity provision and such duty is explicitly waived under this Agreement. Causes of action arising out of Consultant's services or this Agreement regardless of cause(s) or the theory of liability, including negligence, indemnity or other recovery shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of Consultant's substantial completion of services on the project.
- 9. Choice of Law.** This Authorization shall be governed by and construed according to California law.
- 10. Subsurface Explorations.** Consultant will take reasonable precautions to reduce damage to the site when performing Services; however, Client accepts that invasive services such as drilling or sampling may damage or alter the site. Site restoration is not provided unless specifically included in the Services.
- 11. Sample Disposition, Affected Materials, and Indemnity.** Samples are consumed in testing or disposed of upon completion of tests (unless stated otherwise in the Services).
- 12. Utilities.** Consultant shall utilize a utility locating service for public utilities. Client shall provide the location and/or arrange for the marking of private utilities and subterranean structures. Consultant shall take reasonable precautions to avoid damage or injury to subterranean structures or utilities. Consultant shall not be responsible for damage to subterranean structures or utilities that are not called to Consultant's attention, are not correctly marked, including by a utility locate service, or are incorrectly shown on the plans furnished to Consultant.
- 13. Site Access and Safety.** Client shall secure all necessary site related approvals, permits, licenses, and consents necessary to commence and complete the Services and will execute any necessary site access agreement. Consultant will be responsible for supervision and site safety measures for its own employees, but shall not be responsible for the supervision or health and safety precautions for any third parties, including Client's contractors, subcontractors, or other parties present at the site. In addition, Consultant retains the right to stop work without penalty at any time Consultant believes it is in the best interests of Consultant's employees or subcontractors to do so in order to reduce the risk of exposure to unsafe site conditions. Client agrees it will respond quickly to all requests for information made by Consultant related to Consultant's pre-task planning and risk assessment processes.
- 14. Termination.** Either party may terminate this Authorization or the Services upon written notice to the other. In such case, Consultant shall be paid costs incurred and fees earned to the date of termination plus reasonable costs of closing the project.
- 15. Insurance.** Consultant represents that it now carries and will continue to carry: (i) workers' compensation insurance in accordance state, and employer's liability (\$1,000,000); (ii) commercial general liability (\$2,000,000 occ/ \$4,000,000 agg); (iii) automobile liability (\$2,000,000 B.I. and P.D. combined single limit); (iv) umbrella liability (\$5,000,000 occ/ agg); and (v) professional liability (\$1,000,000 claim / agg). Client and Consultant shall waive subrogation against the other party on general liability. Client is additional insured with respect to general and auto liability. When requested in writing, Owner is additional insured with respect to general and auto liability.
- 16. Ownership of Documents.** Work product, such as reports, logs, data, notes, or calculations, prepared by Consultant shall remain Consultant's property. Proprietary concepts, systems, and ideas developed during performance of the Services shall remain the sole property of Consultant. Files shall be maintained in general accordance with Consultant's document retention policies and practices.



City Council Staff Report

DATE: March 1, 2023

AGENDA ITEM NO: New Business - 5A

TO: The Honorable Mayor and City Council
FROM: Ron Bow, City Manager
Karl H. Berger, City Attorney
SUBJECT: Resolution regarding Firearms Legislation and Local Regulation

RECOMMENDATION:

It is recommended that the City Council consider:

1. Adopting a draft Resolution supporting certain federal and state legislation regulation firearms and directing the City Manager and City Attorney to propose amendments to the Monterey Park Municipal Code ("MPMC") to protect public health and safety from future Mass Casualty Incidents ("MCI") as defined; and
2. Taking such additional, related, action that may be desirable.

EXECUTIVE SUMMARY:

On January 21, 2023, the City of Monterey Park experienced a MCI where 20 people were shot. Eleven of those community members died.

As our community struggles with the challenge of preserving through this tragedy, fellow citizens and residents in California and the rest of the country were almost immediately confronted with substantially similar MCIs. Indeed, just two days after Monterey Park's MCI, the communities of Half Moon Bay and Oakland suffered similar shootings. In all, since January 2023, there were 73 MCIs in the United States (as of the date of this writing).

On February 15, 2023, the City Council directed that this matter be placed on the agenda for consideration.

BACKGROUND:

The circumstances of Monterey Park's January 21st MCI are well-documented. It is not necessary to get into specifics other than to state that 11 of our friends, neighbors, and family-members were killed and another nine were physically injured. The number of other affected community members is, at the time of this writing, difficult to count. But, the aftermath of the January 21st MCI may be identified in multiple ways including, without limitation, by the collective outpouring of grief (and comfort) from the world, nation, state and region.

At the City Council's direction, the City Manager and City Attorney compiled those pieces of federal and state legislation that are proposed to help reduce the likelihood that other communities will suffer the same fate as Monterey Park; Half Moon Bay; Oakland, Michigan; New Orleans; and numerous other areas across the United States. In preparing for this matter, multiple publications were consulted. Some of the more poignant are included with this staff report for City Council consideration and for public consumption.

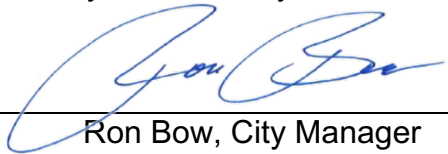
Among other disturbing facts: 45,222 people died in the United States in 2020 from firearms equating to approximately 124 people a day. More than 7 in 10 medically treated firearm injuries are from firearm-related assaults. The United States has less than 5% of the World's population but has the highest homicide-by-firearm rate of the world's most-developed nations. It ranks number one in per capita ownership of firearms.

While the City Council cannot prevent what already happened, it can consider trying to prevent a future MCI and reduce the accessibility of firearms from the most vulnerable within our society. The draft Resolution, if adopted, would support pending legislation and also authorize the City Manager and City Attorney to explore other options to help protect public health and safety from firearms.

FISCAL IMPACT:

There is no significant fiscal impact associated with adopting the draft Resolution. An exact impact is difficult to quantify but will require, for example, staff time to draft letter supporting the proposed legislation.

Respectfully submitted by:



Ron Bow, City Manager



Karl H. Berger, City Attorney

ATTACHMENTS:

1. Draft Resolution
2. 2013 Congressional Research Service: Public Mass Shootings in the United States
3. 2022 Centers for Disease Control and Prevention: Firearm Violence Prevention
4. 2022 Council on Foreign Relations: U.S. Gun Policy
5. 2023 List of MCIs (as of February 22, 2023)

ATTACHMENT 1

Draft Resolution

RESOLUTION NO. _____

A RESOLUTION ADOPTED BY THE CITY COUNCIL SUPPORTING CERTAIN PROPOSED FEDERAL AND STATE LEGISLATION REGULATING THE SALE AND AVAILABILITY OF FIREARMS AND DIRECTING THE CITY MANAGER AND CITY ATTORNEY TO PROVIDE OPTIONS FOR CITY REGULATIONS NEEDED TO PROTECT PUBLIC HEALTH AND SAFETY FROM MASS CASUALTY INCIDENTS (AS DEFINED).

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

SECTION 1: Findings. The City Council finds as follows:

- A. On January 21, 2023, 11 people were murdered and nine were severely injured as the result of a shooting spree by an individual using a modified firearm that may be classified as an assault weapon.
- B. For this Resolution, the City Council identifies a mass casualty incident (“MCI”) as one occurring in a relatively public place, involving four or more deaths – not including the shooter(s) – and shooters who select victims somewhat indiscriminately. The violence in these cases is not a means to an end – the shooters do not pursue criminal profit or kill in the name of terrorist ideologies (see “Public Mass Shootings in the United States: Selected Implications for Federal Public Health and Safety Policy,” Congressional Research Service, April 16, 2013, pp.2-3).
- C. The City Council recognizes that the regulation of firearms is controversial. It cannot ignore, however, that the United States has less than 5% of the world’s population but 46% of the world’s civilian-owned guns (see, e.g., “U.S. Gun Policy: Global Comparisons,” Masters, Jonathan, Council on Foreign Relations, June 10, 2022). It ranks number one in firearms per capita (*Id.*) The United States also has the highest homicide-by-firearm rate of the world’s most-developed nations (*Id.*). Consequently, this matter is a national and regional health concern that requires immediate, realistic, and practical responses.
- D. Since the beginning of 2023, there have been 73 MCIs in the United States including the one our community on January 21, 2023.
- E. According to the Centers for Disease Control and Prevention (“CDC”), there were 45,222 firearm-related deaths in the United States in 2020. That equates to approximately 124 people dying from a firearm-related injury each day. More than half of firearm-related deaths were suicides and more than 4 out of every 10 were firearm homicides (see “Fast Facts: Firearm Violence Prevention,” Centers for Disease Control and Prevention, May 4, 2022).

- F. It is vital that the City Council act to the greatest extent possible to protect this community from violence resulting from firearms. While the City of Monterey Park's ability to regulate firearms may be limited, it is empowered by the California Constitution to enact laws to protect public health and safety. Accordingly, this Resolution is adopted in accordance with the City's police powers as enshrined in Article XI, § 7 of the California Constitution.

SECTION 2: Endorsements. The City Council endorses the following legislative proposals and authorizes the Mayor and City Manager to take all appropriate action to ensure that this draft legislation is adopted:

- A. Federal Legislation. The City Council endorses enactment of the following Bills in the United States Senate:
1. S14 (Feinstein): A Bill to amend Title 18 of the United States Code to prohibit the purchase of certain firearms by individuals under 21 years of age, and for other purposes (<https://www.congress.gov/bill/118th-congress/senate-bill/14/text>).
 2. S25 (Feinstein): A Bill to regulate assault weapons, to ensure that the right to keep and bear arms is not unlimited, and for other purposes (see <https://www.congress.gov/bill/118th-congress/senate-bill/25/text>).
- B. California Legislation. The City Council endorses enactment of the following Bills in the California Senate:
1. SB 2 (Portantino): Concealed Weapons Permits (https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240SB2).
 2. SB 241 (Min): Minimum training for firearm dealers (attached as Exhibit "A" for reference).

SECTION 3: Direction. The City Council directs the City Manager and City Attorney to take the following actions within 90 days following adoption of this Resolution:

- A. Draft an ordinance amending the Monterey Park Municipal Code ("MPMC") in a manner substantially similar to that proposed by the Los Angeles County Board of Supervisors on February 7, 2023 adopting zoning regulations with a 1000 foot buffer zone between firearm dealers and sensitive areas (e.g., "child safety zones") and between firearm dealers and other firearm dealers;

- B. Propose amendments to the MPMC that, to the extent legally feasible, implement the following:
1. Restrict minors' presence in gun and ammunition stores and requires corresponding signage to be posted at entrances to stores;
 2. Require firearms dealers to maintain annual sales reports and make them available to law enforcement upon request;
 3. Require firearms dealers to maintain a fingerprint log and make it available to law enforcement upon request;
 4. Require firearms dealers to maintain and report inventory in real-time and make it available to law enforcement upon request;
 5. Require firearms dealers to install and maintain security cameras and make footage available to law enforcement immediately upon request;
 6. Require firearms and ammunition dealers to provide purchasers a letter regarding gun owner responsibilities and firearms laws;
 7. Requiring signs to be displayed with specific language warning customers about the risk associated with access to firearms at any site where firearm sales or transfers are conducted within the City;
 8. Requiring all firearms in a residence be securely stored in a locked container or disabled with a trigger lock;
 9. Mandate liability insurance for firearms owners in the City;
 10. The feasibility of implementing a City firearms database that may be accessed by first responders to protect the health and safety of those individuals and the larger community;
 11. Banning the sale of .50 caliber handguns and ammunition in City; and
 12. Prohibiting carrying/possession of firearms on all City owned property.
- C. Provide such additional, practical, recommendations for changes in federal, state, or local laws that may help prevent a future MCI but also mitigate the aftershocks of such events. Such recommendations may include, for example, changes to the Internal Revenue Code that facilitate the creation of community funds that may accept – and disburse – tax

exempt monies to persons affected by MCIs.

SECTION 4: Validity. 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: Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5 and Monterey Park Municipal Code Chapter 3.95. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 6: Effectiveness. This Resolution will take effect immediately upon adoption.

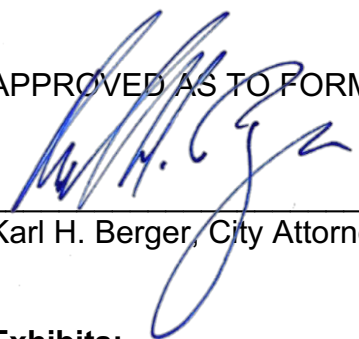
PASSED AND ADOPTED this _____ day of _____, 2023.

Jose Sanchez, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:



Karl H. Berger, City Attorney

Exhibits:

A – SB 241 (Min)



SB-241 Firearms: dealer requirements. (2023-2024)

SHARE THIS:



Date Published: 01/25/2023 09:00 PM

CALIFORNIA LEGISLATURE— 2023–2024 REGULAR SESSION

SENATE BILL

NO. 241

Introduced by Senator Min

January 25, 2023

An act to add Section 26920 to the Penal Code, relating to firearms.

LEGISLATIVE COUNSEL'S DIGEST

SB 241, as introduced, Min. Firearms: dealer requirements.

Existing law prohibits any person from selling, leasing, or transferring any firearm unless the person is licensed as a firearms dealer, as specified. Existing law prescribes certain requirements and prohibitions for licensed firearms dealers. A violation of any of these requirements or prohibitions is grounds for forfeiture of a firearms dealer's license.

This bill would require a licensee and any employees that handle firearms to annually complete specified training. The bill would require the Department of Justice to develop and implement an online training course, as specified, including a testing certification component.

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

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

SECTION 1. Section 26920 is added to the Penal Code, to read:

26920. (a) Commencing July 1, 2025, every licensee, and every employee thereof who handles or processes the sale, loan, or transfer of firearms or ammunition in the course of their normal duties, shall annually complete the training and certification described in subdivision (c).

(b) Every licensee shall maintain records of certification for all employees on the business premises and shall make these records available to any agent of the department or a licensing authority conducting an inspection of the licensee's premises.

(c) (1) The department shall, by no later than January 1, 2025, develop and implement a course of training for licensees and their employees who handle or process the sale, loan, or transfer of firearms or ammunition in the course of their normal duties.

(2) The training described in paragraph (1) shall include, without limitation, all of the following:

- (A) Federal and state laws governing sales and transfers of firearms and ammunition.
- (B) How to recognize and identify straw purchasers and fraudulent activity.
- (C) Indicators that a person is attempting to purchase a firearm illegally.
- (D) How to recognize and identify indicators that an individual intends to use a firearm for unlawful purposes.
- (E) How to recognize and identify indicators that an individual intends to use a firearm for self-harm.
- (F) How to prevent theft or burglary of firearms and ammunition.
- (G) How to respond to circumstances described in subparagraphs (A) to (F), inclusive, and any applicable reporting requirement.
- (H) How to teach consumers rules of firearm safety, including, but not limited to, the safe handling and storage of firearms.
- (I) Other reasonable business practices that the department determines will deter gun trafficking or the unlawful use of firearms.

(3) The training shall be available in an online format and shall include an examination with not fewer than 20 questions derived from the course materials and intended to confirm that a course participant has learned the information covered by the course. A participant that answers at least 70 percent of the examination questions correctly shall receive a printable certificate of completion valid for one year from the date of completion.

(4) In addition to the online training course, the department shall prepare supplemental written materials that shall be available to all course participants to print and shall include, without limitation, all of the following:

- (A) An outline of indicators that a prospective firearm transferee may be involved in gun trafficking or straw purchasing, including all of the following:
 - (i) The person is accompanied by one or more individuals.
 - (ii) The person is communicating with other individuals by telephone or other means.
 - (iii) The person is buying multiple firearms.
 - (iv) The person has been the subject of a crime gun trace.
 - (v) The person has purchased a firearm in the preceding 30 days.
 - (vi) The person otherwise indicates that a firearm is being obtained for another person.
- (B) How to ascertain whether a prospective firearm purchaser is lawfully purchasing a firearm, including by asking questions of the prospective firearm purchaser.
- (C) How to report a suspected fraudulent firearm purchase to the federal Bureau of Alcohol, Tobacco, Firearms and Explosives and to the Department of Justice.

(5) The department shall regularly review the training materials and update them as necessary.

(d) This section does not preclude any local authority from requiring a more stringent requirement regarding the training.

ATTACHMENT 2
2013 Congressional Research Service:
Public Mass Shootings in the United States

Public Mass Shootings in the United States: Selected Implications for Federal Public Health and Safety Policy

Updated April 16, 2013

Congressional Research Service

<https://crsreports.congress.gov>

R43004

Summary

This report focuses on mass shootings and selected implications they have for federal policy in the areas of public health and safety. While such crimes most directly impact particular citizens in very specific communities, addressing these violent episodes involves officials at all levels of government and professionals from numerous disciplines.

Defining Public Mass Shooting

Policy makers may confront numerous questions about shootings such as the December 2012 incident at Sandy Hook Elementary School in Newtown, CT, that claimed 27 lives (not including the shooter). Foremost, what are the parameters of this threat? How should it be defined?

There is no broadly agreed-to, specific conceptualization of this issue, so this report uses its own definition for *public mass shootings*. These are incidents occurring in relatively public places, involving four or more deaths—not including the shooter(s)—and gunmen who select victims somewhat indiscriminately. The violence in these cases is not a means to an end—the gunmen do not pursue criminal profit or kill in the name of terrorist ideologies, for example.

One Measure of the Death Toll Exacted by Public Mass Shootings. Applying this understanding of the issue, the Congressional Research Service (CRS) has identified 78 public mass shootings that have occurred in the United States since 1983. This suggests the scale of this threat and is intended as a thorough review of the phenomenon but should not be characterized as exhaustive or definitive. According to CRS estimates, over the last three decades public mass shootings have claimed 547 lives and led to an additional 472 injured victims. Significantly, while tragic and shocking, public mass shootings account for few of the murders or non-negligent homicides related to firearms that occur annually in the United States.

Policymaking Challenges in Public Health and Safety

Aside from trying to develop a sense of this phenomenon's scope, policy makers may face other challenges when addressing this topic. To help describe some of the health and safety issues public mass shootings pose, this report discusses selected policy in three areas: *law enforcement*, *public health*, and *education*. While mass shootings may occur in a number of settings, the education realm is one that has received particular attention from policy makers, officials, and the public alike—at least since the 1999 shooting at Columbine High School in Littleton, CO. The tragedy at Sandy Hook Elementary has renewed such concerns for many.

In the areas of law enforcement, public health, and education, this report discusses some key efforts to *prevent* mass shootings as well as efforts geared toward *preparedness* and *response*. Policy measures that deal with *recovery* are also discussed within the context of education and public health initiatives.

Policy Effectiveness and Outlay of Resources. Many of the policymaking challenges regarding public mass shootings boil down to two interrelated matters: (1) a need to determine the effectiveness of existing programs and (2) figuring out where to disburse limited resources. Finally, baseline metrics related to this problem are often unclear or unavailable. This lack of clarity starts with identifying the number of shootings themselves, since no broadly agreed-to definition exists. Several questions flow from this issue. How many people have such incidents victimized? How much does prevention of, preparedness for, and response to such incidents cost the federal government? What measurements can be used to determine the effectiveness of such programs?

This report does not discuss gun control policies and does not systematically address the broader issue of gun violence, which can include topics such as gun-related suicide and a wide variety of gun-related crimes. Also, it is not intended as an exhaustive review of federal programs addressing the issue of mass shootings.

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Shooting incidents such as the one at Sandy Hook Elementary School in December 2012 and the one at an Aurora, CO, movie theater in July 2012 have focused attention on federal policy issues in the law enforcement, public health, and education arenas, among others.

The Congressional Research Service (CRS) has identified 78 public mass shootings that have occurred in the United States since 1983. These shootings have claimed almost 550 lives according to CRS estimates.¹

How does the death toll tied to public mass shootings compare with figures related to the preeminent threat that federal law enforcement has confronted in the last decade? CRS estimates that since the terrible events of September 11, 2001 (9/11), Al-Qaeda-inspired *homegrown* terrorists have killed 14 people in two incidents in the United States.² Since 9/11, according to CRS estimates, 281 people have died in 38 public mass shootings.³ Arguably, the comparatively low death toll associated with Al Qaeda-inspired incidents at least partly results from a large-scale federal focus on homeland security and counterterrorism efforts.

It is important to caution the reader that, while tragic and shocking, public mass shootings account for few of the murders⁴ related to firearms that occur annually in the United States. According to the Federal Bureau of Investigation (FBI, the Bureau), in 2011, firearms were used to murder 8,583 people.⁵ To provide further context, over the last two decades, the nation has experienced a general *decline* in violent crime. In 1992, 1.9 million violent crimes were reported, while 2011 saw 1.2 million.⁶ In the same period, the national murder rate dropped from 9.3 to 4.7 per 100,000 inhabitants.⁷

Roadmap for the Report

As a starting point, this report delves into public mass shootings over the last three decades, exploring the nature of this threat.

¹ For more information on this report's approach regarding the concept of "public mass shooting," please see the section titled "Defining and Identifying Public Mass Shootings."

² Al Qaeda's attacks on 9/11 led to a transformation in the focus of federal law enforcement efforts, which subsequently prioritized terrorism-related investigations. Of note, the term "homegrown" describes terrorist activity or plots perpetrated within the United States or abroad by American citizens, legal permanent residents, or visitors radicalized largely within the United States. For more information, please see CRS Report R41416, *American Jihadist Terrorism: Combating a Complex Threat*, by Jerome P. Bjelopera. Incidentally, the 14 Al Qaeda-inspired deaths mentioned above stemmed from two shooting incidents.

³ This count does not include shooters killed in these incidents.

⁴ For this report, murder implies the willful killing of one human being by another.

⁵ Federal Bureau of Investigation, *Uniform Crime Reports, Crime in the United States, 2011*, Table 8, "Expanded Homicide Data," <http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2011/crime-in-the-u.s.-2011/tables/expanded-homicide-data-table-8>. The Federal Bureau of Investigation (FBI, the Bureau) counts what it describes as "murder and nonnegligent manslaughter" for these statistics. Preliminary figures for 2012 suggest "an increase of 1.9 percent in the number of violent crimes ... for the first 6 months of 2012 when compared with figures reported for the same time in 2011." See Federal Bureau of Investigation, *Uniform Crime Reports, Crime in the United States, 2012, January-June Preliminary Semiannual Uniform Crime Report*, <http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2012/preliminary-semiannual-uniform-crime-report-january-june-2012>. It is unknown, however, whether this preliminary reported increase in violent crimes was coupled with an increase in firearm-related homicides.

⁶ Federal Bureau of Investigation, *Uniform Crime Reports, Crime in the United States, 2011*, Table 1, "Crime in the United States by Volume and Rate per 100,000 Inhabitants, 1992–2011," <http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2011/crime-in-the-u.s.-2011/tables/table-1>.

⁷ According to the FBI these figures include "murder and nonnegligent manslaughter." See *ibid*.

In its broader discussion of related federal public health and safety issues, the report covers selected policy implications in three areas: *law enforcement*, *public health*, and *education*. While mass shootings may occur in a number of public settings, the education realm is one that has generated concern from policy makers, officials, and the public alike—at least since the 1999 shooting at Columbine High School in Littleton, CO. The tragedy at Sandy Hook Elementary has renewed such concerns for many.

In this report, discussion of each of these is further broken down into efforts geared toward

- *prevention*—actions intended to reduce the likelihood of shootings.⁸
- *preparedness*—planning how to cope with potential shootings.
- *response*—structured efforts employed to react to an actual shooting.

Policy measures that deal with recovery are also discussed within the context of education and public health initiatives. Recovery entails helping institutions, communities, and individuals cope with the aftermath of a shooting.⁹ This report is not intended as an exhaustive review of specific federal programs in these areas. Also, this report does not focus on gun violence or writ large, nor does it discuss gun control policies.¹⁰

Defining and Identifying Public Mass Shootings

This report attempts to refine the relatively broad concept of *mass shooting* (which could potentially involve a wide variety of actors targeting victims for any number of reasons) into a narrower formulation: *public mass shootings*. This has been done to focus discussion around a number of violent incidents that lie outside of specific crime issues such as terrorism, drug trafficking, gang activity, and domestic violence that have federal policies, law enforcement structures, and laws tailored in many instances to specifically address them.

Arriving at a Definition

In order to delineate a workable understanding of *public mass shooting* for this report, CRS examined scholarly journal articles, monographs, and government reports.¹¹ These sources

⁸ Some policies and programs discussed in this report may also help *mitigate* the impact of actual shootings. For example, while the presence of school resource officers may help prevent a school shooting, such an officer could feasibly mitigate the impact of a shooting by intervening after a gunman began his assault.

⁹ To some degree these concepts—prevention, preparedness, response, and recovery—correspond with ideas that guide federal emergency management. In this report, these concepts are used only to help describe issues involved in devising policy related to public mass shootings. For more on federal emergency management, see CRS Report R42845, *Federal Emergency Management: A Brief Introduction*, coordinated by Bruce R. Lindsay.

¹⁰ The broader issue of gun violence can include topics such as gun-related suicide and a wide variety of gun-related crimes. For more information on gun control, see CRS Report R43033, *Congressional Authority to Regulate Firearms: A Legal Overview*, by Vivian S. Chu; CRS Report RL32842, *Gun Control Legislation*, by William J. Krouse; and CRS Report R42987, *Gun Control Proposals in the 113th Congress: Universal Background Checks, Gun Trafficking, and Military Style Firearms*, by William J. Krouse;

¹¹ James Alan Fox and Jack Levin, *Extreme Killing: Understanding Serial and Mass Murder*, 2nd ed. (Los Angeles: Sage, 2012), p. 19. Hereafter: Fox and Levin, *Extreme Killing*. James L. Knoll, IV, “The ‘Pseudocommando’ Mass Murderer: Part I, The Psychology of Revenge and Obliteration,” *Journal of the American Academy of Psychiatry and the Law*, vol. 38, no. 1 (2010) pp. 87-89; Federal Bureau of Investigation, *Serial Murder: Multi-Disciplinary Perspectives for Investigators*, 2008, p. 8; John E. Douglas, Ann W. Burgess, and Robert K. Ressler, *Crime Classification Manual: A Standard System for Investigating and Classifying Violent Crimes*, 2nd ed. (San Francisco: Jossey-Bass, 2006) p. 96; Grant Duwe, “A Circle of Distortion: The Social Construction of Mass Murder in the United

discussed a variety of terms such as mass murder, mass shooting, mass killings, massacres, and multiple homicide. Definitions of these terms varied with regard to establishing the number of victims or fatalities involved, the weapons used, the motives of the perpetrator, and the timeframes within which the casualties or injuries occurred.

This report defines public mass shootings as *incidents occurring in relatively public places, involving four or more deaths—not including the shooter(s)—and gunmen who select victims somewhat indiscriminately. The violence in these cases is not a means to an end such as robbery or terrorism.*¹²

Relatively public places. For this report, public mass shootings happen in *relatively* public circumstances. Such settings can include schools, workplaces, restaurants, parking lots, public transit, or even private parties that include at least some guests who are not family members of the shooter.¹³

Tallying Fatalities. Any definition of mass shootings requires a somewhat arbitrary threshold demarcating the number of victims killed per incident. This report's threshold is based on a definition of mass murder offered by the FBI.¹⁴ An important caveat deserves mentioning. A compilation of incidents based on any such arbitrary threshold may fail to adequately describe the universe of incidents to which educators, public health professionals, and law enforcement have to react and for which they have to prepare.¹⁵ One author has stated that gunmen “injure far more victims than they kill; however, they must certainly be considered mass murderers by obvious intentions of their actions.”¹⁶ In the critical early moments of a shooting, police, teachers, and rescue personnel do not necessarily know how many people are injured versus dead. Personnel and resources are initially mobilized in response to a shooting, regardless of the number of fatalities.

Indiscriminate Selection of Victims. For this report's definition, a killer's relationship to his or her victims is important. Driven by a desire for revenge and/or power, some killers may target

States,” *Western Criminology Review*, vol. 6, no. 1 (2005) p. 59. Paul E. Mullen, “The Autogenic (Self-Generated) Massacre,” *Behavioral Sciences and the Law*, vol. 22, no. 3 (2004) pp. 311-314. Hereafter: Mullen, “The Autogenic.” Grant Duwe, Tomislav Kovandzic, and Carlisle E. Moody, “The Impact of Right-to-Carry Concealed Firearm Laws on Mass Public Shootings,” *Homicide Studies*, vol. 6, no. 4 (2002) p. 273; Michael D. Kelleher, *Flash Point: The American Mass Murderer*, (Westport, CT: Praeger, 1997) p. 2. Hereafter: Kelleher, *Flash Point*.

¹² This report only includes incidents that occurred in the 50 states, Puerto Rico, and the District of Columbia.

¹³ For a general discussion of violence in the workplace, see Federal Bureau of Investigation, *Workplace Violence: Issues in Response*, (2004). Hereafter: Federal Bureau of Investigation, *Workplace Violence*.

¹⁴ The FBI has defined mass murder as “[a] number of murders (four or more) occurring during the same incident, with no distinctive time period between the murders. These events typically involved a single location, where the killer murdered a number of victims in an ongoing incident.” This report allows for instances of mass murder to involve more than one specific location. For the FBI definition, see Federal Bureau of Investigation, *Serial Murder*, p. 8. For a different definition, see Fox and Levin, *Extreme Killing*, p. 19. While this report focuses a great deal on the timing involved in serial and mass murder to differentiate the two categories, Fox and Levin emphasize motivation. The 112th Congress passed legislation (P.L. 112-265) that formally authorizes the Attorney General to provide investigative assistance to states in instances of violent crimes in public venues, including attempted and actual mass killings. For the purposes of P.L. 112-265, the term “mass killings” means three or more killings in a single incident and relies on the definition of “place of public use” from 18 U.S.C. 2332f(e)(6).

¹⁵ One expert has written: “A common definition of mass murder requires the intentional death of at least four individuals in a single incident. Another interpretation of the term reduces the number of slain victims to three for the crime to be considered mass murder. Both of these definitions are obviously arbitrary and focus exclusively on the number of victims killed.” Kelleher, *Flash Point*, p. 2.

¹⁶ Ibid.

family members or intimate friends.¹⁷ In the incidents described as public mass shootings for this report, the gunmen cannot solely kill such individuals. This particularly rules out cases of domestic violence—instances only involving family members either inside or outside the home—from consideration as public mass shootings. Thus, for this report, the gunmen in public mass shootings somewhat indiscriminately select their victims. For example, a student assailant involved in a public mass shooting plans on killing particular teachers, while simultaneously staging a wider assault on his school.

Violence Not a Means to an End. For this report, a public mass shooter's agenda certainly may stem from his specific personal experiences and psychological conditions. However, as implied in the above definition, the shooters who perpetrated the incidents counted in this report did not have broad socio-political objectives, such as using violence to advocate the fall of a regime.¹⁸ Thus, gunmen acting in the name of a terrorist organization or a clearly framed philosophy of hate typically were not considered public mass shooters. Also, shootings largely motivated by criminal profit were not counted. Based on the purpose undergirding the assailant's violence, the following examples do not fit the definition of public mass shooting used for this report.

- In December 2012, Dwayne Moore was convicted of *home invasion, armed robbery*, and four counts of first-degree murder in Massachusetts. He reportedly gunned down four victims, including a child, in a September 2010 drug-related incident in Boston, MA.¹⁹
- A mass murder that has been widely reported as a *hate-motivated* incident occurred on the morning of August 5, 2012, when Wade Michael Page shot to death six people at the Sikh Temple of Wisconsin in Oak Creek—near Milwaukee, WI.²⁰ According to the FBI, police responding to the scene returned fire, wounding Page. He then took his own life by shooting himself.²¹
- U.S. Army Major Nidal Hasan was charged in a shooting at Fort Hood, TX, on November 5, 2009. The mass murder, which has been described as a *terrorist incident*, killed 13 and injured more than 40 others.²²

¹⁷ See Fox and Levin, *Extreme Killing*, pp. 23-25 for a discussion.

¹⁸ For more on terrorism-related incidents in the United States see CRS Report R41416, *American Jihadist Terrorism: Combating a Complex Threat*, by Jerome P. Bjelopera; and CRS Report R42536, *The Domestic Terrorist Threat: Background and Issues for Congress*, by Jerome P. Bjelopera.

¹⁹ Brian Ballou et al., "Dwayne Moore Convicted of Four Counts of First-Degree Murder in Mattapan Slaying Trial," *Boston Globe*, December 17, 2012, <http://www.boston.com/metrodesk/2012/12/17/dwayne-moore-found-guilty-mattapan-massacre/ETijeAnjXDGR98syntVy1K/story.html>.

²⁰ John Diedrich et al., "FBI: Seeking Second 'Person of Interest' in Oak Creek Sikh Temple Shooting," *Milwaukee Journal Sentinel*, August 6, 2012, <http://www.jsonline.com/news/crime/shooter-wade-page-was-army-vet-white-supremacist-856cn28-165123946.html>. Dinesh Ramde and Todd Richmond, "Motive Sought for Mass Shooting at Wis. Sikh Temple," *Associated Press*, August 6, 2012, <http://news.yahoo.com/motive-sought-6-slain-wis-sikh-temple-083039570.html>. A Sikh temple is also called a gurdwara.

²¹ William Branigin and Michael Laris, "Wade Michael Page Committed Suicide, FBI Says," *Washington Post*, August 8, 2012, http://www.washingtonpost.com/politics/wade-michael-pages-ex-girlfriend-arrested/2012/08/08/00c99f72-e10a-11e1-a19c-fcfa365396c8_story.html.

²² See U.S. Congress, Senate Committee on Homeland Security and Governmental Affairs, *A Ticking Time Bomb: Counterterrorism Lessons from the U.S. Government's Failure to Prevent the Fort Hood Attack*, 112th Cong., 1st sess., February 2011, p. 53, http://hsgac.senate.gov/public/_files/Fort_Hood/FortHoodReport.pdf. "Fort Hood Shooting Suspect to Remain Confined," *Associated Press State and Local Wire*, in *msnbc.com*, November 21, 2009, <http://www.msnbc.msn.com/id/34084622>; "Fort Hood Shooting Suspect Out of Intensive Care," *CNN.com*, December 16, 2009, <http://www.cnn.com/2009/CRIME/12/16/texas.fort.hood.hasan/index.html?iref=allsearch>.

Identifying Incidents

To identify incidents of public mass shootings, CRS reviewed descriptions of mass shooting events found in scholarly journal articles, monographs, lists created by government entities and advocacy organizations, and news accounts.²³ It is important to note that while every effort was made to be thorough in reviewing the sources used, the incidents identified by CRS should not be considered as constituting an exhaustive list of public mass shootings.²⁴

Readers are also cautioned against tying this report's definition of public mass shootings directly to specific federal policy responses. In other words, the policy responses discussed below are not restricted to preventing or reacting to public mass shootings as defined in this report. For instance, many of the policy measures discussed herein respond to shooting events or threats that could include fewer than four deaths or shooters with specific ideologies and targets. The shooting definition offered in this report is meant to help illustrate the nature and breadth of a threat that lacks an agreed-upon conceptualization among experts, capturing some of the most extreme shooting cases over the last three decades.

Describing Public Mass Shootings

For many years, mass shootings have been of interest and concern to a variety of experts—including psychologists, sociologists, criminologists, public health experts, policy makers, and students of popular culture—who have written much on the topic. Journalists have tracked such killings for a long time as well. For example, a case involving gunman Howard B. Unruh in September 1949 received national attention.²⁵ There were over 50 news articles in more than a dozen major newspapers in the United States in the month after the shooting occurred.

²³ Connecticut Office of Legislative Research, "Weapons Used in Mass Shootings," January 18, 2013, <http://www.cga.ct.gov/2013/rpt/2013-R-0057.htm>; Counterterrorism Bureau of the New York City Police Department, "Active Shooter: Recommendations and Analysis for Risk Mitigation," 2012 edition, <http://www.nyc.gov/html/nypd/downloads/pdf/counterterrorism/ActiveShooter2012Edition.pdf>; James Alan Fox and Jack Levin, "Table 19.1: Deadliest Mass Murders in the United States Since 1900," in *Extreme Killing*, p. 230; Citizens Crime Commission of New York City, "Mass Shooting Incidents in America (1984-2012)," <http://www.nycrimcommission.org/initiative1-shootings.php>; Brady Campaign to Prevent Gun Violence, "Mass Shootings in the United States Since 2005," December, 14, 2012, <http://www.bradiycampaign.org/xshare/pdf/major-shootings.pdf>; Mark Follman, Gavin Aronsen, and Deanna Pan, "US Mass Shootings, 1982-2012: Data from Mother Jones' Investigation," *Mother Jones*, December 28, 2012, <http://www.motherjones.com/politics/2012/12/mass-shootings-mother-jones-full-data>; Mayors Against Illegal Guns, "Mass Shootings Since January 20, 2009," http://libcloud.s3.amazonaws.com/9/f8/9/1098/1/mass_shootings_2009-13_-_jan_29_12pm.pdf; Michael Kelleher, "Chapter 11: A Survey of Mass Murderers" in *Flash Point*, pp. 173-181. Searches of U.S. newspapers and wire services using LexisNexis were conducted in many instances in order to confirm information or gather more details about incidents listed in the sources consulted.

²⁴ While other sources and methods (relying on the FBI's Supplementary Homicide Reports, for example) can be applied in defining this issue and counting the number of incidents, the approach used for this report was selected based on a careful evaluation of this report's objectives and CRS resources. Our definition encompasses a count of fatalities along with information about motivation for a shooting and where it occurs spatially. While it would be possible to use FBI data to generate counts of incidents involving the requisite number of fatalities for inclusion in an estimate of mass shootings, the additional research needed to assess the motivational and spatial criteria that must be met for inclusion would require a very large undertaking. We expect our estimates provide a good approximation of the frequency and scale of mass shootings, but note that more comprehensive approaches could be taken to improve the precision of the estimates.

²⁵ Richard Goldstein, "Howard Unruh, 88, Dies; Killed 13 of His Neighbors in Camden 1949," *New York Times*, October 29, 2009. Unruh, who reportedly suffered from paranoid schizophrenia, never stood trial for the murders. He died after being confined for six decades in the Trenton Psychiatric Hospital. In 1950, reporter Meyer Berger received a Pulitzer Prize for his coverage of Unruh's mass shooting.

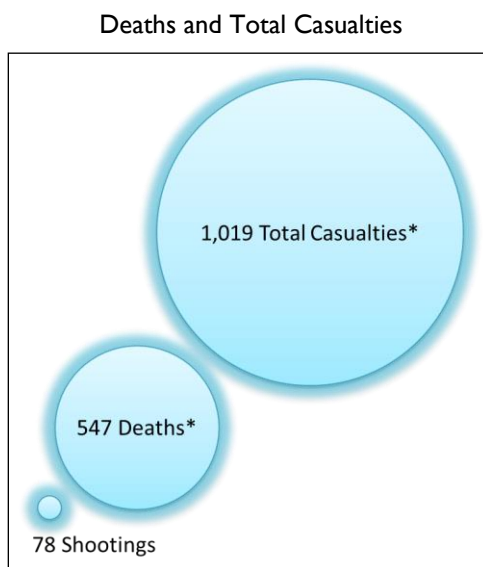
- In what was reported at the time as the largest mass murder in U.S. history, Unruh killed 13 people in a 20-minute-long incident in Camden, NJ. He shot people he knew as well as strangers. His victims included three children.²⁶

All of this interest in such shootings has produced a wide variety of terms and concepts that address an assortment of issues. Categorizing types of murder—and mass shootings, more narrowly—can be tricky. In many cases, individual incidents involving assailants who kill one, two, or three people are described as single, double, or triple murder. However, when the number of victims rises or the case involves complicating circumstances such as the killer assailing individuals in different locations or a string of murders committed over a period of days, months, or years, efforts to define and understand murder can grow much more difficult.

Placing Them within a Broader Context

Most scholarly and expert sources suggest that mass shootings are rare violent crimes. One study has described them as “very low-frequency and high intensity event[s].”²⁷ The 78 public mass shootings between 1983 and 2012 that CRS has identified claimed 547 lives (see **Figure 1**).²⁸

Figure 1. Public Mass Shootings in the United States 1983-2012



Source: CRS, based on analysis of mass shooting incidents identified by CRS.

Notes: * “Deaths” do not include shooters. “Total Casualties” include deaths and victims who suffered non-lethal injuries from gunshots.

A Subset of Multiple Murder

Public mass shootings, as defined by this report, can be viewed as part of the larger issue of “multiple murder.” A lexicon has emerged since the 1980s to describe instances of multiple

²⁶ Ibid. See also “N.J. Vet Killed 13 in Biggest U.S. Mass Murder,” *Boston Globe*, April 16, 1953. Meyer Berger, “Veteran Kills 12 in mad Rampage on Camden Street,” *New York Times*, September 8, 1949.

²⁷ J. Reid Meloy, et. al., “A Comparative Analysis of North American Adolescent and Adult Mass Murderers,” *Behavioral Sciences and the Law*, vol. 22, no. 3 (2004) p. 307.

²⁸ Not including shooters who died in the course of a shooting.

murder.²⁹ Qualitatively broader than cases of single, double, or triple murder, instances of multiple murder can be divided into a number of categories including serial or mass killings.³⁰

Figure 2 lays out how this report frames the issue of public mass shootings. Starting at the top of **Figure 2**, *serial murders* involve multiple victims killed by the same offender or offenders in separate events over a period of days, months, or years.³¹ For this report, *mass murders* involve four or more people killed—not including the shooter(s)—in less than one day by the same offender or offenders. Mass murder can then be divided into subcategories—that may or may not involve gunmen—such as massacres perpetrated by people interested in genocide, cult killings, terrorist plots, the slaying of people during the course of drug trafficking, and, as conceptualized in this report, public mass shootings.³²

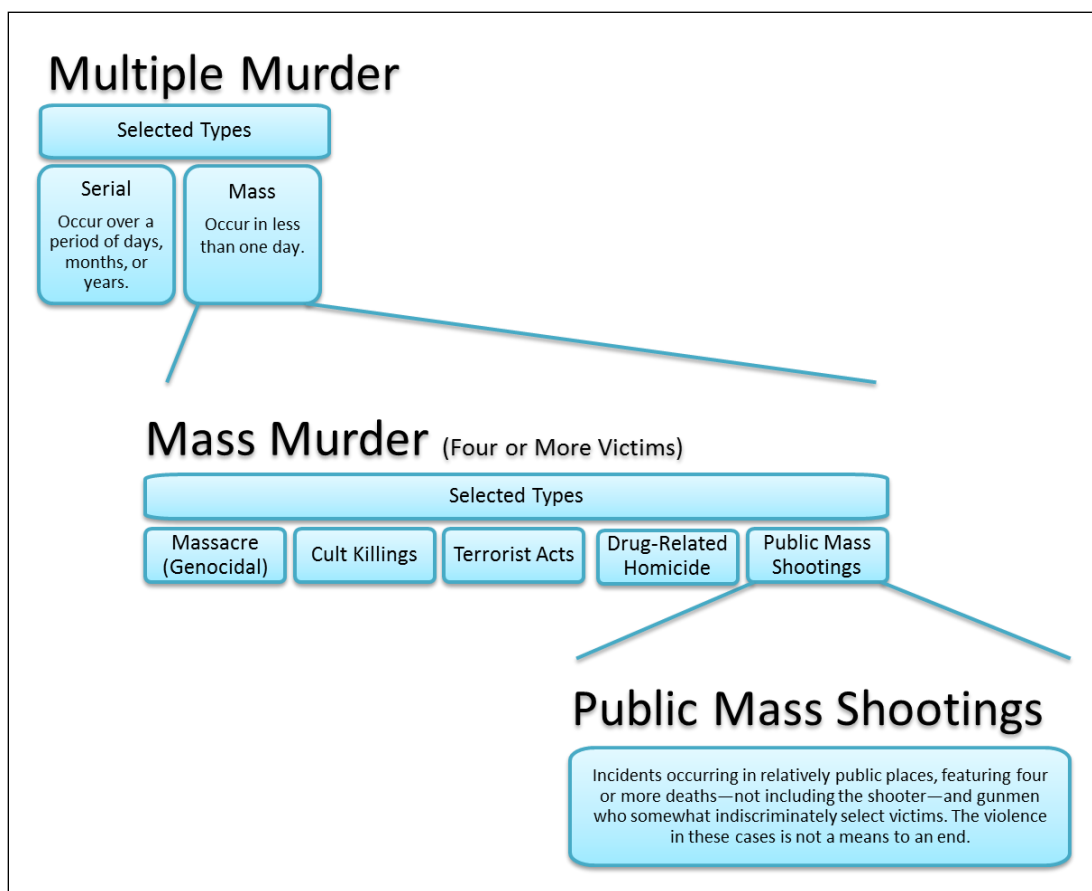
²⁹ There is no universally agreed to or legally codified number of victims per incident that distinguishes multiple murder from other types of murder.

³⁰ “Qualitatively broader” is intended to suggest that there are qualitative factors surrounding incidents of multiple murder that help to distinguish them from single, double, or triple murders. This conceptualization of multiple murder does not necessarily require multiple murders to include four or more deaths. Characterizing multiple murders involves examining some of the circumstances surrounding a killer’s actions.

³¹ The FBI has offered what can be seen as a broad definition of serial murder: “The unlawful killing of two or more victims by the same offender(s), in separate events.” The Bureau also dismisses the key distinction between serial and spree killing. Spree killing can be defined as: “two or more murders committed by an offender or offenders, without a cooling-off period.” The lack of a “cooling off period” theoretically distinguishes spree killing from serial murder. However, a majority of experts convened by the FBI in 2005 to discuss serial killing determined that the concept of a cooling off period was too vague to be useful, thus minimizing spree killing as a distinct type of murder. For this report, crimes that some may consider spree killings also can fall under the category of “public mass shooting,” if the shootings occur during one day or less. See Federal Bureau of Investigation, *Serial Murder: Multi-Disciplinary Perspectives for Investigators*, 2008, p. 9. Hereafter: Federal Bureau of Investigation, *Serial Murder*. Serial killing is defined in federal law as: “a series of three or more killings, not less than one of which was committed within the United States, having common characteristics such as to suggest the reasonable possibility that the crimes were committed by the same actor or actors.” See 28 U.S.C. §540B.

³² For a discussion of the variety of mass killings see Mullen, “The Autogenic” p. 313.

Figure 2. Placing Public Mass Shootings into Context



Sources: Graphic constructed by CRS, adapted from concepts highlighted in: James Alan Fox and Jack Levin, *Extreme Killing: Understanding Serial and Mass Murder*, 2nd ed. (Los Angeles: Sage, 2012), p. 19; James L. Knoll, IV, "The 'Pseudocommando' Mass Murderer: Part I, The Psychology of Revenge and Obliteration," *Journal of the American Academy of Psychiatry and the Law*, vol. 38, no. 1 (2010) pp. 87-89; Federal Bureau of Investigation, *Serial Murder: Multi-Disciplinary Perspectives for Investigators*, 2008, p. 8; John E. Douglas, Ann W. Burgess, and Robert K. Ressler, *Crime Classification Manual: A Standard System for Investigating and Classifying Violent Crimes*, 2nd ed. (San Francisco: Jossey-Bass, 2006) p. 96; Grant Duwe, "A Circle of Distortion: The Social Construction of Mass Murder in the United States," *Western Criminology Review*, vol. 6, no. 1 (2005) p. 59. Paul E. Mullen, "The Autogenic (Self-Generated) Massacre," *Behavioral Sciences and the Law*, vol. 22, no. 3 (2004) pp. 311-314; Grant Duwe, Tomislav Kovandzic, and Carlisle E. Moody, "The Impact of Right-to-Carry Concealed Firearm Laws on Mass Public Shootings," *Homicide Studies*, vol. 6, no. 4 (2002) p. 273; Michael D. Kelleher, *Flash Point: The American Mass Murderer*, (Westport, CT: Praeger, 1997) p. 2.

Notes: For this graphic, "public mass shootings" involve four or more deaths from gunshot wounds, not including the perpetrator of the violence. "Murder" implies the willful killing of one human being by another.

Public Mass Shootings—Settings

Among the 78 public mass shootings since 1983 that CRS has identified, 26 occurred at workplaces where the shooter was employed either at the time of the incident or prior to it. The next largest number of public mass shootings occurred at places of education (12).³³

³³ Not all of the incidents CRS identified took place exclusively at one location. The numbers given here reflect incidents that occurred in part or in full at the type of location described.

- In 2000 in Wakefield, MA, Michael McDermott took three guns to Edgewater Technology Inc., where he was employed, and shot seven coworkers.³⁴
- In 2006, Charles Roberts entered a one-room Amish schoolhouse in Lancaster County, PA, where he shot and killed five students and injured five others.³⁵

As the above implies, the public mass shootings identified by CRS involve a high level of localization. A mass shooter usually targets individuals in one location or, as the examples below demonstrate, in a small handful of closely clustered geographic sites.

- In 1988, Michael Hayes shot at people randomly as he roamed his neighborhood in Winston Salem, NC, killing four and injuring five.³⁶
- In 2009, Michael McLendon shot his mother before driving to the nearby town of Samson, GA, where he shot five more people. He then drove to another neighboring town, Geneva, where he shot several more people before killing himself. In total McLendon killed 10 people and injured 6.³⁷

Public Mass Shootings—Perpetrators

Many experts agree that a workable, detailed profile of mass shooters does not exist.³⁸ However, there are some observations that can be made regarding public mass shooters. For instance, among the public mass shooting incidents reviewed by CRS, the gunmen generally acted alone, were usually white and male, and often died during the shooting incident. The average age of the shooters in the incidents identified by CRS was 33.5 years.

Only on rare occasions was more than one perpetrator involved in a public mass shooting. CRS has identified three such incidents since 1983.

- In 1993, Juan Luna and James Degorski killed seven employees at a restaurant in Palatine, IL.³⁹
- In 1998, Andrew Golden and Mitchell Johnson killed 5 people and injured 10 at their middle school in Jonesboro, AR.⁴⁰

³⁴ Brian MacQuarrie and Rick Klein, "Slaughter at the Office: Man Held in Deaths of 7 Colleagues in Wakefield," *Boston Globe*, December 27, 2000.

³⁵ Cindy Stauffer et al., "Horror in Schoolhouse: 5 Amish Girls Killed, 5 Critically Wounded in Shocking Massacre," *Lancaster New Era*, October 3, 2006.

³⁶ Paul Nowell, "Four Killed, Five Injured in Shooting Spree," Associated Press, July 18, 1988.

³⁷ Shaila Dewan, "Gunman Kills 10 in Alabama, Then Takes His Life," *New York Times*, March 10, 2009.

³⁸ In this instance, "workable" is intended to convey a profile with the discerning ability to proactively identify individuals planning to engage in a shooting. In the case of school shootings, the FBI has stated that, an effective profile or checklist that can predict who will become an assailant does not exist. See Mary Ellen O'Toole, *The School Shooter: A Threat Assessment Perspective*, (Federal Bureau of Investigation, 2000) p. 1. See also Federal Bureau of Investigation, *Workplace Violence*, pp. 21, 25, 26; Mullen, "The Autogenic," p. 322; Robert A. Fein et al., *Threat Assessment in Schools: A Guide to Managing Threatening Situations and to Creating Safe School Climates*, (Secret Service, Department of Education, May 2002) p. 17.

³⁹ Jeff Coen, Eric Ferkenhoff, and Flynn McRoberts, "Brown's Suspects Charged: 'They Are People without a Soul,' Police Chief Says," *Chicago Tribune*, May 19, 2002.

⁴⁰ John Kifner et al., "From Wild Talk and Friendship to Five Deaths in a Schoolyard," *New York Times*, March 29, 1998.

- In 1999 Dylan Klebold and Eric Harris killed 13 and injured 23 at their high school in Littleton, CO, and then killed themselves.⁴¹

Of the public mass shooting incidents identified by CRS for which information on the race of the perpetrator(s) was available, over half of the shooters were reportedly white.⁴²

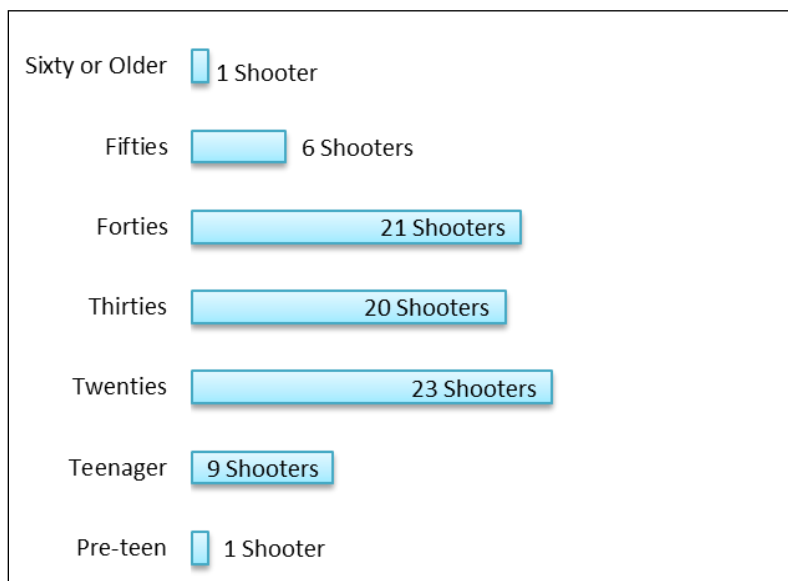
The shooters were almost always male. Of the incidents compiled by CRS, only one involved a female assailant. In January 2006, Jennifer Sanmarco shot to death seven individuals—six were fatally wounded in a U.S. postal facility in Goleta, CA, and one death occurred near Sanmarco's condominium, also in Goleta. She killed herself as well.⁴³

It was common for the gunmen involved in the shootings identified by CRS to kill themselves during their assaults. Forty-one of 81 shooters killed themselves. In 10 instances, law enforcement officers killed the gunmen involved.⁴⁴

The shooters identified by CRS ranged in age from 11 to 66 years old. All but 10 were age 20 or older. Most of them were in their 20s, 30s, or 40s (see **Figure 3**).

Figure 3. Age of Perpetrators in Public Mass Shootings 1983-2012

Grouped in 10-Year Intervals



Source: CRS, based on analysis of mass shooting incidents identified by CRS.

⁴¹ Patricia Callahan, "Dream Turns to Nightmare," *Denver Post*, April 22, 1999, p. A1.

⁴² While a range of demographic information on the perpetrators (including shooter gender and age) was noted in multiple sources reviewed by CRS, perpetrator race was often noted by just a single source, if at all. As such, CRS is not confident in presenting more nuanced data on the race of the shooters involved in public mass shootings identified for this report.

⁴³ Steve Chawkins and Jill Leovy, "7 Victims of Goleta Rampage," *Los Angeles Times*, February 2, 2006.

⁴⁴ Whether these gunmen intended to die at the hands of law enforcement (an act commonly described as "suicide by cop") is unclear. For more on this issue see Anthony J. Pinizzotto, Edward F. Davis, and Charles E. Miller III, "Suicide by Cop" *FBI Law Enforcement Bulletin*, vol. 74, no. 2 (February 2005), pp. 8-20.

Law Enforcement Implications

When considering law enforcement's role in coping with public mass shootings, policy makers and the public likely are most aware of how police forces react when they learn of an incident. Public mass shootings typically trigger a rapid police response, followed by an investigation and, potentially, prosecutions and sentencing. Also, while a shooting incident may spur an immediate law enforcement response, the *potential* for such a scenario impacts law enforcement prevention and preparedness measures. Police are not typically involved in recovery efforts.

From a law enforcement perspective, mass shootings tend to be single-jurisdiction issues involving a particular community. As such, while the federal government may not play a direct role in formulating specific state and local practices, it may influence these practices through the availability of grants. For example, the Department of Homeland Security (DHS) offers funding via its Homeland Security Grant Program to “fund a range of preparedness activities, including planning, organization, equipment purchase, training, exercises, and management and administration.”⁴⁵ Although Department of Justice (DOJ) grants are not necessarily framed in terms of prevention, preparedness, or response, they can certainly address these issues regarding mass shootings.⁴⁶

President Obama's Plan to Reduce Gun Violence

On January 16, 2013, President Obama announced a slate of proposals aimed at reducing gun violence—not just public mass shootings, the topic of this report—in the United States.⁴⁷ The proposals focus on four areas:

- closing background check loopholes,
- banning military-style assault weapons and high-capacity magazines,
- making schools safer, and

⁴⁵ The State Homeland Security Program (part of the Homeland Security Grant Program) “supports the implementation of state Homeland Security Strategies to address the identified planning, organization, equipment, training, and exercise needs to prevent, protect against, mitigate, respond to, and recover from acts of terrorism and other catastrophic events.” See <http://www.fema.gov/fy-2012-homeland-security-grant-program#0>.

⁴⁶ A number of existing grant programs may be used as vehicles to incentivize state and local law enforcement. For more information on the history and purpose areas of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program, see CRS Report RS22416, *Edward Byrne Memorial Justice Assistance Grant (JAG) Program*, by Nathan James. For information on the Community Oriented Policing Services (COPS) program, see CRS Report RL33308, *Community Oriented Policing Services (COPS): Background and Funding*, by Nathan James. For information on the various juvenile justice grant programs, see CRS Report RL33947, *Juvenile Justice: Legislative History and Current Legislative Issues*, by Kristin M. Finklea.

⁴⁷ The White House, *Now Is the Time: The President's Plan to Protect Our Children and Our Communities by Reducing Gun Violence*, January 16, 2013, http://www.whitehouse.gov/sites/default/files/docs/wh_now_is_the_time_full.pdf. Hereafter: *The President's Plan*.

One foundational question is what, if anything, does the federal government want to influence in the states via grant funding related to law enforcement? Should the federal government enhance interagency information sharing and coordination on procedures to evaluate and deal with shooting threats?⁴⁸ Should it increase law-enforcement-related grant funding to bolster school resource officer training or the number of metal detectors in academic settings? In this area, the Obama Administration's January 16, 2013, report, *Now Is the Time: The President's Plan to Protect Our Children and Our Communities by Reducing Gun Violence (The President's Plan)*, included a commitment to using the Community Oriented Policing Services (COPS) program to incentivize police departments to hire more school resource officers. The plan also indicates that DOJ will develop a model—including best practices—for using school resource officers.⁴⁹

- increasing access to mental health services.

Some of the President's proposals, such as encouraging better information sharing among and between states and federal agencies and providing incentives for police departments to use existing grants to hire school resource officers, can be addressed through executive actions. Other proposals, such as reinstating the assault weapons ban and providing funding for a range of mental health programs and services, require action by Congress. The President's proposals touch on a number of issues that public mass shootings raise for federal safety and public health policy.

Of course, such issues potentially involve a variety of specialists—not only police officials but also public health experts and educators, among others. Grants impacting preparedness may shape first responder training, and grants influencing response could affect the development of law enforcement protocols for responding to mass shootings. Some policy makers may wish to incentivize the establishment and training of tactical emergency medical services (EMS) teams to support law enforcement during instances of mass shootings or related events. These teams could provide medical threat assessments, deliver medical care, and promote law enforcement safety, among other things. Little research has evaluated the effectiveness of such tactical EMS teams in the civilian domain, and policy makers may wish to request additional research in this arena.⁵⁰ Congress may debate which elements of law enforcement prevention, preparedness, and response—if any—the federal government could try to influence in the states and localities.⁵¹

In addition to providing financial assistance and incentives for certain law enforcement activities, the federal government may provide assistance in the form of manpower. Policy makers may debate whether federal law enforcement has sufficient authority and resources to assist state and local entities—if requested and if appropriate—in preparing for and responding to mass shootings

⁴⁸ Many such questions involve law enforcement as well as other experts with key roles to play in this area. As a case in point, policy makers may debate whether the federal government should encourage states to provide preventative mental health services to individuals at risk of committing violent crimes. Determining who could benefit from such services potentially involves police officers as well as medical professionals and teachers. Several juvenile justice grant programs have purpose areas that could be used to provide mental health services to at-risk youth. Congress may also consider incentivizing law enforcement training that includes a focus on mental health offender issues. The JAG program, for one, provides grant money for a variety of purpose areas, including law enforcement training broadly. Within programs such as this, funds could be utilized for specialized training.

⁴⁹ See *The President's Plan*. While resource officers may be described as a preventive law enforcement measure, this report covers them as part of prevention efforts in the realm of education. See the discussion under the heading "School Resource Officers" in this report.

⁵⁰ See Nelson Tang and Gabor D. Kelen, "Invited Commentary: Role of Tactical EMS in Support of Public Safety and the Public Health Response to a Hostile Mass Casualty Incident," *Disaster Medicine and Public Health Preparedness*, vol. 1, suppl. 1, (2007), pp. s55-s56. See Michael J. Feldman, Brian Schwartz, and Laurie J. Morrison, "Effectiveness of Tactical Emergency Medical Support: A Systematic Review," June 6, 2006.

⁵¹ Beyond guiding or shaping local policing, federal grant programs can also reinforce existing state and local practices or subsidize actions that state and local governments had planned to pursue on their own, among other things.

and related incidents. For example, *The President's Plan* calls for additional funding for the federal government to train law enforcement, school officials, and others to respond to scenarios involving shooters.

Prevention

While law enforcement's role in crime control traditionally has been viewed as largely *reactive*, there has been a trend toward enhancing *proactive* law enforcement efforts. Thus, in the past three decades, much of the policing world has incorporated investigative strategies bent on preventing crimes in addition to solving crimes that have already occurred.⁵² However, the effectiveness of proactive law enforcement techniques in preventing public mass shootings is unclear. As modern policing has evolved, several prominent philosophies and techniques—including community policing and intelligence-led policing—have focused on law enforcement preventing rather than solely responding to crime.

Community Policing

As laid out by DOJ, “[c]ommunity policing is a philosophy that promotes organizational strategies, which support the systematic use of partnerships and problem-solving techniques, to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime.”⁵³ Community policing can employ a range of techniques to control crime, and these techniques can be tailored to the specific needs of individual communities. The federal government has incentivized community policing efforts through DOJ's COPS office.⁵⁴

Research on community policing generally speaks to its impact on overall crime rates, and CRS has not identified any comprehensive research on how community policing may be used to specifically address mass shootings. Policy makers may question whether community policing efforts are useful in targeting a specific type of crime (mass shootings) in a specific setting (public places).

⁵² These investigative strategies include community policing, problem-oriented policing, intelligence-led policing, and predictive policing. See Lois M. Davis et al., *Long-Term Effects of Law Enforcement's Post-9/11 Focus on Counterterrorism and Homeland Security*, RAND, 2010, pp. 2-4, http://www.rand.org/pubs/monographs/2010/RAND_MG1031.pdf.

⁵³ Department of Justice, *Community Policing Defined*, <http://www.cops.usdoj.gov/default.asp?item=36>. See also Bureau of Justice Assistance, “Understanding Community Policing: A Framework for Action,” August 1994, <https://www.ncjrs.gov/pdffiles/commpp.pdf>.

⁵⁴ For more information on the Community Oriented Policing Services (COPS) program within DOJ, see CRS Report R40709, *Community Oriented Policing Services (COPS): Current Legislative Issues*, by Nathan James; and CRS Report RL33308, *Community Oriented Policing Services (COPS): Background and Funding*, by Nathan James.

Intelligence-Led Policing

Based in part on community policing and problem solving efforts, intelligence-led policing initiatives, originally developed in Great Britain, have emerged throughout the nation.⁵⁷ After 9/11, intelligence operations were transformed at the federal level as well as at the state and local levels. More and more, intelligence-led policing is not a single methodology, but a framework that encompasses much of modern operational police activity.⁵⁸ Similar to community policing, intelligence-led policing relies upon information input (as the basis for intelligence analysis), two-way communications with the public, scientific data analysis (using the basic formula that information plus analysis equals intelligence), and problem solving.⁵⁹

The impact of intelligence-led policing cannot yet be fully evaluated because “long term studies of police forces that have fully implemented and adopted intelligence-led policing have yet to be conducted.”⁶⁰ Further, like research on community policing efforts, available information on intelligence-led policing does not address whether intelligence-led policing may be an effective approach to use in addressing mass shootings.

Using intelligence-led policing to thwart mass shooters may be especially challenging for a number of reasons.

- Mass shooters most often act alone and share few of their plans with others.⁶¹ Typically, they do not engage in ongoing conspiracies that can be infiltrated by undercover police officers or monitored by informants.⁶²

Intelligence-Led Policing and Fusion Centers

Gunmen involved in public mass shootings may not be targets easily preempted from wrongdoing by intelligence-led policing. However, there still may be roles that fusion centers⁵⁵ can play in countering this threat. (Such centers have been highlighted as tools to enhance intelligence-led policing.) Fusion centers may be able to help contextualize this issue. For instance, the Commonwealth Fusion Center based in Massachusetts launched the “Targeting Violent Crime Initiative,” sponsored by DOJ, to examine firearms offenses in Massachusetts. This effort has focused on issues such as determining the source of firearms used in gun crimes in Massachusetts; understanding potential links between the illegal gun markets; and delving into gun crime trends throughout the state.⁵⁶ As such, policy makers may be interested in whether fusion centers have anything to offer in the way of intelligence-led policing to address mass shootings.

⁵⁵ Fusion centers are a “collaborative effort of two or more Federal, state, local, or tribal government agencies that combines resources, expertise, or information with the goal of maximizing the ability of such agencies to detect, prevent, investigate, apprehend, and respond to criminal or terrorist activity.” See P.L. 110-53, Aug. 3, 2007, §511, 121 STAT. 322. Amends Homeland Security Act of 2002 by adding §210A(j).

⁵⁶ David Lambert, Federal Bureau of Investigation, “Intelligence-Led Policing in a Fusion Center,” *FBI Law Enforcement Bulletin*, vol. 79, no. 12 (December 2010), pp. 1-6.

⁵⁷ Bureau of Justice Assistance, “Intelligence-Led Policing: The New Intelligence Architecture,” September 2005, <https://www.ncjrs.gov/pdffiles1/bja/210681.pdf>.

⁵⁸ Jerry H. Ratcliffe, *Intelligence-Led Policing*, (Portland, OR: Willan Publishing, 2008), p. 6.

⁵⁹ Department of Justice, “Intelligence-Led Policing: The Integration of Community Policing and Law Enforcement Intelligence,” *Law Enforcement Intelligence: A Guide for State, Local, and Tribal Law Enforcement Agencies*, http://www.cops.usdoj.gov/pdf/e09042536_Chapter_04.pdf.

⁶⁰ Jerry Ratcliffe, “What is Intelligence-Led Policing,” <http://jratcliffe.net/research/ilp.htm>.

⁶¹ This is not meant to suggest that mass shooters are always silent regarding their plans. Rather, they may not typically involve others in orchestrating their schemes.

⁶² Whereas criminal groups may engage in activities that could produce intelligence information for law enforcement to exploit, such as communicating to one another via email regarding their schemes, lone gunmen or mass shooters often do not. Minus any ideological underpinnings for their actions, public mass shooters may in some ways be likened to terrorist suspects who act alone, often described as “lone wolves.” One FBI official has said, “The lone wolf is arguably

- There may be too few public mass shooting incidents to establish detailed geographic patterns (hot spots) for law enforcement to exploit.⁶³

Offender Profiling for Public Mass Shootings: Not a Preventive Tool

Researchers and policy makers have questioned whether law enforcement can develop a profile of a mass shooter to help identify at-risk individuals before a shooting incident occurs. No effective mass shooter profile exists for law enforcement to use to proactively identify potential suspects. One researcher has succinctly noted that “the predictors [for mass murder] are invariably far more common than the event we hope to predict, and mass murder is very rare. Although mass murderers often do exhibit bizarre behavior, most people who exhibit bizarre behavior do not commit mass murder.”⁶⁴ Aside from usually, but not always, being male, there are few other characteristics found across mass murderers that would be reliable or valid for creating a general profile for individuals most likely to engage in a public mass shooting. This also holds true when examining individuals who carry out mass shootings in specific settings; for instance, “[t]here is no accurate or useful profile of ‘the school shooter’.”⁶⁵

Also of note, criminal profiling is generally utilized *after* a crime has been committed, and not usually as a preventive tool.⁶⁶ In the course of investigating serial crimes by a repeat offender such as a serial murderer, it could be utilized as a proactive tool to narrow the pool of potential offenders before a subsequent crime is committed. However, because mass shooters generally do not have the opportunity to commit a second crime—they are most typically either killed or captured after the mass shooting—investigative analysis would most commonly be employed after the mass shooting to understand how it happened rather than as a tool to identify potential shooters before an incident occurs.

All of this does not mean that preventing public mass shootings is wholly beyond the scope of federal law enforcement. For instance, to enhance law enforcement efforts in the violent crime

one of the biggest challenges to American law enforcement. How do you get into the mind of a terrorist? The FBI does not have the capability to know when a person gets up in middle America and decides: ‘I’m taking my protest poster to Washington or I’m taking my gun.’” See Gary Fields and Evan Perez, “FBI Seeks to Target Lone Extremists,” *Wall Street Journal*, June 15, 2009, <http://online.wsj.com/article/SB124501849215613523.html>. For more on lone wolves, see CRS Report R42536, *The Domestic Terrorist Threat: Background and Issues for Congress*, by Jerome P. Bjelopera.

⁶³ Hot spot analysis is one technique that may be involved in intelligence-led policing. For more information about mapping crime, see National Institute of Justice, “Mapping Crime: Understanding Hot Spots,” August 2005.

⁶⁴ Richard J. McNally, “Why Psychiatrists Can’t Predict Mass Murderers,” *Salon.com*, January 12, 2011.

⁶⁵ National Institute of Justice, “Preventing School Shootings: A Summary of a U.S. Secret Service Safe School Initiative Report,” *NIJ Journal*, 2002. The notion of profiling “may be an effective strategy for limiting the field of suspects after a crime has occurred,” but it is generally not considered effective for *proactively* identifying an individual who may be a greater risk for committing a targeted act of violence, including a public mass shooting. See Randy Borum, Robert Fein, Bryan Vossekuil, et al., “Threat Assessment: Defining an Approach for Evaluating Risk of Targeted Violence,” *Behavioral Sciences and the Law*, vol. 17 (1999), p. 328. Hereafter: Borum et al., “Threat Assessment.”

⁶⁶ The FBI and its behavioral analysts in the Behavioral Science Unit developed what is often referred to as criminal “profiling,” or criminal investigative analysis. It was advanced as an investigative technique to narrow the field of potential offenders based on analyses of the crimes committed. Today, much of the criminal investigative analysis at the FBI is conducted by agents and analysts in the Behavioral Analysis Units at the National Center for the Analysis of Violent Crime, Federal Bureau of Investigation, “Criminal Profiling Part 1 of 7,” <http://vault.fbi.gov/Criminal%20Profiling/Criminal%20Profiling%20Part%201%20of%207/view>. The National Center for the Analysis of Violent Crime is a component of the Critical Incident Response Group at the FBI. For more information, see http://www.fbi.gov/about-us/cirg/investigations-and-operations-support/investigations-operations-support#cirg_ncavc.

domain, DHS, DOJ, and the FBI have been working to “identify measures that could be taken to reduce the risk of mass casualty shootings.”⁶⁷

Preparedness and Prevention Combined—Threat Assessments

Alternatively, what has come to be known as “threat assessment” may be more appropriately suited to prepare for the threat of potential shooters and to prevent them from harming others. Federal law enforcement has been involved in providing threat assessment approaches to front-line professionals, such as educators, who may encounter potential shooters. Threat assessments are used after a potentially harmful individual has come to the attention of authorities. The assessment process evaluates the threat he or she poses. Certainly, threat assessments may be used to prevent a mass shooting. Law enforcement efforts to train front-line professionals in the assessment process can be seen as an effort geared toward preparing these individuals to cope with threats.

The National Threat Assessment Center (NTAC), which is part of the U.S. Secret Service, provides research on threat assessment as well as on targeted violence.⁶⁸ The threat assessment approach used by the U.S. Secret Service was developed as part of its broader intelligence activities designed to protect the President and other officials. Nonetheless, it “can be applied with some modification to evaluating risk for other forms of targeted violence.”⁶⁹ It does not rely on “profiles” of potential malicious actors (as profiles have not proven to be reliable predictors for actual threat), nor does it depend on stated threats as a starting point for evaluating risk (because not every person who makes a threat poses a true risk, and not all persons who pose risks make threats).⁷⁰ Within this threat assessment framework, it has been suggested that information be collected relating to (1) facts that bring the subject to the attention of authorities, (2) the subject of interest, (3) attack-related behaviors, (4) possible motives, and (5) potential targets.⁷¹ Of note, law enforcement may not be the only authorities involved in evaluating information and conducting such a threat assessment, but the assessment framework may be one of several tools that law enforcement relies on in an attempt to prevent targeted violence, including mass shootings. Policy makers may wonder whether threat assessment has proved to be a viable tool for law enforcement to use in preventing incidents of mass shootings. Further, they may question if the threat assessment framework could be modified to better serve law enforcement and other professionals who collaborate on efforts to prevent targeted violence.

⁶⁷ Components of such risk reduction involve prevention, protection, response, education, and research/evaluation. Department of Homeland Security, “Statement by Secretary Napolitano on President Obama’s Proposal to Combat Gun Violence,” press release, January 16, 2013, <http://www.dhs.gov/news/2013/01/16/statement-secretary-napolitano-president-obama%E2%80%99s-proposal-combat-gun-violence>.

⁶⁸ See Secret Service, “National Threat Assessment Center,” <http://www.secretservice.gov/ntac.shtml>.

⁶⁹ Borum et al., “Threat Assessment,” p. 327. In 1992, the Secret Service, along with the Federal Bureau of Prisons and National Institute of Justice, undertook a 5-year Exceptional Case Study Project (ECSP) to study individuals who have attacked or attempted to attack public officials and figures in the United States. For specific ECSP findings, see Robert A. Fein and Bryan Vossekuil, “Threat Assessment Investigations: A Guide for State and Local Law Enforcement Officials,” July 1998.

⁷⁰ Borum et al., “Threat Assessment,” p. 372.

⁷¹ Ibid., p. 330.

If threat assessments can effectively identify potential mass shooters, policy makers may debate how law enforcement could use this information. One potential option could be to create a criminal watchlist, similar to the Terrorist Screening Database⁷² (or terrorist watchlist) to be used in background checks for firearms, among other things.⁷³ Similar to questions regarding the threshold for placing a suspected individual on the terrorist watchlist, one of the relevant issues would involve establishing criteria for the addition of potential mass shooters to a violent criminal watchlist. There may also be questions about if or how law enforcement may engage with others such as mental health professionals and community leaders in decisions to place someone on such a watchlist. (For a discussion of how the federal government coordinates preparedness efforts for incidents involving mass casualties, see “Preparedness” under the “Public Health Implications” section of this report.)

As another means of preparing for mass shootings, some law enforcement agencies have participated in tailored trainings. DHS, for instance, sponsors preparedness courses for shootings as well as webinars, and workshops.⁷⁴ The California Highway Patrol has taken advantage of these opportunities and, between August 2012 and January 2013, “has led 18 active shooter trainings on campuses across Northern California.”⁷⁵ In these two-day classes, officers participate in simulated scenarios; they are trained to respond to a reported incident, bring a shooter under control, and ensure the safety of building occupants.

⁷² For more information on the Terrorist Screening Database, see <http://www.fbi.gov/about-us/nsb/tsc>.

⁷³ For more information on terrorist watchlist screenings and background checks for firearms, see CRS Report R42336, *Terrorist Watch List Screening and Brady Background Checks for Firearms*, by William J. Krouse.

⁷⁴ See Department of Homeland Security, “Active Shooter Preparedness,” <http://www.dhs.gov/activeshooter>.

⁷⁵ Kaci Poor, “Active Shooter Training Prepares Local Law Enforcement for Sandy Hook Situation,” *The Times-Standard*, January 25, 2013.

Response

Federal Response to a Local Crime

From a law enforcement perspective, public mass shootings are often highly localized incidents involving lone gunmen acting near where they live. Thus, these cases largely do not involve conspiracies or the extensive crossing of jurisdictions. As such, mass shootings generally may be considered a local concern. Nonetheless, federal law enforcement—most notably the FBI—has historically provided assistance, when requested, to state and local law enforcement in the investigation of crimes that do not automatically fall under the jurisdiction of federal law enforcement.⁷⁶

Federal Framework for Emergency Management

U.S. emergency management is largely decentralized, potentially involving public, private, and nongovernmental agencies. Nonetheless, there exists a federal framework for managing domestic incidents. Within this framework, the National Incident Management System (NIMS) is an all-hazards, national approach to incident management.⁷⁷ It is built on

- continuous preparedness,
- flexible communications and information systems,
- standardized resource management,
- incident management and coordination (built, in part, on the Incident Command System), and
- ongoing updating of NIMS concepts and principles.

All federal departments and agencies are required to adopt NIMS.⁷⁸ In addition, state, local, and tribal organizations must adopt NIMS in order to be eligible for federal preparedness grants.

⁷⁶ One of the FBI's top ten priorities is to "support federal, state, local and international partners." See <http://www.fbi.gov/about-us/quick-facts>. Of course, other federal law enforcement agencies, such as the Bureau of Alcohol Tobacco, Firearms, and Explosives, can help local police with mass shooting investigations.

⁷⁷ NIMS enables relevant entities to "prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property and harm to the environment." It is a flexible system, adaptable to the spectrum of potential incidents, and one that provides standardized framework to foster coordination and cohesion between relevant agencies. Federal Emergency Management Agency, "National Incident Management System," December 2008, http://www.fema.gov/pdf/emergency/nims/NIMS_brochure.pdf. NIMS is administered by the Department of Homeland Security (DHS), and through the National Integration Center, the Secretary of DHS "publishes the standards, guidelines, and compliance protocols for determining whether a Federal, State, tribal, or local government has implemented NIMS." See Federal Emergency Management Agency, "About National Incident Management System," July 20, 2012, <http://www.fema.gov/about-national-incident-management-system>.

⁷⁸ This is required by Homeland Security Presidential Directive 5 (HSPD-5), issued by former President George W. Bush on February 28, 2003.

Some have expressed concerns that without official authority to respond to such incidents that fall primarily under a single state's jurisdiction, the federal response to these incidents could be slowed by questions of jurisdiction.⁷⁹ However, in practice, federal law enforcement has routinely assisted state and local law enforcement in a variety of capacities. The FBI's Office of Law Enforcement Coordination (OLEC), for one, is the liaison between the FBI and the greater law enforcement community. FBI assistance includes a variety of criminal justice information and research, background checks and security clearances, and disaster and hazardous material response teams. Of note, the 112th Congress passed legislation (P.L. 112-265) that formally authorizes the Attorney General to provide investigative assistance to states in instances of violent crimes in public venues, including attempted and actual mass killings. Some may question whether this authority will change federal law enforcement involvement in responding to and investigating instances of public mass shootings or whether it will simply formalize an already well-established practice.

Definitional Implications for Criminal Justice Process

As noted, the definition of a mass shooting is not always consistent across the scholarly, policy, and law enforcement realms. Within the law enforcement realm, a clear definition of mass shootings may be more critical during certain phases of the criminal justice process than others. Take, for instance, the question of who counts as a "victim" of a mass shooting. Is a victim

- Only someone who was killed at the scene of the crime?
- Someone who was shot and hospitalized in critical condition for an extended period of time?
- Someone who was caught in the cross-fire but not critically injured by bullets?
- Someone who died or was injured in attempting to escape the situation, but who did not die from a gunshot wound?

The individual circumstances involving victims are quite varied, but in certain steps of the criminal justice process, the need for a concrete definition may be more pressing.

The fact that law enforcement will respond to a public mass shooting may not depend on the ability to pinpoint the exact number of dead or injured victims. However, the details regarding victimization may more greatly impact how the incident is investigated and prosecuted after the conclusion of the mass shooting. Once an investigation begins, information about individuals considered "victims" may be of special interest to investigators and prosecutors. If the shooter survives the incident and is prosecuted, whether or not a victim dies as a result of the mass shooting will influence the charges brought against the shooter. These charges may include actual and attempted homicide, manslaughter, and assault, among others.⁸⁰ The charges can, in turn, influence the length of sentence a shooter may receive if convicted of the charges brought against him.

A gunman's motives influence how police investigate shootings. A shooter's motives may also drive the charges ultimately brought against him, if he survives the incident. While some cases may be instances of relatively indiscriminate killing, others involve assailants driven by particular hatreds that lead to the targeting of specific groups and can be considered hate crimes and

⁷⁹ Jerry Seper, "FBI Agents Back Bill Allowing Feds to Help Probe Mass Killings," *The Washington Times*, January 2, 2013.

⁸⁰ Federal crimes of attempted and actual homicide and manslaughter are codified at 18 U.S.C. §1111-1113.

investigated and prosecuted accordingly. Still others can involve ideologically motivated killing, leading to terrorism-related investigations and charges.

In considering a shooter's motives and intentions, law enforcement may question whether it is the shooter's resolve to die along with his victims, either in an act of self-inflicted suicide or through "suicide-by-cop," what some have termed "suicide by mass murder."⁸¹ When law enforcement officers respond to a report of a shooter, they are faced with multiple concerns in attempting to disarm and arrest the shooter. Will they have to use lethal force on the suspect? Will the suspect take his own life? Will the suspect try to prolong his life and his rampage through the use of body armor and other defensive tactics?

Public Health Implications⁸²

From a public health policy perspective, public mass shootings are mass casualty incidents (MCI) that cause both injury and death.⁸³ Although public mass shootings are infrequent, the health sector⁸⁴ has considerable related experience to bring to bear on preparing for and responding to these events.

The health sector addresses mass shootings as it does any other health threat, through (1) prevention, (2) preparedness, (3) response, and (4) recovery over the long term. Prevention focuses on the perpetrators of mass shooting. The other three components of the health sector approach concentrate on the victims of such incidents.

Public health options to thwart mass shootings are likely limited. Of these four components, the effectiveness of preventive efforts may be most unclear. Fundamentally, this area likely lacks strong evidence regarding what might successfully stop potential shooters from becoming actual shooters. This evidence could come from evaluation of new or existing policies. Such efforts could help fill a gap in knowledge about what is effective.

In terms of preparedness, response, and recovery, proven approaches exist. However, policy makers may wish to consider how existing capacities (or policies to increase capacity) vary across geographic areas and populations. Also, the ability to rapidly evaluate the effectiveness of existing programs and/or deploy resources may hinge on the flexibility of funding structures.

⁸¹ Rachel Kalish and Michael Kimmel, "Suicide by Mass Murder: Masculinity, Aggrieved Entitlement, and Rampage School Shootings," *Health Sociology Review*, vol. 19, no. 4 (2010).

⁸² This section includes contributions from Sarah A. Lister, Specialist in Public Health and Epidemiology (public health, prevention, preparedness and response), and Elayne J. Heisler, Analyst in Health Services (emergency departments, trauma care).

⁸³ Casualties can include victims or responders who die from their injuries; victims or responders who survive with physical injuries (not limited to gunshot wounds); and victims, responders, bystanders, and community members who experience psychological repercussions. The most severe injuries are less common than minor injuries such as sprains and strains. See Department of Health and Human Services (HHS), Centers for Disease Control and Prevention (CDC), *Emergency Preparedness and Response: Injuries and Mass Casualty Events*, <http://www.bt.cdc.gov/masscasualties/injuriespro.asp> Traumatic events can have both short- and long-term consequences. See Centers for Disease Control and Prevention, *Emergency Preparedness and Response: Coping with a Traumatic Event*, <http://www.bt.cdc.gov/masscasualties/copingpro.asp>.

⁸⁴ According to DHS, in the context of critical national infrastructure, the health care and public health sector (referred to as "the health sector" in this report) consists of a variety of health care facilities and transportation services, products manufacture and distribution, financing and data management systems, governmental public health agencies, and non-governmental organizations. Department of Homeland Security, *Healthcare and Public Health Sector-Specific Plan: An Annex to the National Infrastructure Protection Plan*, 2010, Executive Summary, p. 1, <http://www.dhs.gov/xlibrary/assets/nipp-ssp-healthcare-and-public-health-2010.pdf>.

Prevention

Public health interventions are often based on research with large-scale datasets and rigorous information collection regimens.⁸⁵ The effectiveness of this approach may be limited largely because public mass shootings are rare, *potential* perpetrators cannot be identified accurately, and no systematic means of intervening are known to be effective. Regardless, a public health-oriented discussion of prevention of mass shootings should consider the field's traditional approach to stemming any cause of injury or death, highlighting some of the ways that this approach may or may not address public mass shootings.

Public health professionals address prevention of injury and death via a three-step process focused on understanding and stemming health-related problems:

- First, systematic collection of data (*surveillance*)⁸⁶ may help define the scope of the problem, identify an outbreak of the problem, and detect trends related to the problem.
- Second, research may identify characteristics associated with higher rates of injury or death attributed to the problem (called *risk factors* and *protective factors*, respectively). Such research may be based on surveillance or other sources of information.
- Third, efforts to reduce risk factors and enhance protective factors may be developed to stem the problem. These are founded on research pursued in the previous step of this process. Called *preventive interventions* within the context of public health, such undertakings traditionally focus on victims. However, as mentioned above, in the case of public mass shootings, the focus of prevention is generally on the gunmen involved.⁸⁷

Surveillance May Not Be Necessary to Identify Public Mass Shootings

Mass shootings are rare, high-profile events, rather than broad trends that require systematic data collection to understand. The public health system does not conduct surveillance specifically for public mass shootings as defined in this report. Some broader information about shootings is collected (e.g., from death certificates)⁸⁸; however, this information is largely about victims rather

⁸⁵ For examples of public health surveillance systems, see Centers for Disease Control and Prevention, National Center for Health Statistics, *Surveys and Data Collection Systems*, <http://www.cdc.gov/nchs/surveys.htm>.

⁸⁶ This does not include what may be considered surveillance within law enforcement contexts, i.e., covertly gathered information about suspects.

⁸⁷ Centers for Disease Control and Prevention, Injury Center, *Violence Prevention, The Public Health Approach to Violence Prevention*, <http://www.cdc.gov/ViolencePrevention/overview/publichealthapproach.html>. The approach is discussed in the context of school violence in U.S. Congress, House Committee on Education and the Workforce, Subcommittee on Early Childhood, Youth and Families, *School Violence: Protecting Our Children*, 106th Cong., 1st sess., March 1, 1999, H.Hrg.106-9 (Washington: GPO, 1999), pp. 44-58. The CDC describes a four-step process; this CRS report combines the last two steps (intervention evaluation and implementation) into one step, resulting in the three-step process described in the text.

⁸⁸ Both the legal authority for maintaining registries of deaths and the responsibility for issuing death certificates reside with individual states, territories, and two cities (Washington, DC, and New York, NY). Information collected in death certificates is aggregated at the federal level by the National Center for Health Statistics (NCHS, within CDC) in the National Vital Statistics System (NVSS); see <http://www.cdc.gov/nchs/nvss.htm>. NCHS extracts information from NVSS to create the National Death Index (NDI), a data set that can be combined with other data sets for research purposes; see http://www.cdc.gov/nchs/data_access/ndi/about_ndi.htm. Information about non-fatal shootings is included in the CDC's National Electronic Injury Surveillance System – All Injury Program (NEISS-AIP), which

than assailants, limiting its usefulness for research into the prevention of mass shootings. For example, the Centers for Disease Control and Prevention's (CDC's) National Violent Death Reporting System (NVDRS) enables participating states to supplement death certificates with information from law enforcement agencies, crime laboratories, coroner or medical examiner reports, health providers, and other state and local agencies. The NVDRS is currently in operation in fewer than half the states.⁸⁹ *The President's Plan* proposes expanding the NVDRS to all 50 states at a cost of \$20 million.⁹⁰

Difficulty in Identifying Risk and Protective Factors

According to the parameters of this CRS analysis, the victims of public mass shootings are essentially random. Thus, health research into risk and protective factors tied to these incidents would likely focus on things that would either boost or lower the chances that one might become a gunman. One obstacle in identifying such factors is the relatively small data pool available for research (several dozen tragedies over the last thirty years in the United States).

Gun violence broadly, rather than public mass shootings, accounts for many more instances of death and injury per year and yields a far larger pot of observable information. This information may be used in research to identify risk and protective factors. Therefore, potential risk and protective factors may have more utility when public health professionals confront the much broader phenomenon of gun violence, not just public mass shootings. Consequently, potential risk factors such as mental illness, substance abuse, exposure to violence, and easy access to guns are all addressed to some extent in *The President's Plan*, which covers the wider issue of gun violence.⁹¹ *The President's Plan* also responds to the suggestion by some that health research related to gun violence has been hampered by a statutory prohibition on the use of certain funding to "advocate or promote gun control."⁹² *The President's Plan* states that research into gun violence is not advocacy,⁹³ and a Presidential Memorandum directs the Health and Human Services (HHS) Secretary to "conduct or sponsor research into the causes of gun violence."⁹⁴

collects data from a sample of U.S. hospital emergency departments; NEISS-AIP data can be used to generate national estimates of nonfatal injuries. See Centers for Disease Control and Prevention, *Injury Prevention & Control: Data & Statistics*, <http://www.cdc.gov/injury/wisqars/index.html>. Additionally, the National Conference of State Legislatures reports that 40 states have statutes establishing statewide trauma registries that collect data about trauma, including both fatal and non-fatal gunshot wounds; the data collected and the source of the data (e.g., emergency medical service or trauma centers) vary by state. See Hollie Hendrikson, *The Right Patient, the Right Place, the Right Time: A Look at Trauma and Emergency Medical Services Policy in the States*, National Conference of State Legislatures, Washington, DC, September 2012, <http://www.ncsl.org/documents/health/NCSLTraumaReport812.pdf>.

⁸⁹ Centers for Disease Control and Prevention, *National Violent Death Reporting System*, <http://www.cdc.gov/violenceprevention/nvdrs>.

⁹⁰ *The President's Plan*.

⁹¹ *The President's Plan*.

⁹² CDC appropriations from FY1997 through FY2011 included a prohibition on the use of funds "to advocate or promote gun control." This prohibition has been extended to all HHS agencies for FY2012 and FY2013. See CRS Report WSLG375, *Is Gun Violence Research Advocacy? Appropriations Restrictions on Using HHS Funds to "Advocate or Promote Gun Control,"* by Kathleen S. Swendiman, January 23, 2013. See also Jay Dickey and Mark Rosenberg, "'Senseless' is not studying gun violence," *The Washington Post*, July 29, 2012, and Michael Luo, "Sway of N.R.A. Blocks Studies, Scientists Say," *The New York Times*, January 25, 2011.

⁹³ *The President's Plan*.

⁹⁴ U.S. President (Obama), "Engaging in Public Health Research on the Causes and Prevention of Gun Violence," *Public Papers of the Presidents of the United States* (Washington: GPO, 2013).

The Effectiveness of Preventive Interventions Is Unclear

Prevention of public mass shootings in a public health context would in theory involve interventions targeted at potential perpetrators, not potential victims. These interventions would be founded on well-tested risk and protective factors, which—as noted above—do not currently exist. If relatively unproven factors were to be used in the development of preventive interventions, this would likely yield many misidentifications.

Because the number of public mass shootings in the United States may be too small to offer substantive analysis that could produce effective interventions, it may be most feasible to address gunmen involved in such incidents as a subset of violent offenders. Preventive interventions directed at potential violent offenders may target populations, at-risk subgroups, or high-risk individuals. These approaches may or may not prove effective within the broader context of gun violence, and what effect (if any) they would have on mass shootings is unclear as well. *The President's Plan* provides examples of each approach:

- Population-wide interventions include finalizing regulations for mental health parity in private health insurance and ensuring that Medicaid plans are in compliance with parity requirements.⁹⁵
- Interventions targeting at-risk subgroups include a clarification that doctors are permitted to talk about gun safety with patients who have access to guns and efforts to make mental health and conflict resolution services available specifically for students who have been exposed to violence.⁹⁶
- Interventions targeting high-risk individuals include a clarification that health professionals are permitted to report to law enforcement violent threats that patients may make.⁹⁷ Also, on January 15, 2013, the HHS Office of Civil Rights issued a letter to health care providers to clarify that federal health privacy laws do not prohibit them from disclosing “necessary information about a patient to law enforcement, family members of the patient, or other persons, when [they] believe the patient presents a serious danger to himself or other people.”⁹⁸ Interventions focused on high-risk individuals can also involve training law enforcement officers to work with mental health professionals to intervene with students in crisis.

Preparedness

The federal government has supported coordinated mass casualty incident (MCI) preparedness efforts in large cities since 1997⁹⁹ and in all 50 states, territories, and the District of Columbia

⁹⁵ *The President's Plan*. See CRS Report R41768, *Mental Health Parity and Mandated Coverage of Mental Health and Substance Use Disorder Services After the ACA*, by Amanda K. Sarata. Mental health parity generally refers to the concept that health insurance coverage for mental health services should be offered on par with covered medical and surgical benefits.

⁹⁶ *The President's Plan*.

⁹⁷ *The President's Plan*.

⁹⁸ Letter from Leon Rodriguez, Director, Health and Human Services, Office of Civil Rights, “Message to Our National Health Care Providers,” January 15, 2013, <http://www.hhs.gov/ocr>. The letter clarifies requirements of the Health Insurance Portability and Accountability Act (HIPAA) Privacy Rule, 45 CFR §164.512(j).

⁹⁹ Metropolitan Medical Response System contracts required more than 120 cities to establish and exercise mass casualty management plans. National Research Council, *Preparing for Terrorism: Tools for Evaluating the Metropolitan Medical Response System Program*, Washington, D.C., The National Academies Press, 2002,

since 2002,¹⁰⁰ through federal grants and contracts to public health agencies. These agencies are required to develop plans to integrate responding entities—including federal, state, and local law enforcement; emergency medical services (EMS); private sector health care facilities; and others. These federal grants and contracts support the rapid establishment of interdisciplinary communications (e.g., emergency operations centers) and periodic exercises that bring key responders together to practice before an actual incident, among other things. Although these federal grants and contracts were established in response to concerns about terrorism, they may also help local agencies prepare for MCIs such as public mass shootings. Some are concerned about whether these programs are sufficiently dispersed to enable rural areas to prepare for an MCI.¹⁰¹

Certain aspects of the health care delivery system, such as the capacity and proximity of critical facilities to a mass shooting, can affect survival from a public mass shooting. Three components of the health care delivery system contribute to MCI readiness: (1) emergency medical services (EMS), (2) hospital-based emergency departments (EDs), and (3) trauma care.

Emergency medical services (EMS) include 911 call centers, medical care that occurs at the scene of an emergency, the transportation of victims to hospitals, and any treatment that occurs on the way. EMS systems vary by locality—some are operated by municipal or county governments, others by fire departments, and still others by private for-profit companies. This may mean that response times, quality, availability, and preparedness vary by locality. Federal responsibility for EMS is shared across the Department of Transportation, DHS, and HHS,¹⁰² which raises potential concerns about coordination and sustainability.¹⁰³ Also, an HHS grant program administered by the Health Resources and Services Administration (HRSA) supports an effort to ensure that emergency medical services are appropriate for children.¹⁰⁴

Hospital-based emergency departments (ED) vary by locality, and not all hospitals have an ED. Rural areas in particular may have both fewer hospitals overall and fewer hospitals that offer emergency care. In both urban and rural areas, some EDs may not function optimally on a day-to-day basis, which would affect their ability to respond to an MCI. EDs may be overcrowded, may “board” patients when inpatient beds are unavailable, and may divert ambulances because they

http://www.nap.edu/catalog.php?record_id=10412. The program, originally managed by HHS, is now a component of the Federal Emergency Management Agency (FEMA) Homeland Security Grant Program (HSGP). It received dedicated appropriations from FY1997 through FY2011. For FY2012, its purposes are allowable, but no longer required, of grantees receiving HSGP funds. Federal Emergency Management Agency, FY2012 Homeland Security Grant Program, <http://www.fema.gov/fy-2012-homeland-security-grant-program>.

¹⁰⁰ Department of Health and Human Services, Public Health Emergency, “Hospital Preparedness Program,” <http://www.phe.gov/preparedness/planning/hpp/pages/default.aspx>.

¹⁰¹ Kristin Viswanathan, Theresa Wizemann, and Bruce M. Altevogt, “Improving Rural Mass Casualty Response in the United States,” in *Preparedness and Response to a Rural Mass Casualty Incident* (Washington, DC: National Academies Press, 2011), pp. 77-86.

¹⁰² Institute of Medicine, *Future of Emergency Care: Emergency Medical Services at the Crossroads* (Washington, DC: The National Academies Press, 2007).

¹⁰³ The National Conference of State Legislatures suggests that state-level organization of EMS services also impedes coordination. See Hollie Hendrikson, *The Right Patient, the Right Place, the Right Time: A Look at Trauma and Emergency Medical Services Policy in the States*, National Conference of State Legislatures, Washington, DC, September 2012, p. 9, <http://www.ncsl.org/documents/health/NCSLTraumaReport812.pdf>.

¹⁰⁴ This program is described in CRS Report R41278, *Public Health, Workforce, Quality, and Related Provisions in PPACA: Summary and Timeline*, coordinated by C. Stephen Redhead and Erin D. Williams. The funding for this program is described in CRS Report R41390, *Discretionary Spending in the Patient Protection and Affordable Care Act (ACA)*, coordinated by C. Stephen Redhead.

are operating at capacity.¹⁰⁵ The federal government supports EDs through a variety of mechanisms including hospital preparedness grants, interagency coordination, and training of emergency health providers.¹⁰⁶ Through the Medicare and Medicaid programs, the federal government provides payments to hospitals that deliver care to uninsured patients in hospital EDs.¹⁰⁷ These payments (called disproportionate share payments) are an important source of a financial support for EDs.

Trauma centers are specialized hospitals with the resources and equipment needed to treat severely injured patients.¹⁰⁸ They provide specialized care that is beyond the capability of the typical ED. Trauma centers are classified into four levels, with lower numbers (I, II) providing more specialized care. Trauma centers may play a role in responding to MCIs, but not all areas have the patient volume to support a trauma center. Distance to the nearest trauma center may be an issue in some MCIs. The federal government provides some funding for trauma centers through grants authorized under HHS, but not of all these programs have received funding.¹⁰⁹ In addition, the CDC is working to raise awareness of trauma centers and has produced research showing the importance of access to trauma care in surviving a severe injury.¹¹⁰

Response

The medical response to an MCI involves triage¹¹¹ and limited treatment of victims on-site, as well as the transfer of victims to appropriate health care facilities for definitive treatment. As described above, federal preparedness funding aims to ensure (1) that the medical components of MCI response work as well as possible when needed, (2) that individual components are as capable as they can be in response, and (3) that medical responders can coordinate and communicate well with each other and with other response sectors such as law enforcement and public education. However, when an incident occurs, local authorities and health systems are

¹⁰⁵ U.S. Government Accountability Office, *Hospital Emergency Departments: Crowding Continues to Occur, and Some Patients Wait Longer than Recommended Time Frames*, 09-347, April 30, 2009, <http://www.gao.gov/products/GAO-09-347>; Institute of Medicine, *Emergency Medical Services at the Crossroads* (Washington, DC: The National Academies Press, 2007); and Institute of Medicine, *Hospital-Based Emergency Care: At the Breaking Point* (2007).

¹⁰⁶ For more information about HHS programs to train emergency providers, see CRS Report R41278, *Public Health, Workforce, Quality, and Related Provisions in PPACA: Summary and Timeline*, coordinated by C. Stephen Redhead and Erin D. Williams. For more about the Hospital Preparedness Program see Department of Health and Human Services, Public Health Emergency, “Hospital Preparedness Program,” <http://www.phe.gov/preparedness/planning/hpp/pages/default.aspx>; and Department of Health and Human Services, Assistant Secretary for Preparedness and Response, *Healthcare Preparedness Capabilities: National Guidance for Healthcare System Preparedness*, January 2012, p. 24, <http://www.phe.gov/Preparedness/planning/hpp/reports/Documents/capabilities.pdf>.

¹⁰⁷ CRS Report R42865, *Medicaid Disproportionate Share Hospital Payments*, by Alison Mitchell; and CRS Report R41196, *Medicare Provisions in the Patient Protection and Affordable Care Act (PPACA): Summary and Timeline*, coordinated by Patricia A. Davis.

¹⁰⁸ Centers for Disease Control and Prevention, “Access to Trauma Care: Getting the Right Care, at the Right Place, at the Right Time,” August 24, 2010, http://www.cdc.gov/traumacare/access_trauma.html. Hereafter: Centers for Disease Control and Prevention, “Access to Trauma Care.”

¹⁰⁹ For information about regional trauma programs, see CRS Report R41278, *Public Health, Workforce, Quality, and Related Provisions in PPACA: Summary and Timeline*, coordinated by C. Stephen Redhead and Erin D. Williams. For information about funding of regional trauma programs, see CRS Report R41390, *Discretionary Spending in the Patient Protection and Affordable Care Act (ACA)*, coordinated by C. Stephen Redhead.

¹¹⁰ Centers for Disease Control and Prevention, “Access to Trauma Care.”

¹¹¹ This involves identifying “the severity and type of injury and determin[ing] which hospital or other facility would be the most appropriate to meet the needs of the patient.” See Centers for Disease Control and Prevention, “Field Triage,” <http://www.cdc.gov/fieldtriage/>.

largely on their own during the initial phases of a response. The federal government, through HHS (and, when needed, the Department of Defense), can support local efforts to respond to MCIs, making available mobile medical teams, mobile field hospitals, medical supply and pharmaceutical caches, and medical evacuation and transport.¹¹² In general, however, mass shootings resolve quickly, often before federal operational assistance can be delivered.

In the event of a public mass shooting or other MCI, as with any emergency medical situation, delaying treatment while determining a patient's insurance status or ability to pay for health care services may prove fatal. The Emergency Medical Treatment and Active Labor Act (EMTALA) protects against such a delay.¹¹³ EMTALA requires a hospital that receives Medicare payments (as the vast majority of hospitals do) to screen a patient for emergency medical conditions without regard for the patient's ability to pay. If the screening identifies an emergency medical condition, EMTALA requires the hospital to stabilize the patient. In instances where a patient's injuries are too severe to be treated at an ED, a patient may be sent to a trauma center. EMS or local EDs may determine whether a transfer to a trauma center is needed. Trauma centers are also subject to EMTALA (if the hospitals receive Medicare payments) and are required to accept transfers when an ED has determined that the trauma center possesses the specialized services that the patient needs but the ED lacks.

Recovery

Recovery of affected individuals and communities over the long term may require ongoing services to meet the physical and mental health care needs of both victims and responders. Ongoing services may involve inpatient and outpatient medical care; psychosocial interventions such as pastoral or peer counseling; and population-level interventions such as public announcements about common reactions to traumatic events (which can help normalize people's experiences and reduce anxiety around symptoms that are likely to be transient) or information about how to discuss an incident with children.¹¹⁴ The availability of such services in a timely and accessible manner may also be important for reducing long-term consequences such as posttraumatic stress disorder.¹¹⁵ Although federal resources generally focus on the immediate aftermath of an MCI, the federal government may fund public health interventions as well as programs that support the physician and behavioral health workforce and other infrastructure. The federal government also has a role in providing and financing health services that victims and responders may access.¹¹⁶

¹¹² For information, see Department of Health and Human Services, Assistant Secretary for Preparedness and Response, "Medical Assistance," <http://www.phe.gov/Preparedness/support/medicalassistance/Pages/default.aspx>; and Archived CRS Report RL33095, *Hurricane Katrina: DOD Disaster Response*, by Steve Bowman, Amy Belasco, and Lawrence Kapp.

¹¹³ The Emergency Medical Treatment and Active Labor Act (EMTALA) was enacted as part of the Consolidated Omnibus Budget Reconciliation Act of 1985 (P.L. 99-272). For more information on EMTALA, see CRS Report RS22738, *EMTALA: Access to Emergency Medical Care*, by Edward C. Liu.

¹¹⁴ Centers for Disease Control and Prevention, *Emergency Preparedness and Response: Mass Casualty Event Preparedness and Response*, <http://www.bt.cdc.gov/masscasualties>.

¹¹⁵ See James Hawdon et al., "Social Solidarity and Wellbeing after Critical Incidents: Three Cases of Mass Shootings," *Journal of Critical Incident Analysis*, vol. 3, no. 1 (Fall 2012), pp. 2-25.

¹¹⁶ For example, the Substance Abuse and Mental Health Services Administration (SAMHSA) has programs that may provide access to mental health services for victims (see <http://www.samhsa.gov/>), and the Health Resources and Services Administration trains mental health providers and has programs to place providers in rural and other underserved areas (see <http://nhsc.hrsa.gov/> and <http://bhpr.hrsa.gov/grants/mentalbehavioral/index.html>). Under certain circumstances (e.g., if the infrastructure damage approached \$1 million), the Governor might request that the

For an individual's long-term recovery from a public mass shooting, lack of insurance or inability to pay for health care services may limit the treatment options available (e.g., physical rehabilitation or counseling). Thus, financial support may play a key role in long-term recovery.¹¹⁷

Education Implications

Schools are unique institutions. They have a mission of great importance to our nation—they are responsible for keeping our children safe while educating them and helping prepare them to be responsible and productive citizens. All levels of government are involved to some extent in this mission.¹¹⁸ As mentioned earlier in this report, 12 of the 78 public mass shootings identified by CRS occurred in academic settings. Eight of these happened at primary or secondary education facilities. One incident, the December 14, 2012, shooting deaths of 20 children and 6 adults¹¹⁹ at Sandy Hook Elementary School in Newtown, CT, has heightened congressional interest in school security.¹²⁰ Policy makers are examining whether school security can be further enhanced, and if so, how best to accomplish that goal.¹²¹

Four of the 12 public mass shootings in education settings involved high school or middle school students as assailants.¹²² The federal government has supported efforts to preempt students from

President declare a major disaster area under the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (the Stafford Act). Under a Stafford declaration, FEMA would be authorized to fund (among other things) a Crisis Counseling Assistance and Training Program (CCP); see 42 U.S.C. §5183. Alternatively, the President might consider a mass shooting event to be a “uniquely federal responsibility” and declare an emergency on that basis. Programs such as the CCP could be an adjustment made to the declaration under the President’s authority, providing supplemental resources to state, local, and/or private mental health organizations. Such a declaration could also arguably provide assistance to safety forces (e.g., overtime pay) and provide other essential assistance requested by the state. See CRS Report RL33579, *The Public Health and Medical Response to Disasters: Federal Authority and Funding*, by Sarah A. Lister; Archived CRS Report RL33738, *Gulf Coast Hurricanes: Addressing Survivors’ Mental Health and Substance Abuse Treatment Needs*, by Ramya Sundararaman, Sarah A. Lister, and Erin D. Williams; and CRS Report RL33053, *Federal Stafford Act Disaster Assistance: Presidential Declarations, Eligible Activities, and Funding*, by Francis X. McCarthy.

¹¹⁷ The coverage of mental health services under private health insurance plans, Medicare, and Medicaid may be particularly relevant for the long-term recovery of victims of an MCI. For more information about mental health coverage under private health insurance and Medicaid, see CRS Report R41249, *Mental Health Parity and the Patient Protection and Affordable Care Act of 2010*, by Amanda K. Sarata.

¹¹⁸ States and school districts have primary responsibility for the provision of elementary and secondary education in the United States. The vast majority of funding for schools is also provided by states and localities; the federal government contributes approximately 9% to the overall funding of elementary and secondary education. Nevertheless, the United States Department of Education (Department of Education) performs numerous functions, including promoting educational standards and accountability; gathering education data; disseminating research on important education issues; and administering federal education programs and policies. One of the most important priorities for the Department of Education in elementary and secondary education is improving academic outcomes for all students; particularly disadvantaged students, students with disabilities, English language learners, Indians, Native Hawaiians, and Alaska Natives.

¹¹⁹ The gunman also killed himself and his mother. She was not shot at the school.

¹²⁰ For public health resources specifically addressing the Newtown tragedy see <http://www.phe.gov/emergency/events/newtown/Pages/default.aspx>.

¹²¹ In December, 2012, a group of nine violence prevention researchers and practitioners developed a position statement on the Newtown shootings that has been endorsed by a wide variety of organizations and individuals. See <http://www.ccbd.net/sites/default/files/OFFICIAL%20FOR%20DISSEMINATION-Connecticut%20School%20Shooting%20Position%20Statement%2012-19-2012-2%20pm%20ET.pdf>.

¹²² Of the eight remaining shootings: a) three involved non-students targeting elementary schools, b) one involved a gunman targeting people at the high school he formerly attended, c) four occurred on college campuses and involved

engaging in gun violence at school. More broadly, it has promoted policies to curb violence in schools, such as anti-bullying programs, which may or may not stem public mass shootings by student perpetrators. This section of the report focuses on those federal programs and initiatives administered by the Department of Education that may be relevant in the event of a public mass shooting in a school setting.

The President's Plan was released following the Newtown tragedy—it includes several provisions specifically related to schools.¹²³ However, funding for these provisions may not be sufficient to provide meaningful assistance to all schools that could potentially benefit. Difficult decisions confront policy makers. They must consider how to make the greatest possible improvements in student safety while likely being faced with limited federal resources to devote to safety initiatives. Policy makers may have to decide whether funds should be spread across many activities so that each activity gets some additional funding, or whether funding should be concentrated in fewer programs believed to be most cost effective. This decision is made even more difficult because research on effectiveness is limited for many school security programs. This may lead to consideration of whether more funding should be provided for research into program effectiveness, and if so, whether it would restrict funding for existing school security programs.

Policy makers must also consider the importance of continuity of funds for local program success. It can be difficult for local school districts to plan, develop, and implement programs if they cannot be certain of a reliable funding stream. In recent years much of the dedicated funding for school safety programs provided by the Department of Education has been cut.¹²⁴ Some programs were cut because they were perceived as too small to make a difference. Others were cut because they failed to demonstrate their effectiveness. For example, funding for the Safe and Drug Free Schools and Communities Act (SDFSCA) program, the federal government's primary program aimed at preventing drug abuse and violence in and around public schools, has declined from \$435 million in FY2009 to \$65 million in FY2012.¹²⁵

either active or former students. CRS did not identify a public mass shooting involving a student attending elementary school who acted as an assailant in an incident at his or her own school.

¹²³ Schools continue to be among the safest places for children. Out of 1,579 homicides of youth ages 5-18 in the 2008-2009 year (most recent data available), approximately 1% (17), were school associated homicides. This percentage has remained consistently at less than 2% since the survey began in school year 1992-1993. These data do not indicate the weapon used. National Center for Education Statistics, Department of Education, and Bureau of Justice Statistics, Office of Justice Programs, Department of Justice, *Indicators of School Crime and Safety: 2011*, Washington, D.C. February, 2012.

¹²⁴ One of the Safe and Drug Free Schools and Communities Act programs (SDFSCA) that is continuing to receive funding is the Safe Schools/Healthy Students (SS/HS) grant program. It is funded jointly by the Department of Education and SAMHSA. The program is administered by the Department of Education, SAMHSA, and DOJ. The SS/HS initiative is a discretionary grant program that provides schools and communities with federal funding to implement an enhanced, coordinated, comprehensive plan of activities, programs, and services that focus on healthy childhood development and the prevention of violence and alcohol and drug abuse. Grantees are required to establish partnerships with local law enforcement, public mental health, and juvenile justice agencies/entities. The program received \$17 million in Department of Education funding for FY2012. These grants are awarded to state education agencies (SEAs), high-need local educational agencies (LEAs) and their partners.

¹²⁵ As authorized, the SDFSCA is divided into two major programs: State Formula Grants and National Programs. The majority of State Formula Grant funding was distributed first by formula to states and then also by formula to LEAs. However, FY2009 is the last year that funding was provided for State Formula Grants. Presently, funding is only provided for National Programs. Funding for the State Grant Formula program was eliminated in part because it was believed that the amount of money reaching LEAs was too small to implement effective programming. For more information on the SDFSCA program see CRS Report RL34496, *Safe and Drug-Free Schools and Communities Act: Program Overview and Reauthorization Issues*, by Gail McCallion.

Department of Education guidance has divided the crisis management process for schools into four phases. Those four phases, in sequential order, are prevention, preparedness, response, and recovery.¹²⁶ Because emergency planning at institutions of higher education occurs in a significantly different environment and context, this report focuses on emergency planning at the elementary and secondary school level.¹²⁷

Prevention

Prevention (and mitigation) involves broadly structured efforts to help schools reduce the need to respond to crises including mass shootings. This stage of crisis management is critical for educators. If students do not feel safe at school, they will not be able to focus their energy on the most important task before them—learning. According to the Department of Education, this first stage of crisis management should include the following activities:

- connecting with community responders to identify potential hazards,
- reviewing the most recent school safety audit,
- determining who is responsible for overseeing violence prevention at the school,
- soliciting staff input on the crisis plan,
- reviewing school incident data,
- determining major crime and violence problems at the school and assessing how effectively they are currently being addressed, and
- conducting an assessment to determine how existing threats may impact the school's vulnerability to particular crises.¹²⁸

School Climate

Improving school climate is one strategy for mitigating and preventing a variety of crises, including mass shootings (if the perpetrators involved in these incidents are students). A CDC report states that a positive school climate is “characterized by caring and supportive interpersonal relationships; opportunities to participate in school activities and decision-making; and shared positive norms, goals, and values.”¹²⁹ Research has indicated that one of the most

¹²⁶ The Department of Education has a variety of resources to help schools and communities develop an emergency management plan. See <http://www2.ed.gov/admins/lead/safety/emergencyplan/crisisplanning.pdf>. See also <http://rems.ed.gov/CreatingAndUpdatingSchoolEmergencyManagementPlans.aspx>.

¹²⁷ For a discussion of school safety issues at Institutions of Higher Education, see CRS Report RL33980, *School and Campus Safety Programs and Requirements in the Elementary and Secondary Education Act and Higher Education Act*, by Gail McCallion and Rebecca R. Skinner.

¹²⁸ A Secret Service study indicated that conducting threat assessments may help schools be better prepared to address potential problems. The study was based on information regarding 37 school shootings involving 41 attackers. It concluded that there is no accurate or useful ‘profile’ of a school shooter. In contrast, it indicated that threat assessment may be useful if it is: “a fact-based investigative and analytical approach that focuses on what a particular student is doing and saying, and not on whether the student ‘looks like’ those who have attacked schools in the past. Threat assessment emphasizes the importance of behavior and communications for identifying, evaluating and reducing the risk posed by a student who may be thinking about or planning for a school-based attack.” Bryan Vossekuil et al., *The Final Report and Findings of the Safe School Initiative: Implications for the Prevention of School Attacks in the United States*. Department of Education and Secret Service, Washington D.C. 2004. p. 41. For more on threat assessments, see “Preparedness and Prevention Combined—Threat Assessments in this report.

¹²⁹ Centers for Disease Control and Prevention, *School Connectedness: Strategies for Increasing Protection Factors Among Youth*. Atlanta, GA, Department of Health and Human Services, 2009, p. 7.

important elements in a positive school climate is for students to have a feeling of school connectedness. School connectedness is defined as “the belief by students that adults and peers in the school care about their learning as well as about them as individuals.”¹³⁰

The Department of Education’s Office of Special Education Programs funds a Technical Assistance Center on Positive Behavioral Interventions and Supports. The Center provides capacity-building information and technical assistance to schools, districts, and states who are implementing a school climate protocol called *School-wide Positive Behavioral Interventions and Supports* (SWPBIS). SWPBIS is a three-tiered prevention-based approach to improving school-wide disciplinary practices. According to the Center, SWPBIS is used in more than 9,000 schools across 40 states.¹³¹ SWPBIS has been linked to reductions in student suspensions and office discipline referrals.¹³²

Bullying prevention is also an important aspect of improving school climate. The federal government recognizes the importance of this issue and has become increasingly involved in bullying prevention initiatives in recent years.¹³³

Research indicates that both victims of bullying and those who engage in bullying behavior can experience both short and long-term effects resulting in psychological difficulties and social relationship problems. A GAO literature review of seven meta-analyses on the impact of bullying on victims found that bullying could result in psychological, physical, academic, and behavioral issues.¹³⁴ In addition, a Secret Service study on school safety and school attacks found that “Many attackers felt bullied, persecuted or injured by others prior to the attack.”¹³⁵

School Resource Officers

The SDFSCA defines school resource officers as career law enforcement officers assigned by a local law enforcement agency to work with schools and community based organizations to:

¹³⁰ Ibid., p. 3.

¹³¹ *The President’s Plan* requests \$50 million to help 8,000 additional schools implement strategies to improve school climate. In addition to assistance provided through the Technical Assistance Center, the Department of Education is currently providing funding to 11 Safe and Supportive Schools grantees (\$47.5 million in FY2012). SEAs, high-need LEAs and their partners can apply for this grant. Funding is used to develop and implement programs that measure and improve conditions for learning based on local needs.

¹³² Catherine Bradshaw, et al., “Examining the Effects of Schoolwide Positive Behavioral Interventions and Supports on Student Outcomes,” *Journal of Positive Behavior Interventions*, vol. 12, no. 3 (July 2010).

¹³³ Representatives from the U.S. Departments of Agriculture, Defense, Education, Health and Human Services, the Interior, Justice, the Federal Trade Commission and the White House Initiative on Asian Americans and Pacific Islanders have come together to form a Federal Partners in Bullying Prevention Steering Committee. The Federal Partners work to coordinate policy, research, and communications on bullying topics. The Federal Partners have created a website, <http://www.stopbullying.gov>, which provides extensive resources on bullying, including information on how schools can address bullying. In addition, with leadership the Department of Education, the Federal Partners have sponsored three antibullying summits attended by education practitioners, policy makers, researchers, and federal officials.

¹³⁴ Government Accountability Office, *School Bullying: Extent of Legal Protections for Vulnerable groups Needs to Be More Fully Assessed*, GA0-12-349, May 2012, pp. 8-10, <http://www.gao.gov/assets/600/591202.pdf>.

¹³⁵ Bryan Vossekuil, et al., *The Final Report and Findings of the Safe School Initiative: Implications for the Prevention of School Attacks in the United States*, Department of Education and Secret Service, Washington D.C. 2004, p. 12.

(A) educate students in crime and illegal drug use prevention and safety; (B) develop or expand community justice initiatives for students; and (C) train students in conflict resolution, restorative justice, and crime and illegal drug use awareness.¹³⁶

The President's Plan would provide an incentive for DOJ's Community Oriented Policing Services (COPS) grants to be used to hire more school resource officers in the current year,¹³⁷ and would seek \$150 million in funding for a new *Comprehensive Safety Grants* program. This new grant program would provide school districts and law enforcement agencies with funding to hire new school resource officers and school psychologists. This new funding stream could also be used to purchase school safety equipment, develop or expand school safety proposals, and to train crisis intervention teams of law enforcement officers to respond and assist students in a crisis.

School resource officers are popular with the public. A recent Pew research study found that 64% of those surveyed supported having armed security guards or police in more schools.¹³⁸ However, some researchers and civil rights organizations have expressed concern about increasing the presence of school resource officers in schools, arguing that the presence of law enforcement can have a negative impact on the learning environment, and may lead to more school suspensions and referrals to the juvenile justice system.¹³⁹ On December 12, 2012, the Senate Judiciary Subcommittee on the Constitution, Civil Rights and Human Rights, held a hearing titled "Ending the School-to-Prison Pipeline." In his opening statement Chairman Richard Durbin stated that:

For many young people, our schools are increasingly a gateway to the criminal justice system. This phenomenon is a consequence of a culture of zero tolerance that is widespread in our schools and is depriving many children of their fundamental right to an education.¹⁴⁰

Preparedness and Emergency Planning

Preparedness involves marshaling the necessary resources to ensure that they are available in the event of a crisis, including shooting incidents. This involves

¹³⁶ 20 USC 7161. Another version of the federal conceptualization of the role of a school resource officer is "a career law enforcement officer, with sworn authority, deployed in community-oriented policing, and assigned by the employing police department or agency to work in collaboration with schools and community-based organizations" for a variety of purpose areas. See 42 U.S.C. §3796dd-8. Purpose areas are: "(A) to address crime and disorder problems, gangs, and drug activities affecting or occurring in or around an elementary or secondary school; (B) to develop or expand crime prevention efforts for students; (C) to educate likely school-age victims in crime prevention and safety; (D) to develop or expand community justice initiatives for students; (E) to train students in conflict resolution, restorative justice, and crime awareness; (F) to assist in the identification of physical changes in the environment that may reduce crime in or around the school; and (G) to assist in developing school policy that addresses crime and to recommend procedural changes." As such, the broad notion of a school resource officer may not be uniform across states and localities.

¹³⁷ This proposal can be implemented through executive action, it will not require congressional action. For more information on the COPS program see CRS Report R40709, *Community Oriented Policing Services (COPS): Current Legislative Issues*, by Nathan James.

¹³⁸ The Pew survey was based on phone interviews with a national sample of 1,502 adults during January 9-13, 2013. The Pew Research Center for the People and the Press, *Gun Rights Proponents More Politically Active: In Gun Control Debate, Several Options Draw Majority Support*, January 14, 2013.

¹³⁹ Data indicate that suspensions for all students have been increasing over time, however, there has been a disproportionate increase for non-Whites, particularly African American students. "The Black/White gap has grown from 3 percentage points in the 1970s to over 10 percentage points in the 2000s. Blacks are now over three times more likely than Whites to be suspended." Daniel Losen and Russell Skiba, *Suspended Education: Urban Middle Schools in Crisis*, The Civil Rights Project, Los Angeles, CA, September 13, 2010, p. 3.

¹⁴⁰ <http://durbin.senate.gov/public/index.cfm/pressreleases?ID=7dcae2b-b40e-4199-bf20-557b4b1bc650>.

- confirming that the school's current emergency plan is consistent with the National Incident Management System;
- acquiring the necessary equipment and first aid resources to address a potential crisis;
- establishing procedures to account for the location of all students;
- developing procedures to communicate with staff, families, and the media;
- ensuring all school staff are familiar with the school's layout, safety features, utility shutoffs, etc.; and
- conducting practice drills for students and staff.¹⁴¹

One of the proposals included in *The President's Plan* would provide \$30 million in one-time grants to school districts to help them develop and implement Emergency Management plans. In addition, a current SDFSCA program—Readiness and Emergency Management for schools (REMS) provides competitive grants to LEAs to strengthen and improve their emergency response and crisis plans. No grants were awarded in FY2012.¹⁴²

The Department of Education has developed resources and training materials that are available online to help schools develop emergency plans and respond to crises.¹⁴³ However, these resources are not limited to addressing a school shooting crisis; they are intended to be applicable to a range of potential crises that could impact a school (e.g., natural disaster, pandemics, terrorism).

Indicators of School Crime and Safety data show that many schools have been increasing measures intended to improve school safety. In school year 1999-2000, 54.1% of surveyed students (ages 12-18) reported that their school had security guards and/or assigned police officers; this percentage had increased to 68.1% by school year 2009-2010. Other school security measures that have increased between school year 1999-2000 and school year 2009-2010 include the use of security cameras (from 19.4% to 61.1%); locking or monitoring doors (from 74.6% to 91.7%); and requiring faculty and staff to wear badges or IDs (from 25.4% to 62.9%).¹⁴⁴ *The President's Plan* would set up an interagency group to release a model set of emergency management plans for schools, houses of worship, and institutions of higher education. It would

¹⁴¹ <http://www2.ed.gov/admins/lead/safety/emergencyplan/crisisplanning.pdf>.

¹⁴² LEAs that receive a REMS grant are required to form partnerships and collaborate with community organizations, local law enforcement agencies, heads of local government, and offices of public safety, health, and mental health as they review and revise these plans. Plans are required to be coordinated with state or local homeland security plans and must support the implementation of NIMS (for more on NIMS please see the text box titled "Federal Framework for Emergency Management" at the beginning of the "Law Enforcement Implications" section of this report.) REMS grants may be used for training school safety teams and students, conducting facility audits, informing families about emergency response policies, implementing an Incident Command System, conducting drills and tabletop simulation exercises, preparing and distributing copies of crisis plans, and, to a limited extent, for purchasing school safety equipment. Grantees under this program may receive support in managing and implementing their projects and sustaining their efforts over time from the Readiness and Emergency Management for Schools Technical Assistance Center.

¹⁴³ The Department of Education's website includes information on all stages of crisis management: prevention/mitigation, preparedness, response, and recovery. See <http://www2.ed.gov/admins/lead/safety/emergencyplan/index.html>. The Department of Education emphasizes the importance of schools ensuring that their emergency plans and potential responses are coordinated and aligned with first responders and with NIMS.

¹⁴⁴ These data are based on responses from school principals or persons most knowledgeable about crime and safety issues at the school. National Center for Education Statistics, Department of Education, and Bureau of Justice Statistics, Office of Justice Programs, Department of Justice, *Indicators of School Crime and Safety: 2011*, Washington, D.C. February, 2012.

also require the Department of Education to collect and disseminate best practices for addressing school discipline.

Maintaining crisis response capacity is required of schools by 92% of states.¹⁴⁵ Press accounts of school shootings have provided anecdotal evidence indicating that school emergency planning (lock-down procedures and practice drills, etc.) may have minimized deaths and injuries in incidents of mass shootings. However, federal legislation does not regulate the content or quality of these plans, and the comprehensiveness and implementation of these plans vary considerably across school districts.

Response

An organized and coordinated response to a crisis is based in large part on the prevention and preparedness activities that schools have adopted and implemented. According to the Department of Education, during a crisis (which can include mass shootings), schools should undertake the following activities:

- identifying the type of crisis that is occurring,
- activating the incident management system,
- identifying the appropriate response to the crisis (e.g., evacuation, shelter in place, lockdown, etc.),
- implementing the plans and procedures established in the preparation phase,
- ensuring that important information is being communicated to staff, students and parents, and
- ensuring that emergency first aid is being provided to the injured.¹⁴⁶

Many school shootings last only minutes—as a consequence, teachers and school staff become the immediate responders out of necessity in many crises, sometimes heroically sacrificing their own lives to protect the children in their care. Community first responders, including law enforcement and emergency medical personnel, are also key to ending a crisis as quickly as possible. Among their many tasks, they must immediately subdue the shooter, if he is still alive; and they must coordinate all the emergency services that are required by survivors of the shooting.

Recovery

Recovery efforts are focused on returning students to the learning environment as soon as possible. These efforts include

- restoring school facilities,
- identifying the supports and services needed by students, staff, and families to help them recover from the crisis,

¹⁴⁵ See “Executive Summary” *Journal of School Health*, vol. 78, no. 2 (February 2008), p. 110. The federal SDFSCA State Formula Grant program required LEAs receiving funding under the program to have a comprehensive plan, including “a crisis management plan for responding to violent or traumatic incidents on school grounds ...” However, FY2009 was the last year that funding was provided for State Formula Grants, and as a consequence this federal requirement has lapsed.

¹⁴⁶ See <http://www2.ed.gov/admins/lead/safety/crisisplanning.pdf>.

- connecting individuals to services, including mental health and counseling services, and
- allowing sufficient time for recovery and deciding how to commemorate the event.¹⁴⁷

The primary Department of Education program available to schools to assist recovery efforts following a crisis is Project SERV (School Emergency Response to Violence). This program provides education-related services to schools that have been disrupted by a violent or traumatic crisis. Local educational agencies and institutions of higher education (IHEs) are eligible to apply for these grants.¹⁴⁸ Project SERV funds may be used for a wide variety of activities, including mental health assessments, referrals, and services for victims and witnesses of violence; enhanced school security; technical assistance in developing a response to the crisis; and training for teachers and staff in implementing the response.¹⁴⁹

School counselors can also play an important role in facilitating a school community's recovery following a crisis. School counselors can provide an avenue for students to be heard by a caring adult, and can provide needed services or make referrals for services to community providers.¹⁵⁰

The President's Plan includes several provisions that would increase student access to mental health services. It seeks \$150 million in funding for a new *Comprehensive Safety Grants* program. One of the authorized uses of this program would be to hire school counselors. In addition, the proposal seeks \$50 million to train 5,000 additional mental health professionals to serve youth in schools and communities, and \$25 million to provide mental health services for trauma, conflict resolution, and other school-based violence prevention strategies. The proposal would also provide \$55 million for a new Project AWARE which would train teachers and other adults to recognize and help youth with mental illness and work with a variety of community agencies and organizations to ensure youth who need help are connected to service providers.

¹⁴⁷ See <http://www2.ed.gov/admins/lead/safety/emergencyplan/crisisplanning.pdf>.

¹⁴⁸ Project SERV provides grants of up to \$50,000 for short term needs (up to six months); and grants of up to \$250,000 for extended services (for a period of up to 18 months). LEAs and IHEs may apply for both Immediate Services funding and Extended Services funding; however, a separate application must be submitted for each.

¹⁴⁹ Appropriations for this program are requested on a no-year basis, to remain available for obligation at the federal level until expended. Thus, funds can be carried over from year to year in the event that there are no school-related crises in a given year.

¹⁵⁰ The Elementary and Secondary School Counseling program received funding of \$52 million in FY2012. It provides competitive grants to LEAs to establish or expand elementary and secondary school counseling programs. Grantees that receive funding under this program must meet several requirements, including having a program that is comprehensive in addressing the counseling and educational needs of all students; increases the range, availability, quality, and quantity of counseling services; expands services through qualified staff; involves public and private entities in collaborative efforts to enhance the program and promote integrated services; and provides appropriate staff training. The President did not request any FY2013 funding for this program, instead proposing to fund a broader Successful, Safe, and Healthy Students program. In addition to the Elementary and Secondary School Counseling program there are two other mental health programs authorized by the Elementary and Secondary Education Act; however they are no longer receiving funding. The Grants for the Integration of Schools and Mental Health Systems program authorizes the Secretary to award competitive grants or enter into contracts or cooperative agreements with SEAs, LEAs, or Indian tribes for the purpose of increasing student access to quality mental health care by developing innovative programs to link local school systems with the local mental health system. The program last received funding of \$6 million in FY2010. The second program is the Promotion of School Readiness through Early Childhood Emotional and Social Development (Foundations for Learning). The Secretary, in consultation with the Secretary of Health and Human Services, is permitted to award Foundations for Learning Grants to LEAs, local councils, community-based organizations, and other public or nonprofit private entities to assist eligible children with school readiness. The program last received funding of \$1 million in FY2010.

Concluding Comments

When addressing public mass shootings, many of the policymaking challenges may boil down to two interrelated concerns: (1) a need to determine the effectiveness of existing programs—particularly preventive efforts—and (2) figuring out where to disburse limited resources.

The law enforcement and public health fields have lengthy histories of applying preventive approaches to their work. However, the utility of widely employed preventive measures in these areas to fight public mass shootings is far from clear. For example, it appears that intelligence-led policing fails to address this threat. Likewise, preventive public health approaches reliant on research drawn from large data sets, covering broad populations, and examining general trends may not adequately address relatively rare—though devastating—public mass shootings. Given this, policy makers may be interested in supporting the development of useful preventive schemes in the law enforcement and public health arenas.

In the area of education, preventive efforts may be more effective. Fostering a positive school climate can be seen as a key element in preventing shootings. Additionally, the use of school resource officers as a preventive measure is popular among Americans. Yet, there are those who question the impact of such officers on the learning environment.

Policy makers confront the task of disbursing resources among a wide assortment of programs to tackle public mass shootings. Which efforts are more important than others? For example, should prevention trump response in most cases? Should programs that have multiple uses be favored over others that may be seen as more focused (or vice versa)? For example, which should receive more support related to dealing with mass shootings: EMS or efforts to cultivate positive school climate? Which untested programs or approaches should be evaluated thoroughly? Who should evaluate them? How long should funding exist to tackle the threat of mass shootings?

All of this hints at an overarching difficulty confronting experts interested in crafting policy to address mass shootings. Essentially, baseline metrics gauging the effectiveness of policies to thwart public mass shootings are often unclear or unavailable. This lack of clarity starts with identifying the number of shootings, themselves, since no broadly agreed-to definition exists. Several questions flow from this issue. How many people have such incidents victimized? How much does prevention of, preparedness for, and response to such incidents cost the federal government? What measurements can be used to determine the effectiveness of such efforts? In other words, and most importantly, how will we measure our successes or determine our failures in fighting this problem?

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ATTACHMENT 3
2022 Centers for Disease Control and Prevention:
Firearm Violence Prevention



Violence Prevention

[Violence Prevention Home](#)

Fast Facts: Firearm Violence Prevention

What is a firearm injury?

A firearm injury is a gunshot wound or penetrating injury from a weapon that uses a powder charge to fire a projectile. Weapons that use a powder charge include handguns, rifles, and shotguns. Injuries from air- and gas-powered guns, BB guns, and pellet guns are not considered firearm injuries as these types of guns do not use a powder charge to fire a projectile.

What are the different types of firearm injuries?

There are many types of firearm injuries, which can be fatal or nonfatal:

- **Intentionally self-inflicted**
 - Includes firearm suicide or nonfatal self-harm injury from a firearm
- **Unintentional**
 - Includes fatal or nonfatal firearm injuries that happen while someone is cleaning or playing with a firearm or other incidents of an accidental firing without evidence of intentional harm
- **Interpersonal violence**
 - Includes firearm homicide or nonfatal assault injury from a firearm
- **Legal intervention**
 - Includes firearm injuries inflicted by the police or other law enforcement agents acting in the line of duty
 - For example, firearm injuries that occur while arresting or attempting to arrest someone, maintaining order, or ensuring safety
 - The term *legal intervention* is a commonly used external cause of injury classification. It does not indicate the legality of the circumstances surrounding the death.
- **Undetermined intent**
 - Includes firearm injuries where there is not enough information to determine whether the injury was intentionally self-inflicted, unintentional, the result of legal intervention, or from an act of interpersonal violence.

How common are firearm injuries?

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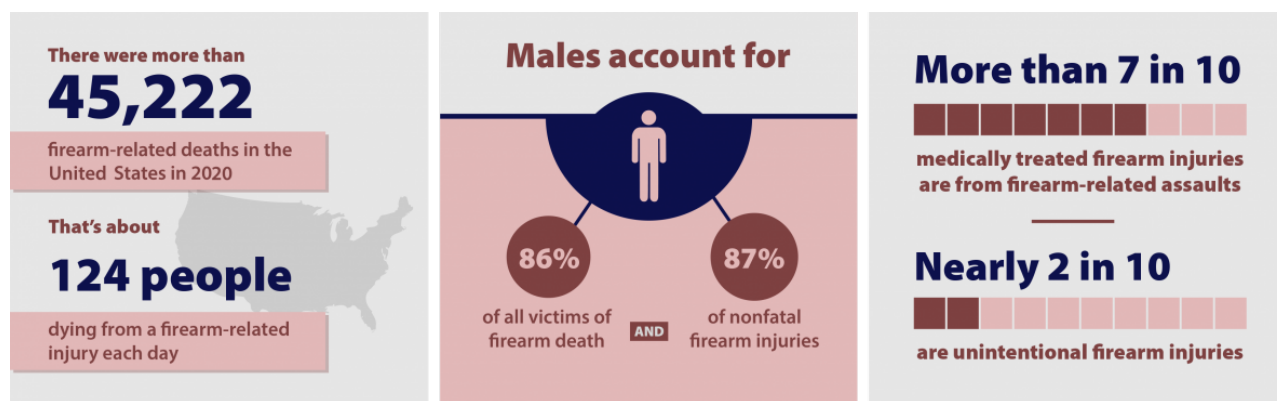
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are highest among teens and young adults 15-34 years of age and among Black or African American, American Indian or

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Alaska Native, and Hispanic or Latino populations. Firearm suicide rates are highest among adults 75 years of age and older and among American Indian or Alaska Native and non-Hispanic white populations.



What is defensive gun use? How often does it occur?

Although definitions of defensive gun use vary, it is generally defined as the use of a firearm to protect and defend oneself, family, other people, and/or property against crime or victimization.

Estimates of defensive gun use vary depending on the questions asked, populations studied, timeframe, and other factors related to study design. Given the wide variability in estimates, additional research is necessary to understand defensive gun use prevalence, frequency, circumstances, and outcomes.

What are the consequences of firearm violence?

People who survive a firearm-related injury may experience long-term consequences. These include problems with memory, thinking, emotions, and physical disability from injury to the brain; paralysis from injury to the spinal cord; and chronic mental health problems from conditions such as post-traumatic stress disorder.

The effects of firearm violence extend beyond victims and their families. Shooting incidents, including those in homes, schools, houses of worship, workplaces, shopping areas, on the street or at community events can affect the sense of safety and security of entire communities and impact everyday decisions.

The economic impact of firearm violence is also substantial. Firearm violence costs the United States tens of billions of dollars each year in medical and lost productivity costs.

What is CDC's role in firearm violence prevention?

CDC's National Center for Injury Prevention and Control (NCIPC) has been the nation's leading public health authority on

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Veteran's Administration, in collaboration with the American Foundation for Suicide Prevention and the National Shooting Sports Foundation, has released [Suicide Prevention is Everyone's Business: A Toolkit for Safe Firearm Storage](#)  . This toolkit describes methods for safe storage and provides guidance to enhance safe storage practices in your community.

The National Shooting Sports Foundation's [Project ChildSafe](#)  emphasizes the importance of storing firearms unloaded and locked, with ammunition secured separately. They provide safety kits, brochures, tip sheets, and other educational materials and resources.

Please note that these examples are not meant to be a complete list of resources for safe firearm storage and [other resources](#) are available.

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ATTACHMENT 4
2022 Council on Foreign Relations:
U.S. Gun Policy

COUNCIL *on*
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Backgrounder

U.S. Gun Policy: Global Comparisons

The United States is witnessing another year of record gun violence, raising domestic and international scrutiny of its comparatively loose gun laws and placing pressure on lawmakers to enact meaningful reforms.

WRITTEN BY

Jonathan Masters

UPDATED

Last updated June 10, 2022 9:00 am (EST)

Summary

The debate over U.S. gun laws has raged for decades, often reigniting after high-profile mass shootings. Gun violence has surged amid the COVID-19 pandemic.

Gun ownership and gun homicide rates are high in the United States in comparison to rates in other advanced democracies.

Mass shootings in Australia, Canada, and the United Kingdom prompted those governments to tighten gun laws.

Introduction

The debate over gun control in the United States has waxed and waned over the years, stirred by frequent mass shootings in civilian settings. Gun violence is the leading cause of death for children and young adults in the United States. In particular, the ready availability of assault weapons and ammunition has provoked national discussion after multiple mass shootings of

school children, most recently in Uvalde, Texas. However, Congress has repeatedly been unable to pass meaningful gun legislation in the wake of these tragedies despite broad public support for new restrictions.

Recent years have seen some of the worst gun violence in U.S. history. In 2021, guns killed more than forty-five thousand Americans, the highest toll in decades; and the upward trend is on track to continue.

Many gun control advocates say the United States should look to the experiences of wealthy democratic peers that have instituted tighter restrictions to curb gun violence.

United States

Gun ownership in the United States is rooted in the Second Amendment of the Constitution: “A well-regulated Militia, being necessary to the security of a free State, the right of the people to keep and bear Arms, shall not be infringed.”

The United States, with less than 5 percent of the world’s population, has 46 percent of the world’s civilian-owned guns, according to the most recent report by the Switzerland-based Small Arms Survey (2018). It ranks number one in firearms per capita. The United States also has the highest homicide-by-firearm rate of the world’s most-developed nations. Many gun rights proponents say these statistics do not indicate a causal relationship.

However, the right to bear arms is not unlimited. The U.S. Congress and state legislatures have authority to enact controlling legislation, and the U.S. Supreme Court has upheld some firearm restrictions, such as bans on concealed weapons and on the possession of certain types of weapons, as well as prohibitions on the sale of guns to certain categories of people. The Gun Control Act of 1968 prohibits individuals under eighteen years of age, convicted criminals, the mentally disabled, dishonorably discharged military personnel, and others from purchasing firearms. In 1993, the Brady Handgun Violence Prevention Act mandated background checks for all unlicensed individuals purchasing a firearm from a federally authorized dealer.

But some gun laws have not survived judicial review. For instance, in 2008, the Supreme Court struck down a Washington, DC, law that banned handguns, the court's first ruling on the Second Amendment in nearly seventy years.

Federal law provides the basis for firearms regulation in the United States, but states and cities can impose further restrictions. Some studies have indicated that states with more restrictive gun laws, such as California or Hawaii, have lower incidences of gun deaths, although researchers say more analysis is needed.

In recent years, Congress has debated changes to existing gun laws, typically in the immediate aftermath of a high-profile mass shooting, such as that in Las Vegas in 2017 (sixty people killed) or in Parkland, Florida, in 2018 (seventeen killed). But in almost every instance, legislation has failed to garner enough support. Ill-fated bills have proposed measures including an assault weapons ban, expanded background checks, and a prohibition on firearm sales to people on federal terrorism watch lists.

As of mid-2022, there were no federal laws banning semiautomatic assault weapons, military style .50 caliber rifles, handguns, or large-capacity magazines. There was also no federal requirement for those purchasing a gun to have any firearm safety training. There was a federal prohibition on assault weapons and on large-capacity magazines between 1994 and 2004, but Congress allowed these restrictions to expire.

Meanwhile, gun violence has surged amid the COVID-19 pandemic. As of June 2022, guns have killed some nineteen thousand people in the United States this year. The majority of those were in acts of suicide. Mass shootings—those with at least four victims—were occurring at a rate of at least one per day.

Canada

Gun ownership is also relatively high in Canada, at about thirty-five firearms per hundred residents (ranking fifth globally), but the country does not struggle with a similar level of gun violence. As in the United States, Canada's national government sets gun restrictions that the provinces, territories, and municipalities can supplement. And like its southern neighbor, Canada's gun laws have often been prompted by gun violence. In 1989, a student armed with a semiautomatic rifle killed fourteen students and injured more than a dozen others at a Montreal engineering school. The incident is widely credited with driving major gun reform that imposed a twenty-eight-day waiting period for purchases; mandatory safety training courses; more detailed background checks; bans on large-capacity magazines; and bans or greater restrictions on military-style firearms and ammunition.

Firearms in Canada are divided into three classes: nonrestricted weapons, such as ordinary rifles and shotguns; restricted, such as handguns and semiautomatic rifles or shotguns; and prohibited, such as automatic weapons. It is illegal to own a fully automatic weapon unless it

was registered before 1978.

Changes to the law in 1995 required individuals to obtain a license to buy guns and ammunition, as well as register all firearms. However, in 2012, the requirement to register nonrestricted guns was dropped, and related public records were expunged. Following another mass shooting, at a Quebec City mosque in 2017, the government passed a bill to again require nonrestricted firearms to be registered and allow background checks to consider events from more than five years in the past. In 2020, after a gunman killed twenty-two people in Canada's deadliest mass shooting, Prime Minister Justin Trudeau announced a ban on "assault-style" firearms. The legislation also required those who owned now-prohibited firearms to either participate in a buyback program or comply with a strict storage regime.

Australia

The inflection point for modern gun control in Australia was the Port Arthur massacre of 1996 when a young man killed thirty-five people and wounded nearly two dozen others. The rampage, perpetrated with a semiautomatic rifle, was the worst mass shooting in the nation's history. Less than two weeks later, the conservative-led national government pushed through fundamental changes to the country's gun laws in cooperation with the various states and territories, which regulate firearms.

The National Agreement on Firearms [PDF] all but prohibited automatic and semiautomatic assault rifles, mandated licensing and registration, and instituted a temporary gun buyback program that took some 650,000 assault weapons (about one-sixth of the national stock) out of public circulation. Among other things, the law also required licensees to demonstrate a "genuine need" for a particular type of gun and take a firearm safety course. After another high-profile shooting, in Melbourne in 2002, Australia's handgun laws were tightened as well. Many analysts said these measures were highly effective, citing declines in gun-death rates and gun-related mass killings.

Following an uptick in gun sales in 2017, however, Australian gun control advocates warned against the easing of gun laws in some states and territories. The gun safety discussion was also influenced by the suspected murder-suicide of a family of seven in Western Australia, the country's worst mass shooting in two decades. Today, Australia has more guns in circulation

than before the Port Arthur massacre, although the number of people who own them has fallen over the same period.

Israel

Military service is compulsory in Israel, and guns are a part of many Israelis' daily lives. Much of the population has indirect access to an assault weapon by either being a soldier or a reservist or a relative of one. By law, most eighteen-year-olds are drafted into the military, psychologically screened, and provided at least some weapons training after high school. After serving typically two or three years in the armed forces, however, most Israelis are discharged and subject to civilian gun laws.

The country has relatively strict gun regulations, including an assault-weapons ban, a requirement to register ownership with the government, and a limit of one gun per owner. To obtain a gun license, an applicant must be an Israeli citizen or permanent resident; speak at least some Hebrew, Israel's official language; and pass a health screening. The minimum-age requirements vary: twenty-seven years old for citizens with no military or national-service experience, twenty-one for those who have served, and forty-five for permanent residents who are not citizens. Applicants must also show genuine cause to carry a firearm, such as self-defense or hunting.

United Kingdom

Modern gun control efforts in the United Kingdom (UK) have also been precipitated by extraordinary acts of violence that sparked public outrage. In 1987, a lone gunman armed with two semiautomatic rifles and a handgun went on a six-hour shooting spree roughly seventy miles west of London, killing more than a dozen people and then himself. In the wake of the incident, known as the Hungerford massacre, Britain introduced the Firearms (Amendment) Act, which expanded the list of banned weapons, including certain semiautomatic rifles, and increased registration requirements for other weapons.

A gun-related tragedy in the Scottish town of Dunblane in 1996 prompted Britain's strictest gun laws yet. A man armed with four handguns shot and killed sixteen schoolchildren and one adult before committing suicide in the country's worst mass shooting to date. The incident sparked

public campaign known as the Snowdrop Petition, which helped drive legislation banning handguns, with few exceptions. The government also instituted a temporary gun buyback program, which many credit with taking tens of thousands of illegal or unwanted guns out of supply.

A large majority of police officers in the UK do not carry firearms, setting them apart from counterparts in the United States and other countries. Guns are limited to specially trained police units that respond to particular emergencies or deploy for certain types of operations. Supporters of the policy say the unarmed officer symbolizes policing of the public by consent, not by force.

Norway

Gun control had rarely been much of a political issue in Norway—where gun laws are viewed as tough, but ownership rates are high—until a right-wing extremist killed seventy-seven people in attacks in Oslo and at an island summer camp in 2011. Though Norway ranks fourteenth worldwide in gun ownership, according to Small Arms Survey, it placed near the bottom in gun homicide rates. (The U.S. rate is roughly forty-four times higher.) Most Norwegian police, like the British, do not carry firearms.

In the wake of the tragedy, some analysts in the United States cited the rampage as proof that strict gun laws—which in Norway include requiring applicants to be at least eighteen years of age, specify a “valid reason” for gun ownership, and obtain a government license—are ineffective. Other gun control critics have argued that had other Norwegians, including the police, been armed, the gunman might have been stopped earlier and killed fewer victims.

After the massacre, an independent commission recommended tightening Norway’s gun restrictions in various ways, including by prohibiting pistols and semiautomatic weapons, but no changes were made. In 2018, the Norwegian parliament approved a ban on semiautomatic firearms, which took effect in 2021.

Japan

Gun control advocates regularly cite Japan’s highly restrictive firearm regulations in tandem with its extraordinarily low gun death rate. Most years, fewer than one hundred Japanese die

from gun violence in a country of 125 million people. Most guns are illegal in the country and ownership rates, which are quite low, reflect this.

Under Japan's firearm and sword law [PDF], the only guns permitted are shotguns, air guns, guns with specific research or industrial purposes, or those used for competitions. However, before access to these specialty weapons is granted, one must obtain formal instruction and pass a battery of written, mental, and drug tests and a rigorous background check. Furthermore, owners must inform the authorities of how their weapons and ammunition are stored and provide their firearms for annual inspection.

Some analysts link Japan's aversion to firearms with its demilitarization in the aftermath of World War II. Others say that because the overall crime rate in the country is so low, most Japanese see no need for firearms.

Recommended Resources

This Backgrounder explores how U.S. policing compares with that of other advanced democracies.

The *New York Times Magazine* profiles the National Rifle Association, one of the most powerful political lobbies in the United States.

For CFR's Think Global Health, Katherine Leach-Kemon and Laurent Grosvenor write that there is little connection between mental health and gun violence, and that policymakers should focus on other risk factors, such as alcohol use and intimate partner violence.

The Brookings Institution investigates the spike in firearm sales in the United States at the onset of the COVID-19 pandemic.

Alice Hickson and Andrew Chatzky contributed to this Backgrounder.

For media inquiries on this topic, please reach out to communications@cfr.org.

ATTACHMENT 5
2023 List of MCIs (as of February 22, 2023)

2023 date	City	State	Dead	Injured	Total	Description
February 19	<u>Chicago</u> (3)	<u>Illinois</u>	3	3	6	Three people were killed and three others were injured along a northbound lane of I-57 in the <u>South Side</u> . ^[19]
February 19	<u>New Orleans</u> (4)	<u>Louisiana</u>	1	4	5	One man was killed and four others were shot and injured at an intersection along a parade route. ^[20]
February 19	<u>Linden</u>	<u>New Jersey</u>	4 ^[n 2]	0	4	Two parents and their two teenage children were killed in a murder-suicide at their home. ^[21]
February 19	<u>St. Louis</u>	<u>Missouri</u>	0	4	4	One woman and three men were shot and injured during a shooting in Downtown St. Louis. ^[22]
February 19	<u>Memphis</u>	<u>Tennessee</u>	1	10	11	Seven people were shot and injured at a Live Lounge. Four others were shot, one fatally, at a related shooting nearby. ^[23]
February 19	<u>Indianapolis</u>	<u>Indiana</u>	0	5	5	Five people were shot and injured, one critically, at a gas station.
February 18	<u>Columbus</u> (2)	<u>Georgia</u>	2	2	4	Two men were killed and two children were injured during a shooting at a motel. ^[24]
February 18	<u>Galena Park</u>	<u>Texas</u>	5 ^{[n 2][n 3]}	2	7	A man sexually assaulted a 12-year-old girl before fatally shooting three teenage girls, one of whom was pregnant, during a domestic dispute. An infant and a juvenile were also hospitalized. He then committed suicide in his bedroom. ^[25]
February 18	<u>Loris</u>	<u>South Carolina</u>	0	4	4	Four people shot and injured outside of Loris. ^[26]
February 17	<u>Columbus</u> (1)	<u>Georgia</u>	0	9	9	Nine juveniles were shot and injured at a gas station. ^[27]
February 15	<u>Baltimore</u> (2)	<u>Maryland</u>	0	4	4	Four people, including two teenagers, were shot and wounded outside of a gas station in southeastern Baltimore. ^[28]
February 15	<u>El Paso</u>	<u>Texas</u>	1	3	4	2023 El Paso shooting: A gunman opened fire in the Cielo Vista Mall, killing one person and injuring three others. ^[29]
February 14	<u>Buffalo</u>	<u>New York</u>	0	5	5	Five people were shot and injured after an altercation escalated. ^[30]
February 14	<u>Sweetwater</u>	<u>Tennessee</u>	1	4	5	One person was killed and five others, including a child, were injured at a residence. ^[31]
February 14	<u>Pittsburgh</u>	<u>Pennsylvania</u>	0	4	4	Four teenagers were shot outside Westinghouse High School. ^[32]
February 13	<u>East Lansing</u>	<u>Michigan</u>	4 ^[n 2]	5	9	2023 Michigan State University shooting: Three people were killed and five others injured, all students, at <u>Michigan State University</u> . ^[33] The shooter, a 43-year-old man with no known ties to the school, died reportedly of a self-inflicted gunshot wound as he was being approached by police. ^[34]

2023 date	City	State	Dead	Injured	Total	Description
February 13	<u>Paterson</u>	<u>New Jersey</u>	0	4	4	Two teenagers and two adults were shot and wounded. ^[35]
February 12	<u>Louisville</u>	<u>Mississippi</u>	1	5	6	Six people were injured after multiple shooters opened fire in a parking lot. ^{[36][37]}
February 10	<u>New York City (2)</u>	<u>New York</u>	0	4	4	Four people were wounded in a drive-by shooting outside a smoke shop in <u>Coney Island, Brooklyn</u> . ^[38]
February 10	<u>New York City (1)</u>	<u>New York</u>	2	2	4	A 24-year-old person was killed, and three additional people were wounded outside a Popeye's restaurant in the Crotona neighborhood of the Bronx. ^[39]
February 9	<u>Harvey</u>	<u>Louisiana</u>	4 ^[n 2]	0	4	A man fatally shot three of his family members at their home before committing suicide. ^[40]
February 8	<u>Laurinburg</u>	<u>North Carolina</u>	0	4	4	Three teenagers and one man were shot and injured during a drive-by shooting. ^[41]
February 8	<u>New Orleans (3)</u>	<u>Louisiana</u>	2	5 ^[n 4]	7	Two adults were killed and five other people, including two children, were injured in a vehicle at an intersection in <u>New Orleans East</u> . ^[42]
February 8	<u>Elizabeth City</u>	<u>North Carolina</u>	0	4	4	Four teenagers were shot and injured. ^[43]
February 6	<u>Corpus Christi</u>	<u>Texas</u>	1	4	5	A 20-year-old woman was killed and four other people were injured after an argument between a group of people in two cars and a group of people at a home escalated. ^[44]
February 5	<u>Stockton</u>	<u>California</u>	1	3	4	One man was killed and three others were injured in downtown Stockton. ^[45]
February 5	<u>Tucson</u>	<u>Arizona</u>	1	3	4	One man was killed and three teenage boys were injured, one critically, at a house party in Southeast Tucson. ^[46]
February 5	<u>Newport</u>	<u>Arkansas</u>	1	4	5	One woman was killed and three were injured after two shooters opened fire at a concert. ^[47]
February 5	<u>Colorado Springs</u>	<u>Colorado</u>	1	4	5	One person was killed and four were injured after an unknown shooter open fired in the Meridian Ranch neighborhood. Authorities believe the shooting is linked to a carjacking from the day before. ^[48]
February 4	<u>Huntsville</u>	<u>Texas</u>	2	2	4	Two people were killed and two others were critically injured after two shooters opened fire at a house party near <u>Sam Houston State University</u> . ^[49]
February 1	<u>Los Angeles (2)</u>	<u>California</u>	0	5	5	Five people were injured in a drive-by shooting in South Los Angeles. ^[50]
February 1	<u>Texas City</u>	<u>Texas</u>	0	4	4	Four people were shot, one critically, at an apartment complex. Two children were present, but were left unharmed. ^[51]

2023 date	City	State	Dead	Injured	Total	Description
January 31	<u>Durham</u> (2)	<u>North Carolina</u>	2	2	4	Four men were shot, two fatally, in a neighborhood of Durham. ^[52]
January 30	<u>Lakeland</u>	<u>Florida</u>	0	11	11	Eleven people were injured, two critically, during a targeted attack at a neighborhood intersection one mile north of downtown Lakeland. ^[53] The perpetrator was killed by police seven days later in a car chase. ^[54]
January 30	<u>Dallas</u> (2)	<u>Texas</u>	1	3	4	One man was killed and three other people, including a child, were injured in southern Dallas. ^[55]
January 29	<u>Greensboro</u>	<u>North Carolina</u>	1	6	7	One person was killed and six people were injured during a shooting at a nightclub. ^[56]
January 29	<u>Columbus</u>	<u>Ohio</u>	1	3	4	One person was killed and three people were injured after two shooters opened fire at a strip club in northeast Columbus. ^[57]
January 28	<u>Andrews</u>	<u>South Carolina</u>	2	2	4	Two deceased victims were found lying in a road, while two injured were found nearby. ^[58]
January 28	<u>Austin</u>	<u>Texas</u>	1	4	5	One person was killed and four people were injured, two critically, at a <u>hookah lounge</u> in northeast Austin. ^[59]
January 28	<u>Philadelphia</u> (2)	<u>Pennsylvania</u>	0	4	4	Four people were injured in a shooting the Oxford Circle neighborhood in Northeast Philadelphia. ^[60]
January 28	<u>Los Angeles</u> (1)	<u>California</u>	3	4	7	Three people were killed and four others were critically injured in a shooting in the <u>Beverly Crest</u> neighborhood. ^[61]
January 26	<u>Newark</u>	<u>New Jersey</u>	1	4	5	One person was killed and four others were wounded on the sidewalk outside of a liquor store in downtown Newark. ^[62]
January 26	<u>Lancaster</u>	<u>Pennsylvania</u>	0	4	4	Four people were shot and wounded at a <u>McDonald's</u> after a fight broke out. ^[63]
January 24	<u>Red Springs</u>	<u>North Carolina</u>	3	1	4	Three people were killed and one other person critically injured in a shooting. ^[64]
January 23	<u>Oakland</u>	<u>California</u>	1	7	8	A teenager was killed and seven people were injured in a shootout at a gas station near the filming of a music video. Police believe the motive is gang related. ^[65]
January 23	<u>Half Moon Bay</u>	<u>California</u>	7	1	8	2023 Half Moon Bay shootings: Seven people were shot and killed, and one was critically injured at two farms. The victims were all farmworkers. A suspect was arrested for the shootings. ^[66]
January 23	<u>Chicago</u> (2)	<u>Illinois</u>	2	3	5	Suspects open fire on people in a <u>South Shore</u> apartment, killing two people and wounding three others. ^[67]

2023 date	City	State	Dead	Injured	Total	Description
January 23	<u>Dodge City</u>	<u>Kansas</u>	1 ^[n 2]	5 ^[n 5]	6	A suspect opened fire at deputies, shooting three deputies and a woman, before being shot and killed in a shootout with police. ^[68]
January 22	<u>Tunica Resorts</u>	<u>Mississippi</u>	0	4	4	Four people were wounded outside a casino early in the morning after an individual in a vehicle opened fire. ^[69]
January 22	<u>Shreveport</u>	<u>Louisiana</u>	0	8	8	Five adults and three children were injured in a home, four of them critically. ^[70]
January 22	<u>Brookhaven</u>	<u>Georgia</u>	1	3	4	A man was killed and three other people were injured at an apartment complex. ^[71]
January 22	<u>Baton Rouge</u>	<u>Louisiana</u>	0	12	12	Twelve people were injured, three critically, in a shooting at a bar. ^[72]
January 21–22	<u>Monterey Park</u>	<u>California</u>	11 ¹	9	20	2023 Monterey Park shooting: A 72-year-old man killed 11 people and injured nine others at a dance studio in Monterey Park after a Lunar New Year celebration in the city. ^[73]
January 18	<u>Lynchburg</u>	<u>Virginia</u>	0	4 ^[n 6]	4	Four people were injured, two critically, after two groups opened fire on each other in a parking lot. ^{[74][75]}
January 17	<u>Houston (2)</u>	<u>Texas</u>	0	4	4	Four people were injured during a drive-by shooting of a convenience store in Northeast Houston. ^[76]
January 16	<u>Sanford</u>	<u>Florida</u>	1	5	6	One woman was killed and five others were injured in a targeted car-to-car shooting at an intersection. ^[77]
January 16	<u>Fort Pierce</u>	<u>Florida</u>	1	11 ^[n 7]	12	One person was killed and 11 others were injured in a shooting at a park during a Martin Luther King Jr. Day event. The shooting stemmed from a disagreement between two parties. ^[78]
January 16	<u>Goshen</u>	<u>California</u>	6	0	6	Goshen shooting: A baby, a teenager, and four others were killed in a shooting at a home. ^[79]
January 15	<u>Houston (1)</u>	<u>Texas</u>	1	4	5	Five people were shot, one fatally, after a shooter opened fire outside a club in north Houston. ^[80]
January 15	<u>Rockford</u>	<u>Illinois</u>	3	2	5	Multiple shootings occurred leaving three killed and two others injured. ^[81]
January 15	<u>Phoenix</u>	<u>Arizona</u>	0	4	4	Four people, including a pregnant woman, were shot and injured in a townhouse. ^[82]
January 15	<u>Homestead</u>	<u>Florida</u>	1	3	4	One person was killed and three others were injured during a drive-by shooting near an intersection. ^[83]
January 13	<u>Cleveland</u>	<u>Ohio</u>	4	1	5	A man went inside a home in the west side and opened fire, shooting five family members, killing four, before being taken into custody. ^{[84][85]}

2023 date	City	State	Dead	Injured	Total	Description
January 9	<u>Minneapolis</u> (2)	<u>Minnesota</u>	0	4	4	Four people were shot near the <u>Lake Street/Midtown station</u> at about 8:00 p.m. ^[86]
January 9	<u>Philadelphia</u> (1)	<u>Pennsylvania</u>	3	1	4	Three people were killed and one was critically injured in the <u>Mayfair</u> neighborhood. ^[87]
January 9	<u>Denver</u>	<u>Colorado</u>	0	4	4	Four people were wounded near an intersection in the <u>LoDo</u> neighborhood. ^[88]
January 8	<u>Albany</u>	<u>Georgia</u>	0	4	4	Four people, including three teenagers, were wounded in a drive-by shooting while playing basketball in <u>Driskell Park</u> . ^[89]
January 8	<u>Minneapolis</u> (1)	<u>Minnesota</u>	0	4	4	A woman and three men were wounded outside of a party on <u>Hennepin Avenue</u> . ^[90]
January 7	<u>Huntsville</u>	<u>Alabama</u>	2	13	15	Two women were killed and 13 other people were wounded during a shootout between two groups at a birthday party held in a strip mall. ^[91]
January 7	<u>Lee Township</u>	<u>Michigan</u>	4 ^[n 2]	0	4	A man killed his wife and two daughters before killing himself. ^[92]
January 7	<u>High Point</u>	<u>North Carolina</u>	5 ^[n 2]	0	5	A man killed his three children and his wife before killing himself. ^[93]
January 6	<u>San Francisco</u>	<u>California</u>	1	3	4	Four people were shot, one fatally, near a police station in the <u>Mission District</u> . ^[94]
January 6	<u>Dallas</u> (1)	<u>Texas</u>	3	2	5	Three people were killed and two others were injured in the parking lot of an apartment building in <u>North Dallas</u> . ^[95]
January 5	<u>New Orleans</u> (2)	<u>Louisiana</u>	2	3	5	Two were killed and three were injured in a shooting in <u>Central City</u> . ^[96]
January 5	<u>Miami Gardens</u>	<u>Florida</u>	0	10	10	At least 10 people were wounded outside a restaurant during the filming of a music video for rapper <u>French Montana</u> . ^[97]
January 4	<u>Enoch</u>	<u>Utah</u>	8 ^[n 2]	0	8	Killing of the Haight family: A man fatally shot his five children, wife, and mother-in-law before killing himself. ^[98]
January 4	<u>Baltimore</u> (1)	<u>Maryland</u>	1	4	5	Five teenage boys were shot, one fatally, at a mall in <u>West Baltimore</u> . ^[99]
January 4	<u>Dumfries</u>	<u>Virginia</u>	1	4	5	A man shot his teenage girlfriend, her three siblings and a teenage relative in a domestic dispute. ^[100]
January 3	<u>New Orleans</u> (1)	<u>Louisiana</u>	0	4	4	Four people were shot and wounded in the <u>Hoffman Triangle</u> neighborhood. ^[101]
January 3	<u>Washington</u> (1)	<u>District of Columbia</u>	1	3	4	One man was killed and three males were injured, including an eight-year-old boy, after two shooters opened fire near an intersection in <u>Northwest DC</u> . ^[102]
January 1	<u>Allentown</u>	<u>Pennsylvania</u>	0	4	4	Four adults were shot and injured near a recreation center. ^[103]

2023 date	City	State	Dead	Injured	Total	Description
January 1	<u>Chicago</u> (1)	<u>Illinois</u>	1	3	4	A 17-year-old boy was killed and three other teenagers were wounded in <u>Washington Park</u> during a car-to-car shooting. ^[104]
January 1	<u>Durham</u> (1)	<u>North Carolina</u>	0	5	5	Five people were injured in a <u>drive-by shooting</u> outside a <u>Subway</u> restaurant. ^[105]
January 1	<u>Clinton</u>	<u>Maryland</u>	2	2	4	Two adults were killed and two others, including a child, were injured in a domestic violence incident. ^[106]
January 1	<u>Ocala</u>	<u>Florida</u>	2	4	6	Two people were killed and four others were injured in an early-morning shooting amid a crowd of approximately 100 people. ^[107]
January 1	<u>Oklahoma City</u>	<u>Oklahoma</u>	1	3	4	One person was killed and at least three others were injured in a parking lot in downtown Oklahoma City. ^[108]
January 1	<u>Mifflin Township</u>	<u>Ohio</u>	1	4	5	One person was killed and four others were injured at a strip club near <u>John Glenn Columbus International Airport</u> after an argument escalated into gunfire. ^[109]

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK IN SUPPORT OF ACA 5, CONSTITUTIONAL AMENDMENT TO REPEAL PROPOSITION 8 LANGUAGE AND PROTECTS SAME-SEX MARRIAGE

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

SECTION 1: The City Council finds as follows:

- A. In an effort to protect marriage equality, on February 14, 2023, Assemblymember Evan Low and Senator Scott Wiener introduced ACA 5, which is a constitutional amendment intended to protect same sex-marriage with plans to remove Proposition 8's language from the state's constitution that was approved by voters in 2008.
- B. ACA 5 legislation is a 2024 ballot initiative for California voters to rescind anti-same sex marriage language from the California constitution.
- C. Marriage equality is protected by Judge Vaughn Walker's 2010 state court ruling striking down Prop. 8 and the 2015 Supreme Court decision in Obergefell v. Hodges; however, recent actions taken by the Supreme Court has prompted the introduction of legislation (ACA 5) to remove Prop. 8's language from the California Constitution.

SECTION 2: The City of Monterey Park supports ACA 5, a constitutional amendment intended to protect same sex-marriage with plans to remove Proposition 8's language from the state's constitution.

SECTION 3: *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 provision or application and, to this end, the provisions of this Resolution are severable.

SECTION 4: *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 5: *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 6: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

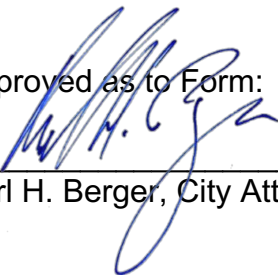
PASSED AND ADOPTED this 1st day of March, 2023.

Jose Sanchez, Mayor

Attest:

Maychelle Yee, City Clerk

Approved as to Form:



Karl H. Berger, City Attorney