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 Meeting
Monterey Park City Hall Council Chambers
320 West Newmark Avenue, Monterey Park, CA 91754

Wednesday, June 17, 2026
6:30 PM

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

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

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

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos. Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please email City Hall at mpclerk@montereypark.ca.gov or call (626) 307-1359 for reasonable accommodation at least 48 hours before a meeting. Council Chambers are wheelchair accessible.

Public Comment for Matters Not on the Agenda
Pursuant to Rule 5 of Resolution No. 12226 (adopted February 17, 2021), speakers are limited to a total of five minutes for Public Comment and a total of five minutes on all other items on the Agenda. Exception - See Public Hearing Procedures under Rule 7, Resolution No. 12226. If desirable, the Mayor and City Council may change the amount of time allowed for speakers.

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 speak to any matter that is not on the Agenda but within the City Council's subject-matter jurisdiction at this time. Comments regarding an Agenda item, including the Consent

Calendar, will be heard when that matter is called. Written Communication is accepted up to 24 hours before the meeting by completing an online form at www.montereypark.ca.gov/writtencomm. Written communications are provided to the City Council.

Live Translation:
Meetings will be translated (transcribed or audio) to the language you select. Instructions are provided below.

即時翻譯：
會議將被翻譯（筆譯或音譯）至您選擇的語言。操作說明如下

Traducción en vivo:
Las reuniones se traducirán (por escrito o por audio) al idioma que seleccione. Las instrucciones se encuentran a continuación.

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Scan QR Code or Go To: 掃描二維碼或前往: Escanee el código QR o visite: https://attend.wordly.ai/join/ERPR-7201	Choose Langauage, Click "Attend" 選擇語言 點擊"Attend"(出席) Seleccione el idioma y haga clic en "Attend"	Read Captions on Device Use Headset for Audio 在設備上閱讀筆譯使用耳機收聽口譯 Lea los subtítulos en su dispositivo y use audífonos para el audio

1. **Call to Order**
   Mayor
2. **Flag Salute**
   The Monterey Park Police Explorers
3. **Roll Call**
   Henry Lo, Vinh Ngo, Jose Sanchez, Thomas Wong, Elizabeth Yang
4. **Telecommunications Announcement, if requested**
5. **Agenda Revisions and Additions**

6. Presentation

6.A. SGV Forward Ad Hoc Subcommittee Update

6.B. 2026 SoCal PONY Interleague Gold Bracket Champions - MPK Reapers

7. Public Comments

8. Staff Communications

8.A. City Manager's Department

8.B. Fire Department

8.C. Public Works Department

9. Old Business

10. Consent Calendar

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

10.A. Fiscal Year 2026-2027 Annual Budget Adoption

It is recommended that the City Council consider:

1. Adopting by Resolution the City's and Successor Agency's Fiscal Year 2026-2027 Annual Budget; and
2. Taking such additional, related, action that may be desirable.

10.B. Award of Multiple Vendor Contracts for As-Needed Purchase of Pipe Parts and Related Supplies

It is recommended that the City Council consider:

1. Awarding contracts to Core & Main, LP; Ferguson Enterprises, LLC; Orange County Winwater Works Co.; S & J Supply Co., Inc.; and Western Water Works Supply Co. for the purchase of pipe parts and related supplies for the Water Division, each with a three-year term, with aggregate annual expenditures under all agreements not-to-exceed $500,000;
2. Authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney; and
3. Taking such additional, related action as deemed appropriate.

10.C. Award of Fuel Purchase Agreement to Pinnacle Petroleum, Inc. for the Purchase and Delivery of Gasoline, Diesel Fuel, Oil, and Lubricants

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a fuel purchase agreement, in a form approved by the City Attorney, with Pinnacle Petroleum, Inc. for bulk purchase and

delivery of fuel, oil, and lubricants for a total not-to-exceed amount of $1,350,000, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. 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 involves the continued operation and maintenance of existing City facilities and services through the purchase and delivery of fuel, oil, and lubricants and does not result in any expansion of existing use.

10.D. Award of Public Works Contract to Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for On-Call Commercial Plumbing Services

It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an on-call public works contract, in a form approved by the City Attorney, with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for on-call commercial plumbing services at City-owned facilities for a total contract amount of $300,000, with a not to exceed amount of $60,000 per task order, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. 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 regarding noise, air quality, or water quality.

10.E. Anniversary of the Death of Vincent Jen Chin (As Requested by Mayor Pro Tem Lo)

It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

10.F. Juneteenth Resolution (As Requested by Council Member Sanchez)

It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

10.G. National Boys and Girls Club Week Resolution (As Requested by Council Member Sanchez)

It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

11. Public Hearing

11.A. A public hearing to consider adopting a resolution approving a 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers 5265-025-055, 056 and 058)

It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopt Resolution XX-XX to approve Site Development Plan No. 25-131 (“DRB-25-131”), Density Bonus DRB-26-067, and Vesting Tentative Map No. 84935 (“TM-26-03”), subject to conditions of approval contained in Exhibit “A” of Resolution XX-XX; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the “CEQA Guidelines”), the City has reviewed the Project and determined that additional environmental review is not required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 7) as required under Public Resources Code §§ 21008, 21152.

Public Resources Code § 21080.66, added by Assembly Bill (AB) 130, became effective in July 2025 to streamline the CEQA process for certain housing projects by exempting qualifying urban infill developments from portions of environmental review requirements. The legislation aimed to accelerate project approvals and reduce delays for development in already urbanized areas, while still maintaining targeted environmental and tribal consultation protections. Because the City determined that the Project qualifies for this statutory exemption, technical studies such as air quality and noise analyses are not required. However, the Project prepared a traffic study, which is discussed later in this report.

To qualify for streamlining under Public Resources Code § 21080.66, a project must satisfy a number of statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 5), and staff determined that the Project satisfies the applicable eligibility requirements, including those relating to project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted Tribal Consultation in accordance with the statute and incorporated Tribal Cultural Resource conditions into the Project’s Conditions of Approval at the request of one of the consulted tribes (Conditions of

Approval 30–36).

Finally, AB 130 requires preparation of a Phase I Environmental Site Assessment (ESA). The Applicant submitted a Phase I ESA for the Project (Attachment 8) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

12. New Business

13. City Communications (City Council) / Future Agenda Items

14. Closed Session (if Required; City Attorney to Announce)

15. Adjournment

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.A.

To: The Honorable Mayor and City Council

From: Martha Garcia, Director of Finance

Subject: Fiscal Year 2026-2027 Annual Budget Adoption

Recommendation:
It is recommended that the City Council consider:

1. Adopting by Resolution the City's and Successor Agency's Fiscal Year 2026-2027 Annual Budget; and
2. Taking such additional, related, action that may be desirable.

Executive Summary:
On May 27, 2026, the City Council held a public budget workshop regarding the City's current finances, projected revenues, financial obligations, and proposed budget for Fiscal Year 2026-27. The budget for FY 2026-2027 presents a spending plan that anticipates $181 million in estimated operating revenues and transfers-in; $7.2 million from grant advancements and fund balance from all funds combined; and $188.2 million in operating and capital improvements expenditures and transfers-out.

Significant changes include employee reclassifications, increases in the City's Unfunded Accrued Liability (UAL), and the other budget goals and objectives presented and discussed at the workshop.

In addition, the City Council's 2026-2027 Strategic Plan Goals were added to the budget document to provide a roadmap for implementing the specific objectives during this budget cycle.

Background:
On May 27, 2026, City Council conducted a public budget workshop at which staff presented estimated FY 2026-27 revenues of $181 million, grant advancements and fund balance of $7.2 million, and expenditures of $188.2 million. The workshop included discussions on the City's

current CalPERS UAL, increases in the cost of City services and supplies, the reclassification of three staff positions within the City's employee roster, the addition of four full-time-equivalent (FTE) positions, and all other budget goals and objectives.

The City's FY 2026-2027 Operating, Debt and Capital Budget total is $188.2 million of which $77.8 million is in the General Fund, $16 million is for capital improvements and $2.2 million is for the Successor Agency enforceable obligations and administration costs. The remainder of the budget comes from various other funds.

A careful and methodical approach was taken in preparing the budget consistent with City Council's practice to exercise fiscal prudence with funding requests and the preservation of the General Fund reserves. Departmental budget requests were scrutinized considering essential operational needs and limiting the ongoing demand on the City's finances. This operating budget generally maintains current service levels, with escalations only where the cost of service delivery has increased or where a need for additional services has been identified.

Strategic Plan Goal:
This item supports the Strategic Plan goal of maintaining the City's fiscal stability by adopting a balanced budget that aligns financial resources with service priorities, promotes responsible fiscal management, and ensures transparency in the use of public funds.

Fiscal Impact:
The FY 2026-2027 Citywide budget is estimated at $188.2 million, with a General Fund budget of $77.8 million (net of transfers).

Attachments:
1. Budget Adoption Resolution
2. 2026-2027 Adopted Budget

ATTACHMENT 1
Budget Adoption Resolution

RESOLUTION NO.

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-2027 FINAL OPERATING, DEBT AND CAPITAL BUDGET FOR THE CITY OF MONTEREY PARK; THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY; THE MONTEREY PARK FINANCING AUTHORITY; THE MONTEREY PARK HOUSING AUTHORITY; AND THE GEOLOGIC HAZARD ABATEMENT DISTRICT

The City Council for the City of Monterey Park and the City Council acting on behalf of the Successor Agency (collectively referred to, for convenience, as the "City") does resolve as follows:

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

A. The City Council reviewed the proposed final Operating and Debt Budget ("Budget") for the City and Capital Improvement Plan ("CIP") for fiscal year 2026-2027;

B. The Budget and CIP are based upon appropriate estimates and financial planning for the City's operations, debt and capital improvements;

C. The City Council conducted a public study session on May 27, 2026;

D. The City Council is fully informed regarding the City's current finances, projected revenue, and financial obligations; and

E. It is in the public interest for the City Council to adopt the Budget and CIP as proposed by the City Manager.

SECTION 2: **Adoption**. The Budget and the Capital Improvement Projects as incorporated by reference to this Resolution are approved and adopted subject only to the authorizations set forth below. Such approval and adoption includes, without limitation, the Position Control Listing of Authorized Positions, Classification and Compensation Plans set forth in the Budget which recognizes new classifications and removes unused classifications.

SECTION 3: **Appropriations Limit**.

A. Article XIIIB of the California Constitution requires the City to set its Appropriations Limit on an annual basis;

B. The City's Appropriations Limit may be adjusted annually based upon inflation and population growth.

C. The City Council may choose the method of calculating adjustments to the City's Appropriations Limit on an annual basis. For inflation, pursuant to Article XIIIB, § 8(e)(2), adjustments to the Appropriations Limit may be calculated using either the percentage change in per capita personal income from the preceding year or the percentage change in the local assessment roll from the preceding year because of local nonresidential new construction. For population growth, pursuant to Government Code § 7901(b), the City may either use the percentage growth either in its jurisdiction or from the surrounding county.

D. Pursuant to Article XIIIB of the California Constitution, and those Government Code sections adopted pursuant to Article XIIIB, § 8(f), the City Council chooses to adjust the City's Appropriations Limit by calculating inflation using the California per capita personal income growth and calculating population growth by using the percentage change in population in Los Angeles County.

E. As a result of the adjustments made to the City's Appropriations Limit, the City Council sets the Appropriations Limit for fiscal year 2026-2027 at $126,618,391 million.

SECTION 4: **Budget Appropriations**. Based upon the Budget, the total General Fund operating budget, including transfers, is $77.8 million. The Overall City Budget is $188.2 million including Capital Improvement Projects. The City Manager, or designee, is authorized to implement the appropriations for City Departments.

SECTION 5: **CIP Appropriations**. Based upon the CIP, a total of $16.0 million is appropriated for capital improvement projects for fiscal year 2026-2027. The City Manager, or designee, is authorized to implement the CIP.

SECTION 6: **Reappropriation**. The City Manager, or designee, is authorized to reappropriate any unused appropriations for capital projects, special projects, and grant programs at the close of fiscal year 2026-2027 for the Budget and CIP.

SECTION 7: **Fund Operating Reserves**. The City Manager, or designee, may appropriate any remaining revenues at the close of fiscal year 2026-2027 into the applicable Fund operating reserve per Governmental Accounting Standards Board (GASB) Statement No. 54.

SECTION 8: **Budget Adjustments**. The Budget may be subsequently adjusted as follows:

A. By majority vote of the City Council;

B. By the City Manager, or designee, for all appropriation transfers between programs and sections within a City department and between appropriation units (e.g., salaries and benefits, services and supplies, and capital outlay) within programs;

C. Objects code expenditures within appropriation units in a program are not restricted so long as funding is available in the appropriation unit as a whole.

SECTION 9: **Contracting Authority.**

A. Pursuant to Monterey Park Municipal Code ("MPMC") Chapter 3.20, the City Manager, or designee, is authorized to bid and award contracts for the equipment, supplies, and services approved in the Budget.

B. Pursuant to MPMC § 3.90.050(c), the City Manager or designee, is authorized to execute all contracts awarded for equipment, supplies, and services approved in the Budget.

C. For all other services, equipment, and supplies, the City Manager or designee, is authorized to execute contracts in accordance with the MPMC.

SECTION 3: **Electronic Signatures**. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 4: **Recordation**. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

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

PASSED AND ADOPTED this 17th day of June 2026.

_____

Elizabeth Yang, Mayor

ATTEST:

_____

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____

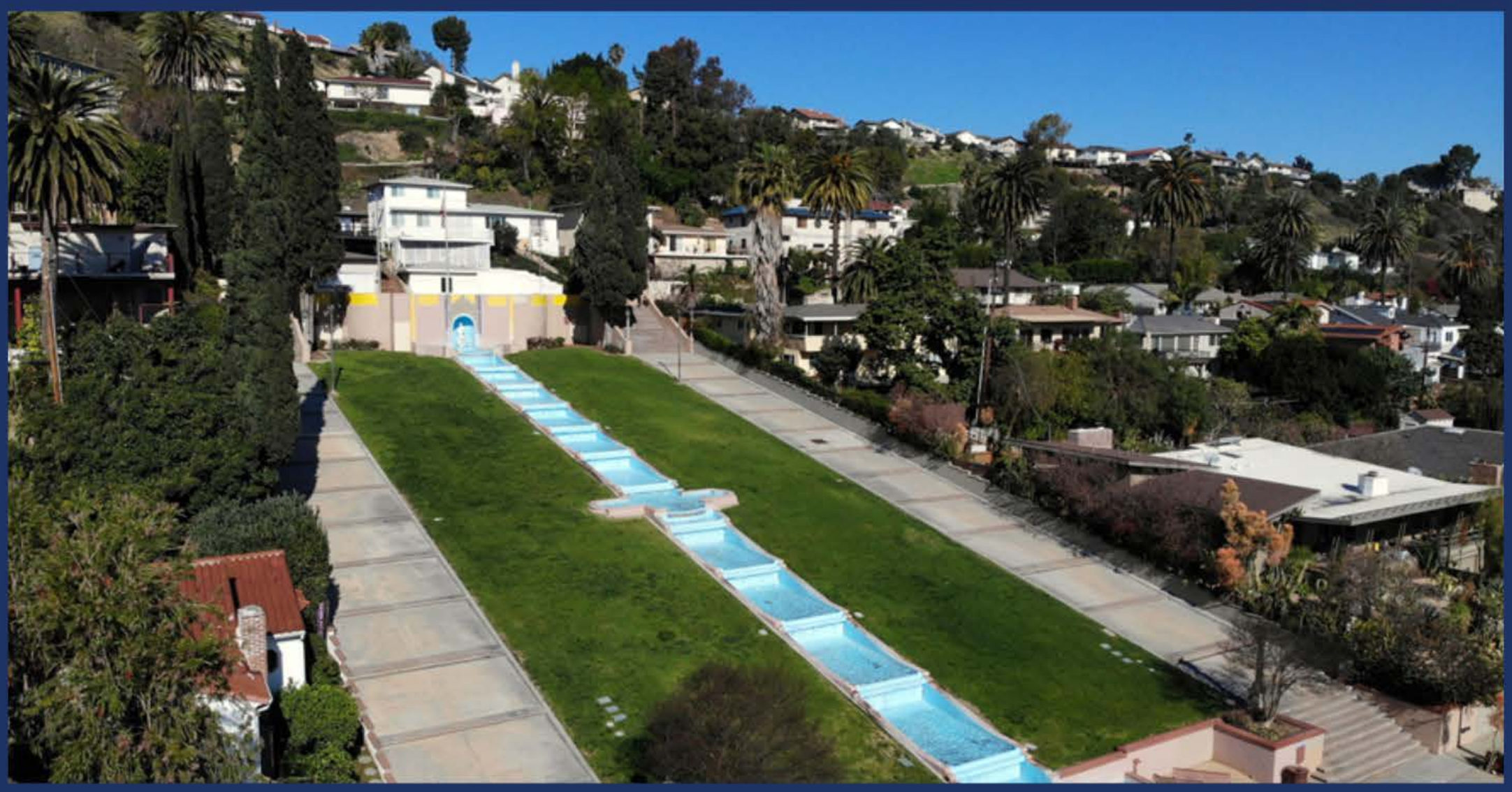
Karl H. Berger, City Attorney

ATTACHMENT 2
FY 2026-2027 Adopted Budget

ADOPTED BUDGET 2026-2027







MONTEREY PARK CITY OFFICIALS

CITY COUNCIL

Elizabeth Yang, Mayor
Henry Lo, Mayor Pro Tem

Jose Sanchez	**Thomas Wong**	**Vinh T. Ngo**
Council Member	**Council Member**	**Council Member**

ELECTED OFFICIALS

Maychelle Yee, City Clerk
Amy Lee, City Treasurer

EXECUTIVE TEAM

Inez Alvarez ……..……..City Manager
Diana Garcia……..Assistant City Manager
Karl H. Berger……City Attorney
Scott Wiese……..……Police Chief
Jason Hing……Fire Chief
Martha Garcia……Director of Finance
Christine Tomikawa…….Director of Human Resources/Risk Management
Shawn Igoe……..……..……...Director of Public Works
Timothy Hou……..……..…Director of Community Development
Robert Aguirre……Director of Recreation/Community Services
Kristin Olivarez ……City Librarian

CITY OF MONTEREY PARK
ADOPTED BUDGET
FY 2026-2027
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CITY CLERK
MAYCHELLE YEE
CITY TREASURER
AMY LEE

CITY COUNCIL
HENRY LO
VINH NGO
JOSE SANCHEZ
THOMAS WONG
ELIZABETH YANG

May 27, 2026

Honorable Mayor and Members of the City Council,

It is my privilege to present the adopted budget for all operations of the City of Monterey Park for the fiscal year 2026-2027. The City's 2026-2027 budget, which funds public safety, community and economic development, transportation, parks and open space, recreation, library, infrastructure investments, and city facility upgrades, is developed by staff in order to achieve City strategic goals and objectives and to follow City Council's priorities and policy direction in the most responsive manner. This year, as always, our focus remains on delivering a wide range of services to our diverse community as we continue to maintain fiscal sustainability.

Economic Environment

The current economic outlook is characterized by uncertainty. Ambiguity in national public policy leads to delays and curtailment in capital investment. Tariff impositions fluctuate daily, often lacking specificity, with changing start dates and unclear product details. Other sources of volatility include global events, inflation concerns, and potential reductions in the Fed Funds rate. Prioritized day-to-day expenditures erode household discretionary spending due to weakened consumer confidence. Retailers acknowledge that shoppers are experiencing price fatigue. While people continue to spend, tax allocations are continually shifting. Our statewide forecast has weakened in the short term, with limited growth expected in FY 2026-27.

California's unemployment rate has remained stable, reaching 5.5% in December 2025 and staying within a narrow 5.4% to 5.6% range over the past year. The consistency of the rate indicates that the labor market has settled into a new equilibrium. Labor market flows have slowed, with hiring no longer keeping pace with worker separations, limiting net job growth. Increases in unemployment have been concentrated among labor force re-entrants and longer-duration job seekers, while job losses have remained stable. Together, these patterns point to slower job switching and longer job searches, rather than an increase in layoffs, keeping unemployment elevated even as the labor market avoids broader deterioration.

California's housing market has cooled, with weaker demand and limited housing supply. As of the third quarter of 2025, median home prices were $735,401, up 1.13% year over year, while home sales declined 4.2%, reflecting affordability constraints and elevated borrowing costs. As of November 2025, inventory remains tight, with 92,930 homes for sale, down 1.9% from a year earlier, and months of supply holding at three, well below levels associated with a balanced market. Median days on market increased to 49, indicating slower transactions. Together, these conditions reflect a market adjusting through reduced activity rather than broad-based price declines.

In the City of Monterey Park, economic development is an integral component of the City's revenue generating activities. With 500,000 square feet of retail space, the Market Place, located along the Pomona Freeway, is the largest commercial shopping center ever developed in the community. Since its opening in May of 2018, the Market Place development has been a consistent revenue generator. The City is projecting a moderate increase in sales tax revenue from the Market Place for the upcoming year.

The City has also welcomed new hotels along North Atlantic Boulevard to meet the growing demand for visitor accommodations in the greater San Gabriel Valley area. A 288-room Courtyard by Marriott hotel opened in March 2021 on North Atlantic Boulevard. A new 134-room with 84 condominium units (residential mixed-use) Holiday Inn and Suites opened in May of 2024.

From January to April 2026, the City issued 113 new business licenses, signaling robust economic growth, and welcomed new businesses including 10,000 Coffee, ReeWork Me Fitness Center, and a new Starbucks Drive-Through.

These are additional commercial and residential projects currently in review, recently entitled, or under construction:

- A 74-unit multi-family residential project on 336-410 S. Alhambra Avenue
- A 63-unit two-story townhome project on 126 N. New Avenue
- An 8-unit residential condominium project on 2011 Potrero Grande Drive
- A retail market project on 283 E. Garvey Avenue
- A Tesla auto body facility at 777 Monterey Pass Road
- A 169-unit mixed-use project on 114 E. Garvey Avenue
- A 369-unit mixed-use project on 740 W. Garvey Avenue
- A 173-unit mixed-use project on 808 W. Garvey Avenue
- A 48-unit residential project on 816-824 Hellman Avenue
- A 40-unit mixed-use project on 840 E. Garvey Avenue
- A 2-building commercial office industrial project of approximately 30,000 sq. ft. on 723-736 Monterey Pass Road

- A 9-unit residential project at 338-346 Sefton Avenue
- A 120-unit mixed-use project at 122 W. Garvey Avenue
- A 34-unit residential project at 507 N. Chandler Avenue
- A 159-unit residential and live/work project at 601 Potrero Grande
- A McDonald's On the Go restaurant at 720 W. Garvey Avenue

Property values for 2025–26 continued to increase in Monterey Park, although at a slower pace than the previous year. Average residential home values increased approximately 1.3% year over year to about $931,600. The detached single-family housing market remained competitive, with median sale prices ranging from approximately $902,500 to $915,000 during early 2026. Housing inventory remained limited, supporting continued market stability and long-term property value growth.

The 2026-2027 Proposed Budget

The City's proposed FY 2026-2027 Operating, Debt and Capital Budget total is $188.2 million, of which $77.8 million is in the General Fund. This budget provides a road map for the City's successful delivery of vital core services and infrastructure improvements, which can be seen in detail via the Fund, Department and Capital pages that follow. A careful and methodical approach was taken in preparing the budget in order to exercise fiscal prudence and balance funding requests with the preservation of the General Fund reserves. Departmental budget requests were each carefully evaluated in order to limit demand on the City's finances. This operating budget includes escalations where the cost-of-service delivery has increased.

The Adopted Budget reflects the Successor Agency (SA) budget of $2.2 million for enforceable obligations and administrative costs for winding down procedures of the former Monterey Park Redevelopment Agency.

Monterey Park uses a five-year forecast to enable us to anticipate and adapt to economic challenges and to make decisions today with the next five years in mind. The five-year forecast aids the City's administration in seeing our financial challenges before they are realized – giving the City the opportunity to proactively implement solutions. The City's aim is not just financial stability but long-term financial sustainability.

General Fund Revenue

The General Fund is the main operating fund of the City and pays for the majority of police, fire, building, planning, public works, park maintenance, recreation, and library services. It is the City's practice to conservatively estimate all revenues included in the budget to avoid overcommitting to future service expansions.

(Amounts in 000s)	Approved 2025-26	Est. Actual 2025-26	Estimated 2026-27
Property Tax	*$25,436*	*$25,929*	*$27,108*
Sales Tax	*$19,777*	*$19,556*	*$19,952*
Utility User Tax	*$3,934*	*$3,934*	*$4,071*
Transient Occupancy Tax	*$4,090*	*$4,091*	*$4,528*
Business License Tax	*$1,651*	*$1,887*	*$1,972*
Other Taxes	*$1,859*	*$1,859*	*$1,659*
Licenses & Permits	*$2,021*	*$2,021*	*$1,954*
Service Charges	*$8,118*	*$8,598*	*$8,655*
Other Revenue	*$7,247*	*$7,247*	*$7,923*
Total	**$74,133**	**$75,122**	**$77,822**

Property tax and sales tax continue to be the largest revenue sources, representing 61% of the General Fund's total revenue. Each key revenue assumption for 2026-2027 is summarized as following:

Property Tax The property tax is an annual levy and is based on the value of land and structures. Property taxes constitute 35% percent of all City own-source revenue. Total gross assessed value for 2026 is $10.2 billion, up 5% or $483 million from last year. Prices for single-family homes have continued to rise in response to lower inventory and interest rates. The median sale price of a detached single-family residential home in Monterey Park at January 2026 was $915,000.

Sales Tax Sales tax represents the second-largest source of local tax revenue. Sales tax is imposed on the retail sale of goods. In November 2022, voters adopted Measure MP which authorizes a ¾ cent transactions and use (sales) tax. The measure was adopted based upon a 58.14% voter approval. This tax began to be collected by businesses on April 1, 2023, and is projected to generate $9.2 million in FY 2026-2027.

Utility User Tax The City's utility user tax rates are 3% for residential and 5.5% for commercial users. The tax is applied to the consumption of electric, gas, and telephone services. The overall UUT revenue is projected to increase by 2% based on trends and historical data.

Transient Occupancy Tax Transient occupancy tax, TOT (hotel/lodging tax) is imposed on the rent of hotels, motels, and short-term rentals in the City. In November 2024, voters adopted Measure LG which authorizes the increase of TOT from 12% to 13%. The measure was adopted based upon a 76.19% voter approval and became effective on January 1, 2025.

Other Taxes 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. The City and County share the tax equally. Franchise tax is imposed by the City on gas, electric, and cable television for the privilege of using City streets. Revenues in Other Taxes are projected to increase by 3% based on trends and historical data.

Licenses and Permits In November 2024, voters adopted Measure BE which updated the structure of the City's business license tax to be based on a business's gross receipts. The measure was adopted based upon a 70.47% voter approval and became effective on January 1, 2025.

Charge for Services This category includes charges for fee-supported City services. As we continue to move past the pandemic, City services continue to return to pre-pandemic levels, thus, revenues in this category are expected to increase to pre-pandemic amounts.

Other Revenues This category includes investment earnings, rents, fines, and miscellaneous revenue accounts. The City's overall investment return is expected to continue to increase in FY 2026-2027.

General Fund Estimated Expenditures

Below is the summary of the General Fund expenditures and transfers for FY 2026-2027.

General Fund Expenditures & Transfers		
(Amounts in 000s)	***Est. Actual 2025-2026***	***Proposed 2026-2027***
Police	*$28,443*	*$29,285*
Fire	*$18,622*	*$19,009*
General Administration	*$7,681*	*$8,195*
Public Works	*$3,477*	*$3,804*
Capital Improvements	*$4,350*	*$3,750*
Recreation/Community Services	*$3,112*	*$3,735*
Library	*$3,290*	*$3,734*
Community and Economic Development	*$3,108*	*$3,384*
Non-Departmental	*$1,776*	*$2,877*
Total	***$73,859***	***$77,773***

General Fund Balances

Fund Balances are often used to bridge economic cycles or weather emergencies so that community services can continue to be provided uninterrupted. Adequate fund balances are an indication of sound financial management. Beginning balance for General Fund reserve for FY 2026-2027 is projected to be $44.2 million.

General Fund Balance *(Amounts in 000s)*	Estimate 2024-2025	Estimate 2025-2026
Beginning Balances	$41,892	$44,155
Revenues & Transfers	75,122	77,822
Expenditures & Transfers	72,859	77,773
Ending Balances	**$44,155**	**$44,204**

Proposed Budget for Other Funds

Other City funds are classified as restricted funds. The restricted funds include Special Revenue Funds, Enterprise Funds, Internal Service Funds, and Successor Agency Funds. These funds are kept separately for specific expenditures authorized by laws or City policies. The FY 2026-2027 Operating, Debt and Capital Budget expenditures for the restricted funds are $103.2 million and total projected revenues and transfers are $110.5 million. Below is a discussion of the major restricted funds.

Special Revenue Funds These funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes.

Retirement Fund Funding of the City's pension programs comes from a special property tax approved by the voters in 1946 and 1952. The City's retirement tax rate has remained at $0.091175 per $100 of the assessed valuation since 1983. For 2026-2027, the projected retirement revenue is $11.1 million, and total appropriations are $13.1 million. The difference comes from general fund supplement of $2 million and the remaining Retirement Fund reserve. The supplements are projected to grow much higher in the next five years due to changes in CalPERS discount rates.

Propositions A and C, and Measures R M and W Fund These funds continue to be used for the City's Spirit Bus, Dial-a-Ride, taxi coupons, bus pass programs, traffic signal upgrades, and various street and roadway improvements. For 2026-

2027, total estimated revenue is $6 million and total budgeted expenditures are $14.2 million. The difference in expenses will come from anticipated grants.

Road Maintenance and Rehabilitation Act (SB1) Fund The Road Repair and Accountability Act of 2017 provides substantial new and more stable funding for state and local streets and roads over a period of ten years. For 2026-2027, the City expects to receive over $1.7 million from the SB1 funds and will be used for various street resurfacing rehabilitations per the City's Pavement Management Study.

Maintenance District Fund The City formed a Maintenance District in 1993 to finance the maintenance and operation of streetlights, street trees, and medians in accordance with the Landscaping and Lighting Act of 1972. Rates have not been adjusted since 1996. The projected revenue is $1.1 million. This revenue combined with a General Fund supplemental payment of $842,497 to fund the total district maintenance expenditure of $2 million.

Development Impact Fee Fund Pursuant to Chapter 3.110 of the MPMC and City Ordinance No. 2134, the City established development impact fees for safety, circulation, water, sewer, library, and parks. Estimated amount for FY 2026-27 is $1.3 million. These funds will be used for improvements per Government Code Section 66006.

Grants Fund The City applies for and is awarded various grants for specific purposes. In FY 2026-27, the City is anticipated to receive $5.9 million in grant funding. The recently awarded Land Water Conservation Fund (LWCF) grant of $6 million is a cost reimbursement grant and is pending Federal award. The LWCF grant will be included in a future budget once Federal award is received and the project begins.

Enterprise Funds These funds account for activities financed and operated like those of business enterprise and are restricted for that specific purpose. The City completed a Proposition 218 rate increase for water and sewer, and new rates were implemented in February 2024 for sewer and March 2024 for water. The City's proposition 218 process for refuse was completed in 2025.

Refuse Fund The refuse service includes trash collection, waste management, and recycling. The City awarded a contract to a new hauling company that began services in September 2024. A Proposition 218 process was completed in the fall of 2025 to assess new rates. The projected budget for FY 2026-27 is currently estimated to be $1.3 million.

Sewer Fund The sewer rate is charged based on the meter size. The Sewer Master Plan provided the City with a comprehensive assessment to address 35% of the City's sewer system. The projected budget for FY 2026-27 is $7.7 million for revenue and $9.6 million for expenses and capital improvements. Expenses include the use of reserves for capital projects.

Water Fund The City's water system serves approximately 95% of Monterey Park residents. The system has 12 wells, 13 reservoirs, 5 treatment plants, 11 pumping stations, and 134 miles of water mains. The projected water revenues for water operation and treatment funds for FY 2026-27 total $25.1 million and proposed operating and capital improvement expenses are $26.4 million. Capital project expenses funded with Water Revenue Bond Series 2024 are $300 thousand. Water revenues cover the costs for the production, distribution, commercial, and treatment operating expenses.

Internal Service Funds

The purpose of Internal Service (IS) funds is to centralize services used by multiple departments such as general liability claims, workers' compensation insurance, motor pool operations and replacement, technology development, employee separation benefits, and post-employment medical liability. These funds are a cost allocation tool and financed through charges to departments. The FY 2026-27 internal service fund charges are: $4.1 million for building maintenance, $5.9 million for workers' compensation, $4.7 million for motor shop pool, $2.7 million for separation benefits, $3.6 million for technology, $9.3 million for general liability, and $2.7 million for post-employment medical liability.

Debt Service and Outstanding Loans

Ongoing updates to and replacement of City's infrastructure and capital assets are important to ensure quality service delivery. Capital improvements are costly and often times it is not feasible for the City to use a pay-as-you go method or to bank funds until a sufficient amount can be accumulated. To fund improvement needs in a timely manner, the City has secured loans to finance various major improvements. The table below is a summary of the debt service payments for FY 2026-27 and loan maturity years.

Debt Services for 2026-2027

Fund	Type of Debt	Description	Fiscal Year 2025-2026	Fiscal Year 2026-2027
621	Bonds	**Sales Tax Revenue Bonds Series 2021** (Final date: 06/2051)	1,048,450	1,050,950
101	Lease Purchase	**SIEMENS Energy Efficiency Project**	156,766	163,862
401		(Final date: 06/2030)	888,341	928,551
		Sub-Total	1,045,107	1,092,413
308	Lease Purchase	**Police Mobile Radios & System** (Final date: 09/2032)	307,745	307,745
202	Bonds	**Pension Obligation Bonds 2004**	1,435,283	1,433,941
		Pension Obligation Bonds 2021 Series A Merge with 2004 POBs (Final date: 06/2043)	5,904,422	5,905,235
		Sub-Total	7,339,705	7,339,176
401	Bonds	**Water Revenue Bonds** (Final date: 02/2054)	1,212,575	1,212,825
401	Loan	**SGVMWD** (Final date: 12/2036)	400,000	400,000
501	Lease Purchase	**Fire Engine Truck**	190,620	190,620
506	Lease Purchase	**Dump Truck; Citywide HVACS** (Final date: 05/2034)	190,620	190,620
		Total	$11,734,821	$11,787,348

Compensation and Staffing Level

As with most public agencies, personnel costs are the City's single largest operating expenditure. Total staffing for FY 2026-27 is 393.25 full-time equivalent (FTE) positions, 4 more FTEs than FY 2025-26. The City continues evaluating its organizational structure for the most efficient core staffing combination. It has always been the City's goal to achieve the optimal service delivery within a given personnel budget.

The table below summarizes position changes in 2026-2027 to meet the proposed service levels.

Proposed Staffing Changes
2026-2027

Department	Position	FTE	Salary & Benefits
HR & Risk Department	Add 1 Principal HR Analyst / Delete 1 HR Specialist	0	$36,240
Police Department	Add 2 Police Officers (1 Neighborhood Engagement Team, 1 Community Engagement Bureau)	2	$430,132
Community Development Department	Reclassify 1 Administrative Aide to Management Analyst	0	$22,000
Community Development Department	Add 1 Planner	1	$144,776
Public Works Department	Add 1 PT Water Production System Operator – 20 hr/week	0.5	$37,193
Public Works Department	Add 1 PT Maintenance Worker (Facilities)	0.5	$31,087
Public Works Department	Reclassify 1 Auto Shop Technician to Administrative Aide	0	$1,428
	Total FTE	**4.0**	**$702,856**

Pension Funding

On February 16, 2021, the City issued Pension Obligation Bonds in the amount of $106,335,000, paying off in its entirety the City's Unfunded Accrued Liability (UAL). This payment brought the City's UAL to a zero balance in February of 2021. The CalPERS discount rate has sense been reduced to 6.8%, and the updated UAL balance is $38,873,490 as of June 2024. The City has implemented an Unfunded Pension Liability Policy to mitigate additional UAL costs and will follow policy to reduce its liability.

Pension costs including bond payment are projected to be $16.2 million for FY 2026-27, which will be funded by the Retirement Fund and various other funds. The General Fund supplements the pension cost for FY 2026-27 at $2 million. The City's personnel costs represent 60% of the City's operating budget. Like many state and local governments, the City has experienced fiscal pressures in meeting its retirement plan obligations and will continue to seek remedies.

The table below shows the required and projected employer contributions for the next five fiscal years. The projection assumes that all actuarial assumptions will be realized and that no further changes to assumptions, contributions, benefits, or funding will occur during the projection period. The projected normal cost percentages in the projections below reflect that the normal cost will continue to decline over time as new employees are hired into PEPRA or other lower cost benefit tiers.

Plan	Required 2026-2027	Projected 2027-2028	Projected 2028-2029	Projected 2029-2030	Projected 2030-2031
Safety	19.68%	19.00%	18.40%	17.90%	17.50%
UAL Payment	$2,438,063	$2,637,000	$2,835,000	$2,718,000	$2,558,000
Miscellaneous	11.64%	11.40%	11.10%	10.90%	10.70%
UAL Payment	$1,208,170	$1,340,000	$1,471,000	$1,399,000	$1,299,000

Other Post-Employment Benefits (OPEB) Funding

Post-employment medical benefits are important because they are a form of promised deferred compensation and represent a significant and often growing element of employee-related costs. The net OPEB liability is reported on the annual financial report, which is approximately $16.1 million based on a 30-year amortization. The City began to address unfunded liabilities associated with retiree health care in 2012 and established a formal trust account with CalPERS CERBT Program to systematically accumulate resources in trust to fund the retiree health care liabilities. Through this funding advancement method, the City ensures its promises are sustainable over time and systematically reduces the unfunded accrued liabilities, thus achieving the City's goal in addressing the retiree medical liabilities. For FY 2026-27, the City continues a $1.0 million OPEB trust contribution to proactively manage the retiree medical unfunded liability.

Infrastructure and Capital Improvements

Continued investment in the City's infrastructure and capital improvements is the key to long-term economic success and better quality of life for our community. For FY 2026-27, the City is proposing a total of $16 million from various funds for our infrastructure and capital investments. All project information is in the Capital Improvement Program chapter of the document.

In Closing

As City Manager my commitment is to execute the directives set forth by the City Council while ensuring that the City's operations are financially sustainable. This entails actively seeking opportunities to foster economic growth, nurture local businesses, and uphold revenue streams essential for delivering outstanding services.

The FY 2026-27 Budget addresses Council priorities for the next fiscal year and continues the work of the City to deliver high quality services to the community. This budget reflects changes to services that include the reallocation of staff to increase community services for our residents, businesses, and visitors. We will continue to deliver high levels of service with even greater efficiency.

I extend my appreciation to the City Council for their exceptional leadership and direction. Additionally, I wish to express my thanks to our City departments and the dedicated Finance staff for their efforts in finalizing the FY 2026-27 Budget.

Respectfully,



Inez Alvarez
City Manager

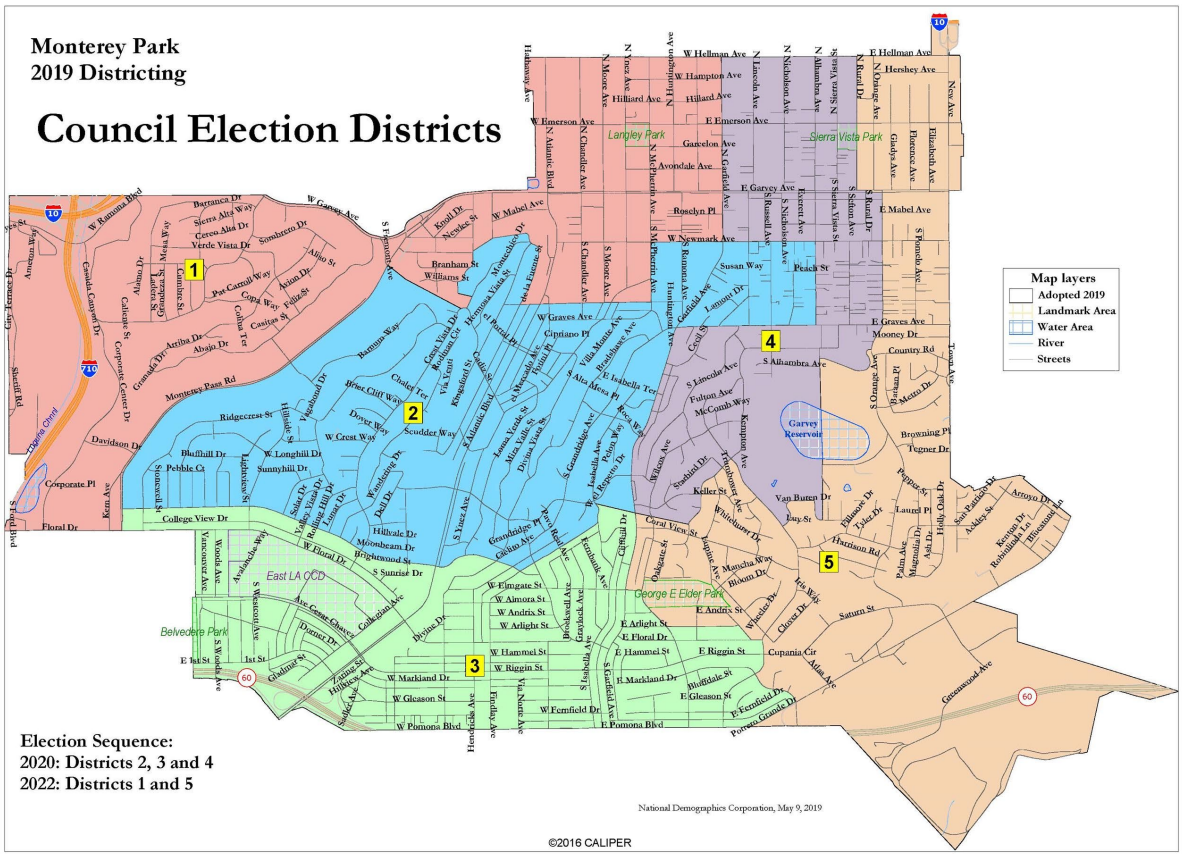
About the City of Monterey Park

Monterey Park Government

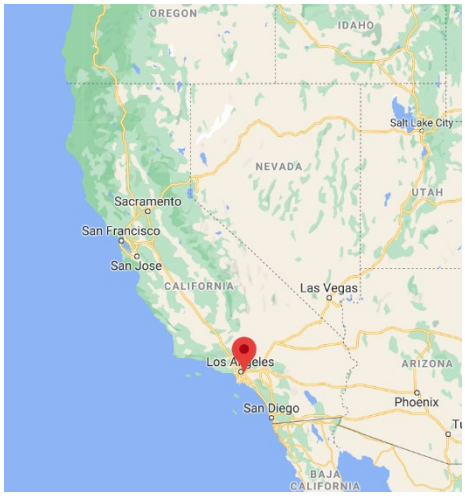
Monterey Park was incorporated in 1916 as a general law city. The City operates under the Council-Manager form of government. Council Members are elected by districts for four-year, overlapping terms of office. The Mayor, who is selected during each Council reorganization every nine and half months, presides over all Council meetings and is the ceremonial head of the City for all official functions.

The elected offices of City Treasurer and City Clerk were last filled in November 2022. The term of office for all City elected positions is four years. In the City of Monterey Park, the November 3, 2026 General Municipal Election will include contests for City Council Districts 1 and 5, as well as the at-large offices of City Treasurer and City Clerk.

The City Council appoints the City Manager, who is responsible for overseeing all City services and operations.



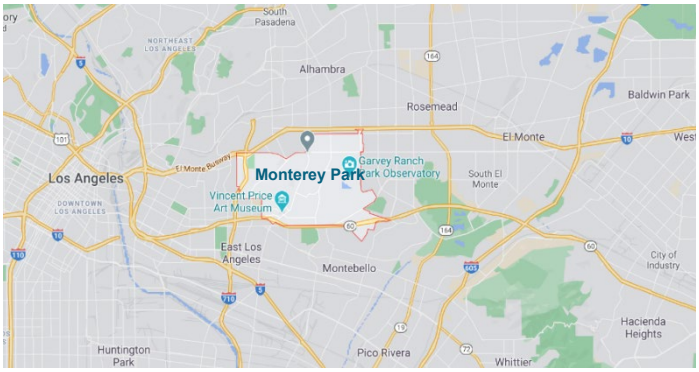
City History



The City of Monterey Park is located at the western gateway to the San Gabriel Valley, in Los Angeles County, California, just a few miles east of downtown Los Angeles. It is a vibrant and culturally diverse community of medium size population. Its municipal boundaries encompass 7.73 square miles.

The area in which the City is now located was originally inhabited by the Tongva Indians, later renamed Gabrielino Indians by the Spaniards. Following Spanish settlement of the region during the early 1800s, the area was part of the Mission San Gabriel de Arcangel.

Some years later, Richard Garvey, a mail rider for the U.S. Army, settled in Kings Hills and began developing the nearby land. To pay for the development (and personal debts), Garvey sold off portions of his property. In 1906, the first subdivision in the area, Ramona Acres, was formed.



In 1916, residents of the area-initiated action to incorporate as a California city when the neighboring communities of Pasadena, South Pasadena, and Alhambra proposed the construction of a large waste treatment facility in the area.

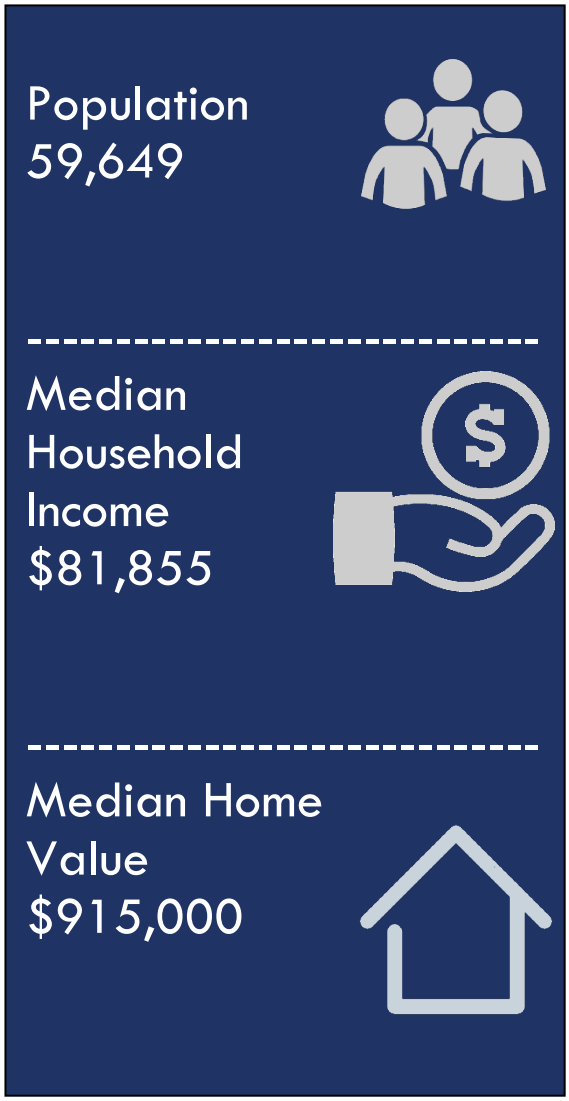
Monterey Park voted itself into cityhood on May 29, 1916, by a 455 to 33 margin. The City's first Board of Directors immediately outlawed sewage plants within City boundaries. Then they gave their new city a name taken from old government maps that described the oak-covered inclines that made up the area as Monterey Hills. This year, 2026, marks the 110th birthday of the City of Monterey Park!

Today, the City of Monterey Park is a General Law city operating under the Council-Manager form of municipal government. The City of Monterey Park is a full-service municipal government, offering its residents police, fire and

emergency medical protection, water, sewer and refuse collections, public infrastructure improvements and culture and leisure programming.

City's Economic Condition and Priority Development

Monterey Park covers an area of 7.73 square miles with a population of approximately 59,649. The City is located six miles east of Los Angeles and is primarily a residential community, with 78% of its land zoned for single and multiple family housing uses. The median home price in Monterey Park is $915,000. The net taxable property value during the FY 2025-2026 assessment period was $10.6 billion, representing a 4.4% increase over the previous year. Major businesses include healthcare and social assistance, hotels and restaurants, retail trade, finance and insurance, corporate and business parks, and light manufacturing.



Housing assistance programs in the City include residential critical maintenance, Business Improvement, and City Infrastructure ADA compliance. The City's own Housing Fund, Community Development Block Grant, and Home Fund monies primarily finance these activities. In most cases, public/private partnerships are formed.

The Market Place, which is located along the Pomona Freeway, is the largest commercial shopping center ever developed in the community. Some of the well-known national and regional tenants in operation include Home Depot, Costco, Chick-fil-A, Guitar Center, In-N-Out, Buffalo Wild Wings, Ono Hawaiian BBQ, Thai House, and Starbucks.



Additional commercial projects which were recently approved and are in the Building & Safety plan check process or under construction include:

- Shopping Center Modernization at Atlantic Square
- A new Starbucks Drive-Thru on 1969 South Atlantic Boulevard
- Whitmore Villas residential townhomes at 126 N. New Avenue



- A self-storage facility at 2500 Davidson Drive
- A new 5,000 square foot market on 283 East Garvey Avenue



Transportation Services and Information

Public transportation services that are available to the community of Monterey Park include a local fixed-route circulator - the Spirit Bus; a micro transit service – MPK Transit Express; and regional bus service that is provided by two operators - Los Angeles County Metro Bus and Montebello Bus Lines. Also available to the community are Metrolink commuter trains, local Dial-A-Ride service for seniors and disabled persons, and regional paratransit service for disabled persons that is provided by Access Services, Inc.

- Spirit Bus
  The Spirit Bus Service links residential neighborhoods to schools and the commercial and retail areas. Effective August 1, 2025, the service includes four routes that run every 30 to 40 minutes and operates five days a week, Monday through Friday.

- MPK Transit Express
  MPK Transit Express is an on-demand micro transit service that operates using app technology to schedule rides in real-time. Anyone within the service zone, which entails most of Monterey Park's city limits, can book an affordable shared ride by app or by calling 626-606-2679. Once a rider books a trip, the app matches other people heading in the same direction into one shared vehicle – creating quick and efficient trips that provide more flexibility than traditional public transit.

- Regional Transportation Services
  The Metro Bus operates six lines in the City: 30/31 (Pico/First Street), 68 (West LA, Montebello Town Center), 70 (LA/El Monte), 170 (Cal State LA, South El Monte Station), 258 (Arizona Ave., Fremont Ave., Alhambra), and 260 (Pasadena, Artesia Blue Line Station).

- Commuter Train Service
  Commuter Train Service is provided by Metrolink. The nearest station is located less than half a mile from the city boundary, on Campus Drive at the California State University, Los Angeles (CSULA) campus, adjacent to the Busway Station.

- Paratransit Service - Dial A Ride and Access Services
  Paratransit service, door-to-door service, is available to senior citizens and disabled persons. Through the Langley Senior Citizen Center, the City operates a local paratransit service (within the City jurisdiction) for residents who are 55 years or older and/or disabled.



Annual Community Events

Each year Monterey Park delivers a variety of recreational and leisure time activities to promote the well-being and enjoyment of life for its residents, as well as to light the way for more understanding among residents of its community's multitude of rich cultures.



Monterey Park Birthday – The City's annual birthday event is held in May, featuring four days of carnival rides, game booths, food, and live entertainment.

Cherry Blossom Festival – It is a celebration of the sights, sounds, and tastes of Japanese culture. The two-day event in April features Taiko drumming, martial arts, contemporary Japanese music, crafts, games, and displays.



Spring Egg Hunt – This event provides games, entertainment, and an opportunity to collect some of the over 20,000 plastic eggs with candy and prizes. Eggs are scattered throughout Barnes Park field in designated sections separated by age groups. The event also features games, resource booths and is held in conjunction with the Farmers' Market.



A Tribute to Cinco de Mayo – This fiesta offers an unforgettable evening during the Play Days carnival. The event celebrates Mexican culture and features mariachi music and dancing to a live Latin band.

Independence Day Celebration – A wide variety of food, spectacular entertainment, fireworks, games, and music are all on tap for Monterey Park's celebration of Independence Day.

Veterans, Military, and Public Safety Recognitions - Ceremonies commence each Memorial Day, Veterans Day, and Patriot Day to recognize and honor those who have served in the armed forces and remember those that have lost their lives.

Monterey Park Community Clean-up Days - Held throughout the year and in various locations, these free events provide an opportunity for residents to dispose of non-hazardous bulky items and electronic waste.

Farmers' Market – Every Thursday night, the Monterey Park Farmers' Market features the freshest fruits and vegetables, delicious bread, and a number of hot food items, plus entertainment and surprises - a great way to start the weekend.



Electric Park - Get ready to dance! This family-friendly event features DJs playing house and electronic dance music in the Barnes Park field. It also includes food, resource vendors, and tons of local artists displaying their creations.

Monster Mash Halloween Event – Each October, the monsters come out to play. This event features carnival games, trick-or-treating, food trucks, and live entertainment for all to enjoy.

Holiday Snow Village – Held in early December, this event features over 20 tons of snow, including a play area and two snow sled rides. Attendees can also enjoy live entertainment, the Farmers' Market, games, and pictures with Santa.

Lunar New Year Festival – Each year the Business Advisory Committee hosts a Lunar New Year street festival along Garvey Avenue. Entertainment, vendors and community organizations are brought together for this two-day event that has attracted over 200,000 people to Monterey Park.

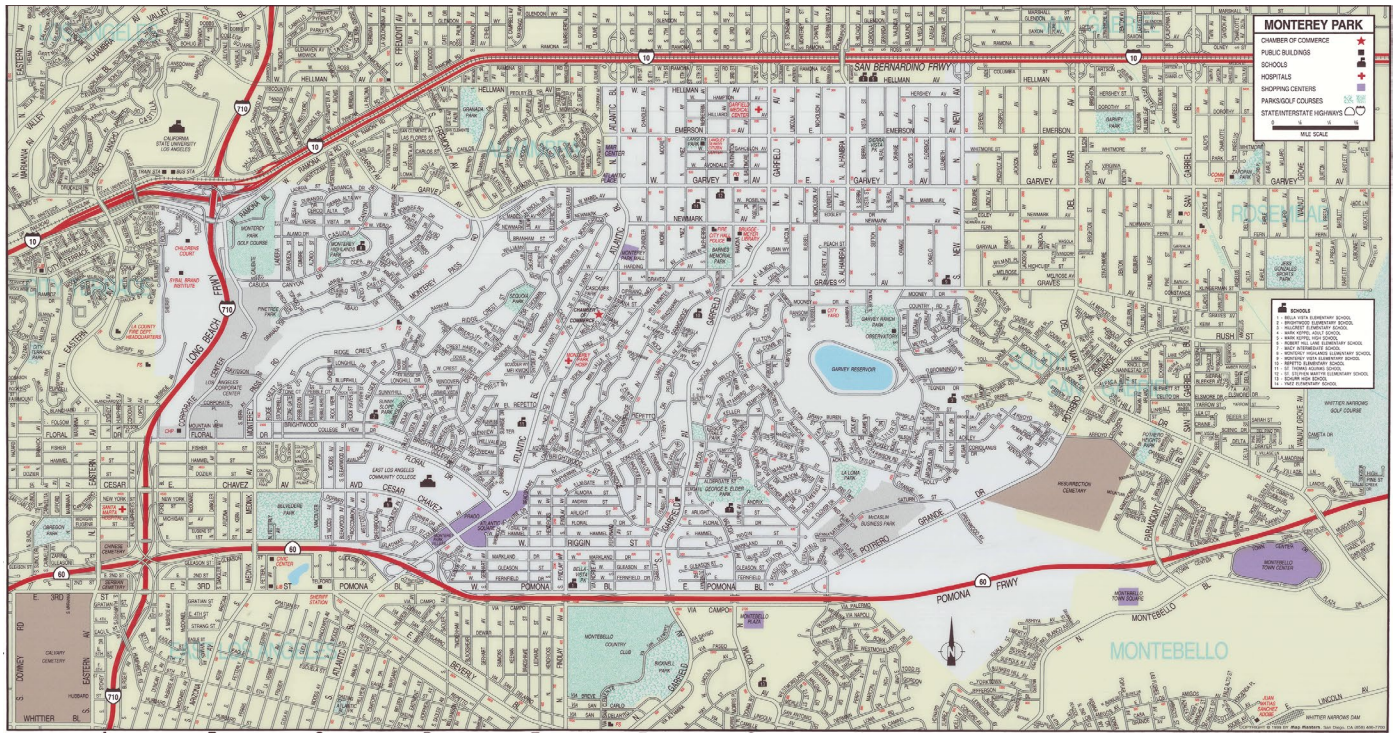


San Gabriel Valley PRIDE – Co-hosted with the Alhambra Teachers Association and West San Gabriel Valley Boys and Girls Club during LGBTQ+ Pride Month, this event includes a community march from Mark Keppel High School to a festival at Barnes Park with music, resource booths and giveaways.

Summer Movie Nights – Being held throughout the summer months, these free events bring the community together to experience movies in various parks throughout the City.

City Maps


California State University, Los Angeles
Monterey Park
San Bernardino Fwy
Hellman Ave
W Hellman Ave
E Hellman Ave
S Fremont Ave
Garvey Ave
N New Ave
Del Mar Ave
Walnut Grove Ave
N Eastern Ave
S Atlantic Blvd
Monterey Pass Rd
Graves Ave
Rush St
City Terrace
South San Gabriel
N Gage Ave
N Hazard Ave
Floral Dr
W Floral Dr
W El Repetto Dr
S Garfield Ave
Potrero Grande Dr
Hill Dr
San Gabriel Blvd
E 1st St
W Riggin St
Pomona Blvd
N Montebello Blvd
E Beverly Blvd


MONTEREY PARK
CHAMBER OF COMMERCE
PUBLIC BUILDINGS
SCHOOLS
HOSPITALS
SHOPPING CENTERS
PARKS/GOLF COURSES
STATE/INTERSTATE HIGHWAYS
SAN BERNARDINO FRWY
POMONA FRWY
MONTEBELLO
WHITTIER

Miscellaneous Statistics

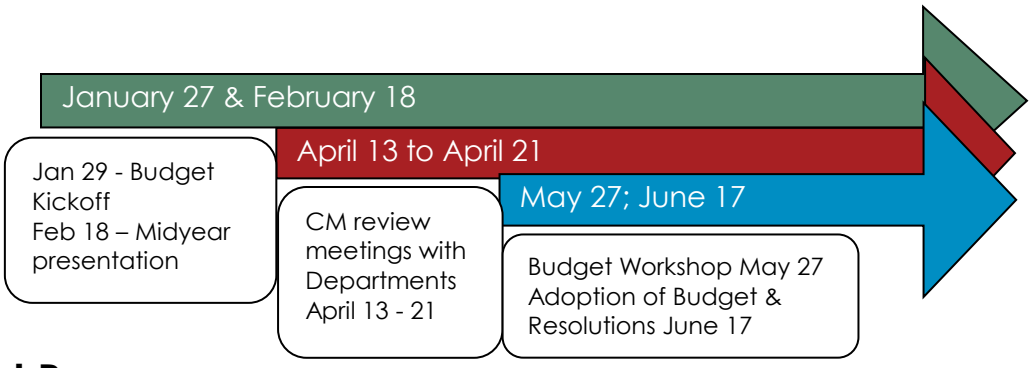
Date of Incorporation:	May 29, 1916
Form of Government:	Council/Manager
Area:	7.73 Square Miles
Miles of Streets:	119.27
Number of Street Lights:	3,359
Fire Protection:	
Number of Fire Stations:	3
Number of Sworn Firefighters and Non-Sworn Personnel:	63
Police Protection:	
Number of Stations:	1
Number of Sworn Police Officers and Non-Sworn Personnel:	141
Municipal Water Department:	
Number of Water Meters:	13,293
Average Daily Consumption:	6,730,000
Miles of Water Distribution Lines:	134
Number of Fire Hydrants:	1,063
Number of Gate Valves	2,073
Miles of Sewers:	
Sanitary Sewers:	126
Storm Drains:	12.43
Building Permits Issued:	877
Recreation and Culture:	
Number of Parks & Gardens:	14 (107.64 Acres)
Number of Pools:	1
Number of Libraries:	1
Number of Library Collection Volumes:	98,800
Number of Library Cardholders:	54,100

City Maps & Statistics

FY 2026-2027 Budget

Number of Employees:	
Elected Officials:	7
Full-Time:	297
Part-Time:	138
Population:	59,649

Budget Calendar
FY2026-2027 Budget



Budget Process

Each year the City develops an annual financial plan. The budget offers a road map for the City to deliver vital core services and infrastructure improvements. The City used the following process to develop the annual budget:

December /February — Work began on the 2025-2026 Midyear Budget Review Report. The Midyear Report, includes a comprehensive Long-Term Financial Plan, establishes preparatory guidelines for the 2026-2027 Budget. It contains estimations of budgetary outcomes as well as discussion of important financial issues facing the City, many of which are reproduced in the Budget document. The Mid-Year Financial Report was presented to Council on February 18, 2026.

January /March — Based on community priorities, the Finance Division developed and allocated resources for each activity. Budget targets, together with other materials requisite to the budgeting process, were distributed to departments for assembly of budget proposals to fund their activity Action Plans. Budget Kick-Off meeting was held on January 29, 2026.

March /April — The Budget preparation month and proposal submission deadline was scheduled on March 26, 2026. City Manager's proposal review meetings with department representatives were scheduled during the week of April 13 to April 21, 2026.

May — Following department proposal revisions, the City Manager's proposed budget reflected both external and internal expectations, was assembled and published for City Council consideration on May 21, 2026. The City Council public meeting was conducted on May 27, 2026.

June — Staff revises the preliminary budget by incorporating all Council directions and policies into the final budget. City Council formally approved the Final Budget by Resolution on June 17, 2026.

Vision Statement

The City of Monterey Park is an unparalleled team of thriving, innovative, and inclusive leaders.

Mission Statement

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

Values

We value *Communication* and agree to:

- Share ideas and information in order to foster connectedness and empower others.
- Strive for clarity and accuracy in our written and verbal communications and be available to answer questions when needed.
- Speak up, speak with truth and have the tough conversations.

We value *Teamwork* and agree to:

- Be respectful of all ideas and supportive of all efforts. • Collaborate with patience and understanding.
- Hold each other accountable in achieving community goals.

We value *Respect* and agree to:

- Be courteous, compassionate and kind to everyone, putting ourselves in their shoes.
- Listen to all people with respect and openness, making every effort to fully understand what is being said before responding.

We value *Integrity* and agree to:

- Always do the right thing, even when no-one is watching, by being honest, ethical and fair in all our actions.

- Own our mistakes and successes, correcting errors transparently and committing to learning from them.
- Be true to ourselves and others, ensuring that our actions align with our word and values.

We value *Professionalism* and agree to:

- Represent our city positively by holding ourselves to the highest standards, maintaining composure and showing up with intention.
- Lead by example, following through on commitments, remaining dependable and pushing our limits to deliver excellent customer service

The proposed budget echoes our continued investment in City services to our residents and businesses, but also to those we invite to work and/or visit the City of Monterey Park. A number of economic development efforts have been a City focus for several years, with job creation and economic growth being at the forefront. This continues to be a priority for our City, including ensuring a positive working relationship with the business community, so that the City's business attraction efforts successfully bring targeted industries and retailers to our community. Monterey Park strives to provide services that promote a safe community to our residents, businesses, and visitors.

The financial plan reflects the desired operational outcomes of each City department as they relate to the City's strategic goals and provide a clear direction for the City to move toward achieving the quality and desired community of the future as its further articulated in the City's General Plan.

2026/27 City Council Strategic Plan Goals & Objectives

1. **Ensure Public Safety with a Modernized and Community-Oriented Approach**

   A. *Strengthen Community Engagement by Implementing Strategic Outreach Initiatives*
      i. Expand Neighborhood Watch Program and host educational workshops.
      ii. Explore youth engagement opportunities.

   B. *Enhance Emergency Preparedness Programs*
      i. Update the City's Emergency Operations Plan.
      ii. Participate in LA28 Olympic Games Public Safety Planning.
      iii. Elevate Community Resilience by hosting Community Emergency Response, Disaster Service Worker, Disaster Preparedness, and Brush Fire Awareness Trainings.

   C. *Provide Continuous In-Service Training for First Responders*

   D. *Leverage Technology for Enhanced Safety*
      i. Integrate AI into operations to improve efficiency in transcription, producing reports, and translation capability.
      ii. Implement equipment and technology upgrades.

   E. *Improve Public Safety Training & Recruitment*
      i. Enhance recruitment model to meet the needs of public safety departments.

ii. Optimize future recruitment and succession.

2. **Maintain Stability of our City's Fiscal and Human Resources**

A. *Evaluate and Refine Cost Recovery Strategies to Optimize City Resources*
   i. Complete and implement development impact and building permit fee studies.
   ii. Transition City to a new bank.
   iii. Move all staff to Windows 365 to increase storage capacity and enhance functionality of various Microsoft applications.
   iv. Continue to assist Public Works with water meter upgrades to Advanced Metering Infrastructure.

B. *Continue Pursuing Grants and Funding Opportunities for Key Projects*

C. *Expand Strategies to Attract and Retain* Employees
   i. Review and revise employee performance evaluation form.
   ii. Conduct policy review and revisions.
   iii. Partner with local colleges to broaden employee development and training and promote city employment opportunities.

3. **Strengthen our Local Economy and Enhance Housing Opportunities**

A. *Expand the Monterey Park Business Alliance to Support Local Businesses*
   i. Position local businesses for LA28 Olympics procurement opportunities through the "In the Game MPK" initiative.
   ii. Host industry sector roundtables to create a direct line of communication to address economic sustainability goals.

B. *Advance Economic Development Initiatives and Support Local Businesses*
   i. Implement the Economic Development Strategic Plan to foster business growth and attract investment.
   ii. Market City-owned opportunity sites for redevelopment.
   iii. Deepen collaboration between East Los Angeles College (ELAC) and City through entrepreneurship programs.

C. *Facilitate Housing Development and Affordability*
   i. Enhance expedited plan check review capabilities.
   ii. Support Accessory Dwelling Unit (ADU) development with standardized prototypes.
   iii. Revisit the Inclusionary Housing Ordinance (IHO).
   iv. Streamline entitlement pathways for multifamily residential projects under 25 units by easing DA requirement.

v. Modernize project review processes to enhance community awareness and engagement opportunities.
vi. Bring City's Housing functions under Community Development Department and launch affordable housing compliance monitoring.

4. **Maintain, Build and Modernize Infrastructure and Facilities to Support the Current and Future Needs of Our City and Community**

A. Enhance Water Infrastructure
i. Prioritize completion of water bond-funded projects within the three-year bond period.

B. Maintain and Improve Roadways/Mobility Infrastructure
i. Collaborate with Metro to utilize 710 funding and implement transit and mobility improvements.
ii. Continue road resurfacing initiatives and develop an alleyway resurfacing plan.

C. Expand Green Infrastructure
i. Install additional EV chargers at public facilities to support sustainable transportation.

D. Continue Public Facility Improvements
i. Continue facility improvements with an emphasis on Fire Station 63.
ii. Install themed playground, native plants and mural at Sierra Vista Park.
iii. Complete installation of Garvey Ranch Park picnic shelter shade structures.
iv. Begin Barnes Park Aquatic Center design process.
v. Work with architect to redesign library spaces and identify funding sources for proposed construction projects.
vi. Complete January 21, 2023 Memorial project.

5. **Expand Access to Community Resources and Services**

A. Enhance Programs and Public Spaces
i. Procure bookmobile to facilitate mobile outreach.
ii. Introduce Student Success Library Cards to support youth education.
iii. Enhance programming at Sierra Vista Park.
iv. Install mural at Barnes Park celebrating USA's 250 years of independence.

B. Implement the Parks Master Plan
i. Implement MPK Campout Event.
ii. Host Team USA Soccer Watch Party and Youth Soccer clinic.

C. *Strengthen Partnerships*

i. Begin collaboration with the ELAC Art Department to host student exhibits at El Encanto.

6. **Enhance Public Communication and Civic Engagement to Reach All Members of Our Community**

A. *Refine and Modernize City Communication Strategies*

i. Develop emergency and crisis communications protocols.
ii. Increase awareness and marketing of City accomplishments.
iii. Implement SB 707 requirements and meeting management module.
iv. Hire Communications Manager position.
v. Conduct November elections.

CITY OF MONTEREY PARK

ORGANIZATIONAL CHART

CITIZENS OF MONTEREY PARK

CITY CLERK



MAYCHELLE YEE

CITY COUNCIL



THOMAS WONG
COUNCIL MEMBER
DISTRICT 1



VINH T. NGO
COUNCIL MEMBER
DISTRICT 5



ELIZABETH YANG
MAYOR



HENRY LO
MAYOR PRO TEM



JOSE SANCHEZ
COUNCIL MEMBER
DISTRICT 3

CITY TREASURER



AMY LEE

CITY ATTORNEY

CITY MANAGER

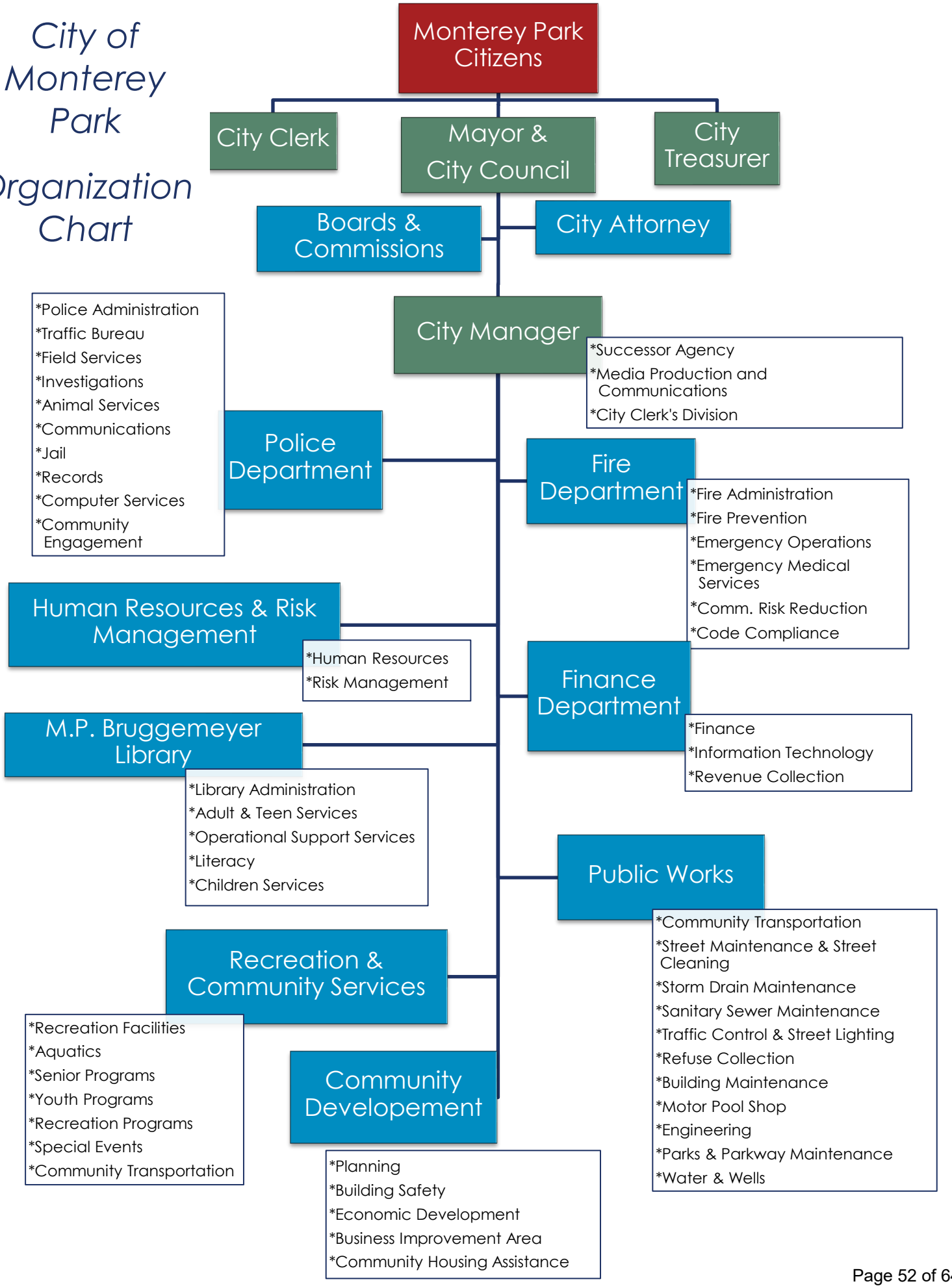
BOARDS & COMMISSIONS

- BRUGGEMEYER LIBRARY
- FIRE
- HUMAN RESOURCES & RISK MANAGMENT
- FINANCE
- RECREATION & COMMUNITY SERVICES
- PUBLIC WORKS
- POLICE
- COMMUNITY & ECONOMIC DEVELOPMENT

The City is a council-manager government, whose five council members are elected for a four-year, overlapping term of office.

City of Monterey Park

Organization Chart





GOVERNMENT FINANCE OFFICERS ASSOCIATION

Distinguished Budget Presentation Award

PRESENTED TO

City of Monterey Park
California

For the Fiscal Year Beginning

July 01, 2025

Christopher P. Morrill

Executive Director

City of Monterey Park
FUND ACTIVITY

The City of Monterey Park's fiscal activities are budgeted and accounted for through the use of funds. A fund is a separate fiscal entity, which is self-balancing and free standing. The use of funds enables the maintaining of separate records for particular purposes. Government Finance Officers Association (GFOA) recommends that every state or local government that uses fund accounting establish clear criteria for determining whether a given fund in its accounting system should be treated as a fund for purposes of external financial reporting. The application of these criteria to individual funds should be documented and then periodically reviewed to take into account changes in circumstances (for example, a significant decrease in a revenue source reported as a separate special revenue fund). A government's periodic review of its fund structure ought to specifically consider whether the goals of general purpose external financial reporting could better be achieved by combining similar funds in the accounting system into a single fund for financial reporting purposes. For example, for budget reporting, all small Special Revenue funds are consolidated in this financial plan.

The fund categories are: Governmental Funds, Proprietary Funds, and Fiduciary Funds. The five fund types are: General, Special Revenue, Enterprise, Internal Services, and Agency.

Governmental Funds – Funds generally used to account for tax-supported activities.

- The **General Fund** is the primary operating fund of the City. The General Fund is used to account for resources traditionally associated with government which are not required by law or by sound financial management practice to be accounted for in another fund.
- **Special Revenue Funds** (SRFs) account for the proceeds of revenue sources that are restricted by law or administrative action to expend for specific purposes. Primary sources of SRF revenue are federal, state, local and private grants; contractual agreements. Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

Proprietary Funds – Funds used to account for a government's ongoing organizations and activities that are similar to businesses found in the private sector. These funds are considered self-supporting in that the services rendered by them are generally financed through user charges or on a cost reimbursement basis.

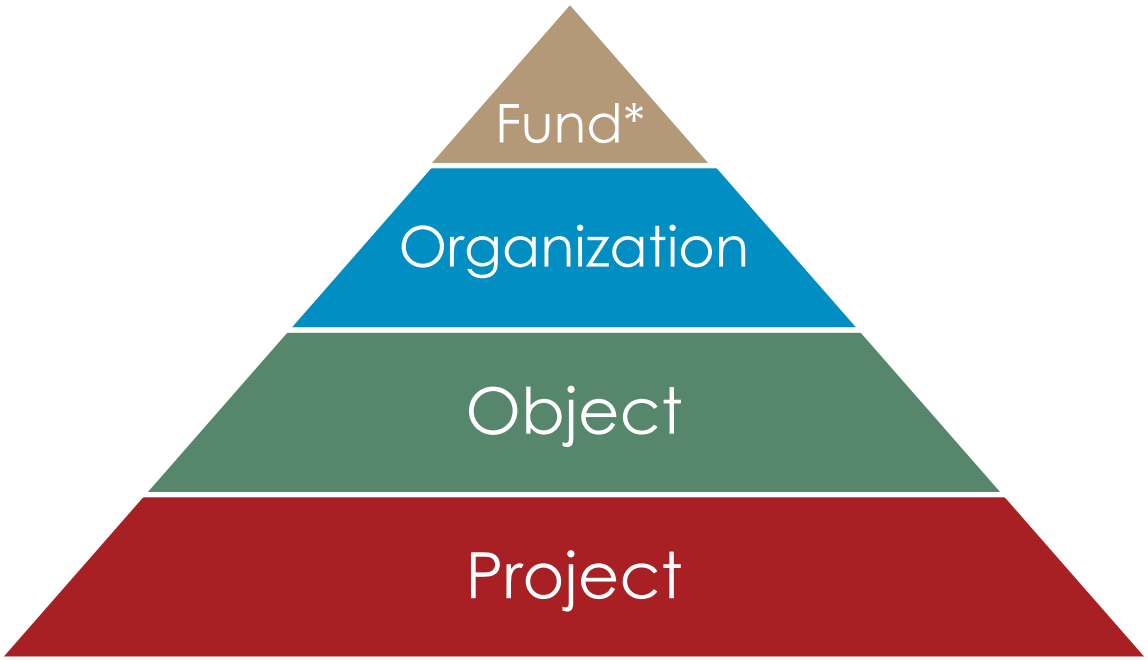
- **Enterprise Funds** are established to account for activities of a government that provide goods or services primarily to the public at large on a consumer charge basis. Most business-type activities of a government are accounted for and reported in this fund.
- **Internal Service Funds** are established to finance, administer, and account for departments or agencies of a government whose exclusive or nearly exclusive purpose is to provide goods or services (e.g. Technology services) to the government's other departments on a cost reimbursement basis.

Fiduciary Funds – Funds account for assets held by the government in a trustee or agent capacity such as taxes collected and held on behalf of local governments, pension plans, and trusts that receive external donations for the benefit of parties external to the government.

- **Agency Funds** are holding accounts for assets belonging to an entity other than the government. For example, Successor Agency funds for the payment of bonds are agency funds.

City of Monterey Park Account Structure:

*Council adopts the Citywide Budget at the Fund Level.



The City's financial system is organized around a structure that is commonly found in most public agencies.

Fund: Each fund represents a self-balancing group of accounts and a balance sheet that allows for the segregation of resources from all others maintained by the City. For example, the General Fund accounting structure accumulates, and tracks monies collected for the purpose of providing the services that fulfill the general government role of the City. These costs include those for central administration including the City Manager's Office, Human Resources and the Management Services Department. Other general government costs included are Police, Fire Protection, Recreation and Library.

Organization: The organization or org code identifier (also referred to as division) is used within the City's accounting system to identify a specific program assigned to a department division. Thus, a single department can have one or more organization codes assigned to it in order to capture revenues and expenses for each separate function.

Object: The basic unit of the City's accounting structure is the object code. The purpose of the object code is to provide a means for separating each type of revenue and expense from another. For example, full-time salaries are charged to Object Code 5103.

Project: A project tracks Capital and/or a specific revenue or expense. For example, within each project, there could be specific revenue funding the project such as grant revenue.

GOVERNMENTAL FUNDS

General Fund:

General Fund (101/105) The City's primary operating fund and support for most basic services. All revenues that by law or the requirements of sound financial management do not have to be placed in a separate, restricted fund are deposited in the General Fund.

Recreation Fund (102) accounts for the costs of adult recreational activities, after-school daycare programming and community classes offered by the Recreation and Parks Department.

Library Services (112) accounts for cost for services providing by the Library including passport services.

Special Revenue Funds:

Public Safety Augmentation Fund (201) accounts for the City's share of a one-half percent sales tax approved by the electorate in November 1993, as applied exclusively to public safety services.

Retirement Fund (202) accounts for revenue received for voter-approved tax on real property to fund employee retirement costs, as established pursuant to Monterey Park Municipal Code Section 2.40.060.

Development Impact Fee Fund (204/205/231) accounts for the proceeds of a development fee used for the purpose of improvements and related expenditures for Law Enforcement, Fire Suppression /Medic, Circulation, Water Distribution, Sewer Collection, Library Facilities and Collection, Public Meeting Facilities, Community Facilities, Aquatics Facilities and Park Land Improvements, as established pursuant to Monterey Park Municipal Code Ordinance No. 2134.

Housing Fund (206) accounts for the SERAF loan payments to fund the housing activities including the City's rental rehabilitation programs, the critical maintenance program and the new affordable housing programs to reach a greater number of eligible residents.

CERCLA Liability Fund (216) accounts for fees collected from waste haulers to provide protection against environmental liability exposure, particularly incidents falling under the Comprehensive Environmental Response Cleanup and Liability Act (CERCLA). Haulers are assessed on the basis of waste tonnage disposed as a prerequisite to obtaining a business license.

Business Improvement Area #1 Fund (219) accounts for receipts and expenditures relating to the development and promotion of business activities in the downtown area of the City.

Maintenance District 93-1 Fund (220) accounts for receipts and expenditures relating to the Citywide benefit assessment district for street lighting and median maintenance.

Bike Routes Fund (236) accounts for expenditures financed by State of California Transportation Development Act, Article 3, funds for bike routes and pedestrian facilities improvements.

Road Maintenance and Rehabilitation SB1 (237) accounts for the City's share of RMRP funds to address deferred maintenance of the local streets and road systems. SB1 was approved and filed in April of 2017.

Proposition A Fund (238) accounts for the City's share of a one-half percent sales tax approved by the electorate in November 1980 and collected by the County of Los Angeles to finance transportation programming and related capital projects.

Measure R Fund (239) accounts for revenue derived from the one-half percent sales tax approved pursuant to Assembly bill 2321, Measure R Ordinance of the LACMTA. The funds are to be used to augment for transportation purpose.

Measure M Fund (240) accounts for the City's share of a one-half percent sales tax approved by the electorate in November 2016, to finance transit operations, local street improvements, bicycle and pedestrian connections, and transit services.

Proposition C Fund (241) accounts for the City's share of a one-half percent sales tax approved by the electorate in November 1990, as collected by the County of Los Angeles to finance transportation programming and related capital projects.

Gas Tax Fund (242) accounts for expenditures financed by money apportioned from taxes on the purchase of gasoline fuel under the Streets and Highway Code of the State of California.

Highway Safety Improvement Program (246) accounts for expenditures focused on infrastructure projects with nationally recognized crash reduction factors (CRFs). Local HSIP projects must be identified on the basis of crash experience, crash potential, crash rate, or other data-supported means.

Air Quality Improvement Fund (247) accounts for the City's share of additional motor vehicle registration fees imposed by the South Coast Air Quality Management District to finance the implementation of mobile source emission reduction programs and the provisions of the California Clean Air Act.

Measure W (248) accounts for taxes collected through a parcel tax of 2.5 cents per square foot of impermeable land area throughout Los Angeles County. This measure provides the city with funds to capture, treat, and recycle stormwater.

Grant Funds (300s) accounts for special purpose financing provided by Federal, State, County or other agencies requiring segregated fund accounting.

Asset Forfeiture Fund (301/302/307) accounts for revenues derived from monies and property seized by the Police Department in drug-related incidents. Application of funds restricted to enhancement of drug enforcement activities.

PROPRIETARY FUNDS

Enterprise Funds:

Water Operation Fund (401) accounts for financial resources for the water operation including commercial, production, distribution, and implementation of Water Master Plan.

Water Treatment Fund (402) used to account for financial resources for the treatment of certain chemical contaminations to meet water quality standards.

Sewer Fund (411) accounts for construction and improvement to deficient sanitary sewer mains identified in the Sewer Master Plan, as established pursuant to Monterey Park Municipal Code Section 14.06.060.

Refuse Fund (421) accounts for fees and expenditures relating to waste management activities including refuse collection, disposal, and recycling.

Internal Service Funds:

City Shop Fund (501) accounts for the purchase and upkeep of all motorized equipment used by City departments.

Technology/Data Processing Fund (502) accounts for the costs of centralized data processing activities, including computer networking, and replacement of telephone system.

General Liability Fund (503) accounts for the City's general liability insurance program, including claims management, legal and other expenses.

Workers' Compensation Fund (504) accounts for the City's workers' compensation insurance program, including claims management, legal and other expenses.

Separation Benefits Fund (505) accounts for costs resulting from employee separation from service (accrued vacation, sick, compensatory, and holiday leave time).

Building Maintenance Fund (506) accounts for costs related to the upkeep of city owned structures 16 major structures and numerous smaller structures.

Other Post-Employment Benefits (OPEB) Fund (507) accounts for annual set-asides for retiree medical costs per Governmental Accounting Standards Board Statement 45.

Summary of Revenues and Transfers-In
FY 2025-2026 Budget

Fund	Description	Actual 2024-2025	Adopted Budget 2025-2026	Revised Budget 2025-2026	Proposed Budget 2026-2027
101	GENERAL FUND	73,301,469	73,440,326	74,428,871	76,836,376
102	RECREATION	819,723	613,500	613,500	865,000
112	LIBRARY SERVICES	109,220	79,500	79,500	120,900
	Total General Fund	**74,230,412**	**74,133,326**	**75,121,871**	**77,822,276**
201	PUBLIC SAFETY AUGMENTATION FUND	933,012	1,020,000	1,020,000	1,125,000
202	RETIREMENT FUND	9,843,326	12,450,655	12,450,655	13,111,270
203	NATIONAL OPIOIDS SETTLEMENT	16,666	105,000	105,000	112,497
204	CIRCULATION SYSTEM DIF FUND	171,094	199,069	199,069	228,853
205	LAW ENFORCEMENT_FIRE DIF FUND	96,665	106,265	106,265	144,580
206	CITY HOUSING SPECIAL REVENUE FUND	88,564	262,342	262,342	195,997
216	CERCLA LIABILITY FUND	401,827	150,500	150,500	178,476
219	BUSINESS IMPROVEMENT AREA 1	71,065	58,360	58,360	81,647
220	MAINTENANCE DISTRICT 93_1	1,306,649	1,065,992	1,065,992	1,065,992
231	PARKS_LIBRARY_PUBLIC AND AQUATICS	639,797	340,943	340,943	536,099
232	PROP A_PER PARCEL	29,559	955,000	955,000	1,000,000
236	BIKE ROUTE FUND	5,547	47,410	47,410	49,833
237	ROAD MAINTENANCE AND REHABILITATION ACCOUNT	1,668,380	1,577,401	1,577,401	1,717,578
238	PROPOSITION A FUND	1,629,910	1,576,660	1,576,660	1,625,129
239	MEASURE R FUND	1,336,946	975,031	975,031	989,493
240	MEASURE M FUND	1,304,118	1,132,369	1,132,369	1,227,874
241	PROPOSITION C FUND	1,407,833	1,323,375	1,323,375	1,383,854
242	STATE GAS TAX FUND	1,718,658	1,715,706	1,715,706	1,753,294
246	HIGHWAY SAFETY IMPROVEMENT	971,003	0	0	0
247	AIR QUALITY IMPROVEMENT FUND	95,648	85,000	85,000	92,934
248	MEASURE W FUND	767,882	743,000	743,000	752,001
	Sub-Total Other Special Revenues	24,504,149	25,890,078	25,890,078	27,372,401
301	ASSET FOREFEITURE FUND - JUSTICE	2,024	0	0	51,070
302	ASSET FOREFEITURE FUND - TREASURY	56,153	1,515,000	1,515,000	1,534,620
303	BULLETPROOF VEST POLICE GRANT	7,150	10,000	10,000	10,000
304	STC STANDARDS_TRAINING_CORREC	7,062	5,500	5,500	5,500
305	POST	151,817	50,000	50,000	50,000
308	STATE LAW ENFORCE SVC_COPS	232,939	202,000	202,000	221,797
313	URBAN AREA INITIATIVE - (UASI) POLICE	152,743	125,000	125,000	200,000
314	HOMELAND SECURITY - FIRE	242,815	13,500	13,500	204,498
315	URBAN AREA INITIATIVE - (UASI) FIRE	83,888	430,000	430,000	650,000
321	GROUND EMERGENCY MEDICAL TRANSPORTION	333,382	450,000	450,000	720,000
322	CALOES HIGH COMM. EQUIPMENT	0	357,000	357,000	0
323	CALOES HIGH COMM. HAZARD	0	10,000	10,000	0
325	ASSISTANCE TO FIREFIGHTERS	21,559	0	0	0
332	COMMUNITY DEVELOPMENT GRANTS	0	60,000	60,000	0
334	OTS - POLICE	272,092	0	0	250,000
335	CANNABIS TAX GRANT PROGRAM	98,137	15,000	15,000	300,000
340	STC REVENUE	13,781	4,500	4,500	4,500
351	WIOA GRANT	19,820	50,000	50,000	32,400
353	CALLIBRARY LITERACY SERVICES GRANT	84,517	81,000	81,000	50,000
354	STATE LIBRARY GRANT	6,655	5,000	5,000	0
360	LIBRARY GRANTS'	384,114	560,150	560,150	0
361	HOME HOUSING PROGRAM	132,822	285,787	285,787	348,951
362	CDBG FUND	1,153,338	563,008	563,008	571,332
367	PLHA FUND	373,811	0	0	507,791
368	HUD - ARPA	801,082	339,508	339,508	0
371	USED OIL RECYCLING BLOCK GRANT	9,630	0	0	9,010
372	RECREATION GRANTS	9,111	8,654	8,654	283
373	BEVERAGE CONTAINER RECYCLING	4,487	16,000	16,000	18,018
381	PUBLIC WORK GRANTS	96,397	1,525,000	1,525,000	59,973
383	ELAC INSTRUCTIONAL GRANT	54,027	58,000	58,000	61,066
	Sub-Total Grants	4,805,354	6,739,607	6,739,607	5,860,809
	Total Special Revenues Funds	**29,309,503**	**32,629,685**	**32,629,685**	**33,233,210**
401	WATER FUND	16,871,318	16,528,949	16,528,949	20,717,907
402	WATER TREATMENT WQA EPA FUND	1,734,384	1,200,000	1,200,000	4,376,597
409	WATER DIF	292,169	323,142	323,142	309,509
411	SEWER FUND	6,838,157	7,342,136	7,342,136	7,654,057
419	SEWER DIF	39,202	22,420	22,420	34,852
421	REFUSE FUND	1,823,462	1,122,419	1,122,419	1,272,419
	Total Enterprise Funds	**27,598,692**	**26,539,066**	**26,539,066**	**34,365,341**
501	CITY SHOP FUND	3,765,634	4,162,685	4,162,685	4,522,440
502	TECHNOLOGY INTERNAL SERVICE FUND	2,903,950	2,458,232	2,458,232	3,556,403
503	GENERAL LIABILITY FUND	8,072,583	8,224,949	8,224,949	9,324,768
504	WORKERS COMP FUND	4,804,734	5,244,303	5,244,303	5,956,772

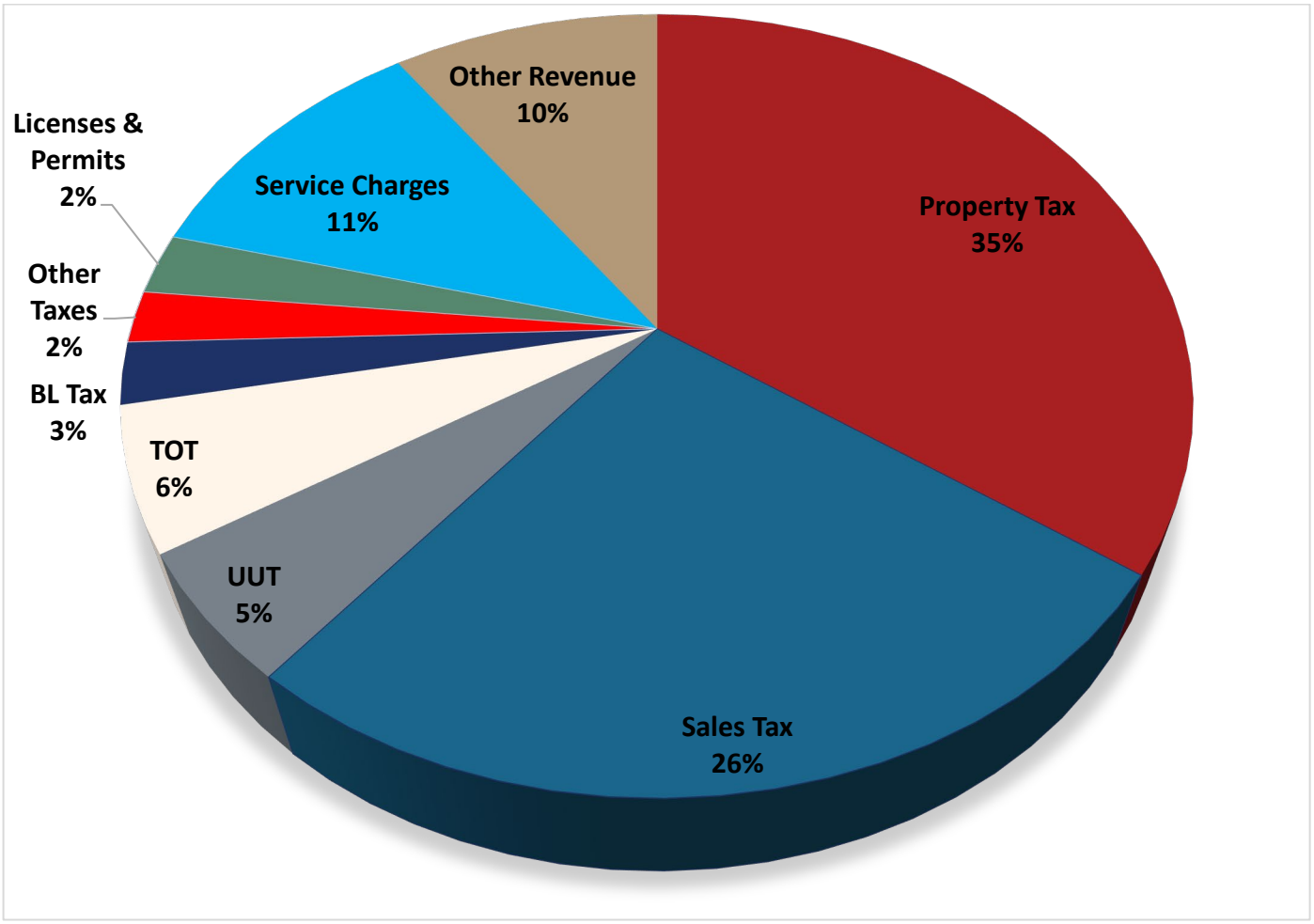
Fund	Description	Actual 2024-2025	Adopted Budget 2025-2026	Revised Budget 2025-2026	Proposed Budget 2026-2027
505	SEPARATION BENEFITS FUND	3,059,538	2,407,892	2,407,892	2,693,182
506	BUILDING MAINTENANCE FUND	1,697,954	2,205,002	2,205,002	4,100,852
507	OPEB INTERNAL SERVICE FUND	3,146,666	2,325,561	2,325,561	2,714,549
	Total Internal Services Funds	**27,451,059**	**27,028,624**	**27,028,624**	**32,868,966**
621	SALES TAX STREET BONDS-TRANSFER IN	1,053,450	0	1,051,200	1,050,950
	Total Measure R, Measure M, Prop C Transfer-In	**1,053,450**	**0**	**1,051,200**	**1,050,950**
	Total City-Wide Revenues	159,643,116	160,330,701	162,370,446	179,340,743
841	ATLANTIC_GARVEY SA	2,106,751	1,429,118	1,429,118	1,171,775
842	MERGED SA	2,043,407	758,020	758,020	506,268
	Total Successor Agency	**4,150,158**	**2,187,138**	**2,187,138**	**1,678,043**
	Total City-Wide & SA Funds	163,793,273	162,517,839	164,557,584	181,018,786

City of Monterey Park
FY2025-26 Fund Balance Change Summary

Fund	Description	Estimated Fund Balance June 30, 2026	Revenue Budget	Available Resources	Expenditure Budget	Estimated Fund Balance June 30, 2027	Fund Balance Change
101	GENERAL FUND	44,322,470	76,836,376	121,158,847	77,539,276	43,619,570	(702,900)
102	RECREATION	1,554,321	865,000	2,419,321	115,400	2,303,921	749,600
112	LIBRARY SERVICES	645,838	120,900	766,738	118,540	648,198	2,360
	Total General Fund	**46,522,629**	**77,822,276**	**124,344,905**	**77,773,216**	**46,571,690**	**49,061**
201	PUBLIC SAFETY AUGMENTATION FUND	935,829	1,125,000	2,060,829	1,250,000	810,829	(125,000)
202	RETIREMENT FUND	3,097,627	13,111,270	16,208,897	16,196,929	11,968	(3,085,659)
203	OPIOID SETTLEMENT	495,409	112,497	607,906	50,000	557,906	62,497
204	CIRCULATION SYSTEM DIF FUND	735,730	228,853	964,583	0	964,583	228,853
205	LAW ENFORCEMENT_FIRE DIF FUND	31,735	144,580	176,315	138,000	38,315	6,580
206	CITY HOUSING SPECIAL REVENUE FUND	2,610,453	195,997	2,806,450	0	2,806,450	195,997
216	CERCLA LIABILITY FUND	32,731	178,476	211,207	203,583	7,624	(25,107)
219	BUSINESS IMPROVEMENT AREA 1	265,523	81,647	347,170	73,950	273,220	7,697
220	MAINTENANCE DISTRICT 93_1	261,774	1,065,992	1,327,766	1,309,278	18,488	(243,286)
231	PARKS_LIBRARY_PUBLIC AND AQUATICS	1,022,513	536,099	1,558,612	1,156,000	402,612	(619,901)
232	MEASURE A - PARKS	121,854	1,000,000	1,121,854	1,000,000	121,854	0
236	BIKE ROUTE FUND	52,620	49,833	102,453	97,243	5,210	(47,410)
237	ROAD MAINTENANCE AND REHABILITATION ACCOUNT	2,933,195	1,717,578	4,650,773	1,716,013	2,934,760	1,565
238	PROPOSITION A FUND	1,616,728	1,625,129	3,241,857	2,979,065	262,792	(1,353,936)
239	MEASURE R FUND	477,027	989,493	1,466,520	1,103,688	362,832	(114,195)
240	MEASURE M FUND	4,104,553	1,227,874	5,332,427	2,013,454	3,318,973	(785,580)
241	PROPOSITION C FUND	2,290,870	1,383,854	3,674,724	3,217,899	456,825	(1,834,045)
242	STATE GAS TAX FUND	307,347	1,753,294	2,060,641	1,997,002	63,639	(243,708)
246	HIGHWAY SAFETY IMPROVEMENT	15,409	0	15,409	0	15,409	0
247	AIR QUALITY IMPROVEMENT FUND	233,723	92,934	326,657	215,857	110,800	(122,923)
248	MEASURE W FUND	445,883	752,001	346,879	783,485	346,879	346,879
301	ASSET FOREFEITURE FUND - JUSTICE	84,527	51,070	135,597	6,000	129,597	45,070
302	ASSET FOREFEITURE FUND - TREASURY	1,235,757	1,534,620	2,770,377	75,828	2,694,549	1,458,792
303	BULLETPROOF VEST POLICE GRANT	0	10,000	10,000	8,500	1,500	1,500
304	STC STANDARDS_TRAINING_CORREC POLICE	24,814	5,500	30,314	6,800	23,514	(1,300)
305	POST POLICE	4,682	50,000	54,682	37,000	17,682	13,000
306	AB109 TASK FORCE GRANT POLICE	200,709	0	200,709	26,500	174,209	(26,500)
308	STATE LAW ENFORCE SVC_COPS	684,768	221,797	906,565	307,745	598,821	(85,948)
313	URBAN AREA INITIATIVE - (UASI) POLICE	0	200,000	200,000	0	200,000	200,000
314	HOMELAND SECURITY - FIRE	94,760	204,498	299,258	204,498	94,760	0
315	URBAN AREA INITIATIVE - (UASI) FIRE	0	650,000	650,000	639,273	10,727	10,727
321	GROUND EMERGENCY MEDICAL TRANSPORTION	394,516	720,000	1,114,516	608,000	506,516	112,000
322	CALOES EQUIPMENT	47,298	0	47,298	0	47,298	0
323	CALOES HIGH COMM. HAZARD	4,700	0	4,700	0	4,700	0
332	COMMUNITY DEVELOPMENT GRANTS	5,963	0	5,963	0	5,963	0
334	OTS - POLICE	0	250,000	250,000	0	250,000	250,000
335	CANNABIS TAX GRANT PROGRAM	7,000	300,000	307,000	0	307,000	300,000
340	SGVCOG HOMELESS PROGRAM GRANT	19,041	4,500	40,000	0	40,000	20,959
351	WIOA GRANT	27,065	32,400	59,465	11,511	47,954	20,889
353	CAL LIBRARY LITERACY SERVICES GRANT	89,694	50,000	139,694	24,941	114,753	25,059
354	STATE LIBRARY GRANT	5,205	0	5,205	0	5,205	0
360	LIBRARY GRANTS'	398,243	0	398,243	0	398,243	0
361	HOME HOUSING PROGRAM	360,271	348,951	709,222	308,209	401,013	40,742
362	CDBG FUND	78,176	571,332	649,508	649,266	242	(77,934)
367	PERMANENT LOCAL HOUSING ALLOCATION	1,104,705	507,791	1,612,496	582,780	1,029,716	(74,989)
368	HOME - ARPA	128,928	0	128,928	128,928	0	(128,928)
371	USED OIL RECYCLING BLOCK GRANT	27,484	9,010	36,494	8,478	28,016	532
372	RECREATION GRANTS	18,140	283	18,423	0	18,423	283
373	BEVERAGE CONTAINER RECYCLING	95,795	18,018	113,813	27,940	85,873	(9,922)
381	PUBLIC WORK GRANTS	2,154,919	59,973	2,214,892	0	2,214,892	59,973
383	ELAC INSTRUCTIONAL SERVICE PROGRAM	247,328	61,066	308,394	63,500	244,894	(2,434)
401	WATER FUND	2,894,149	20,717,907	23,612,056	21,313,661	2,298,396	(595,754)
402	WATER TREATMENT WQA EPA FUND	0	4,376,597	4,376,597	4,376,597	0	0
403	WATER TREATMENT CITY FUND	3,600,000	0	3,600,000	400,000	3,200,000	(400,000)
408	WATER REVENUE BONDS PROJECTS	16,369,778	0	16,369,778	300,000	16,069,778	(300,000)
409	WATER DIF FUND	1,038,797	309,509	1,348,306	0	1,348,306	309,509
411	SEWER FUND	15,350,614	7,654,057	23,004,671	9,630,944	13,373,727	(1,976,887)
419	SEWER DIF FUND	123,474	34,852	158,326	0	158,326	34,852
421	REFUSE FUND	644	1,272,419	1,273,063	690,755	582,308	581,664
501	CITY SHOP FUND	218,846	4,522,440	4,741,286	4,558,094	183,192	(35,654)
502	TECHNOLOGY INTERNAL SERVICE FUND	0	3,556,403	3,556,403	3,554,239	2,163	2,163
503	GENERAL LIABILITY FUND	2,994,043	9,324,768	12,318,811	8,184,961	4,133,850	1,139,807
504	WORKERS COMP FUND	3,971,434	5,956,772	9,928,205	5,909,206	4,018,999	47,565
505	SEPARATION BENEFITS FUND	556,588	2,693,182	3,249,770	2,500,000	749,770	193,182
506	BUILDING MAINTENANCE FUND	154,632	4,100,852	4,255,484	4,091,348	164,136	9,504
507	OPEB INTERNAL SERVICE FUND	748,416	2,714,549	3,462,965	2,500,000	962,965	214,549
621	SALES TAX STREET BONDS-TRANSFER IN	1,050,950	1,050,950	2,101,900	1,050,950	1,050,950	0
841	ATLANTIC GARVEY SA	590,016	1,171,775	1,761,791	1,410,039	351,753	(238,264)
842	MERGED SA	294,263	506,268	800,531	765,695	34,837	(259,427)
		126,112,293	181,018,786	306,296,533	188,236,847	118,843,171	(6,823,239)

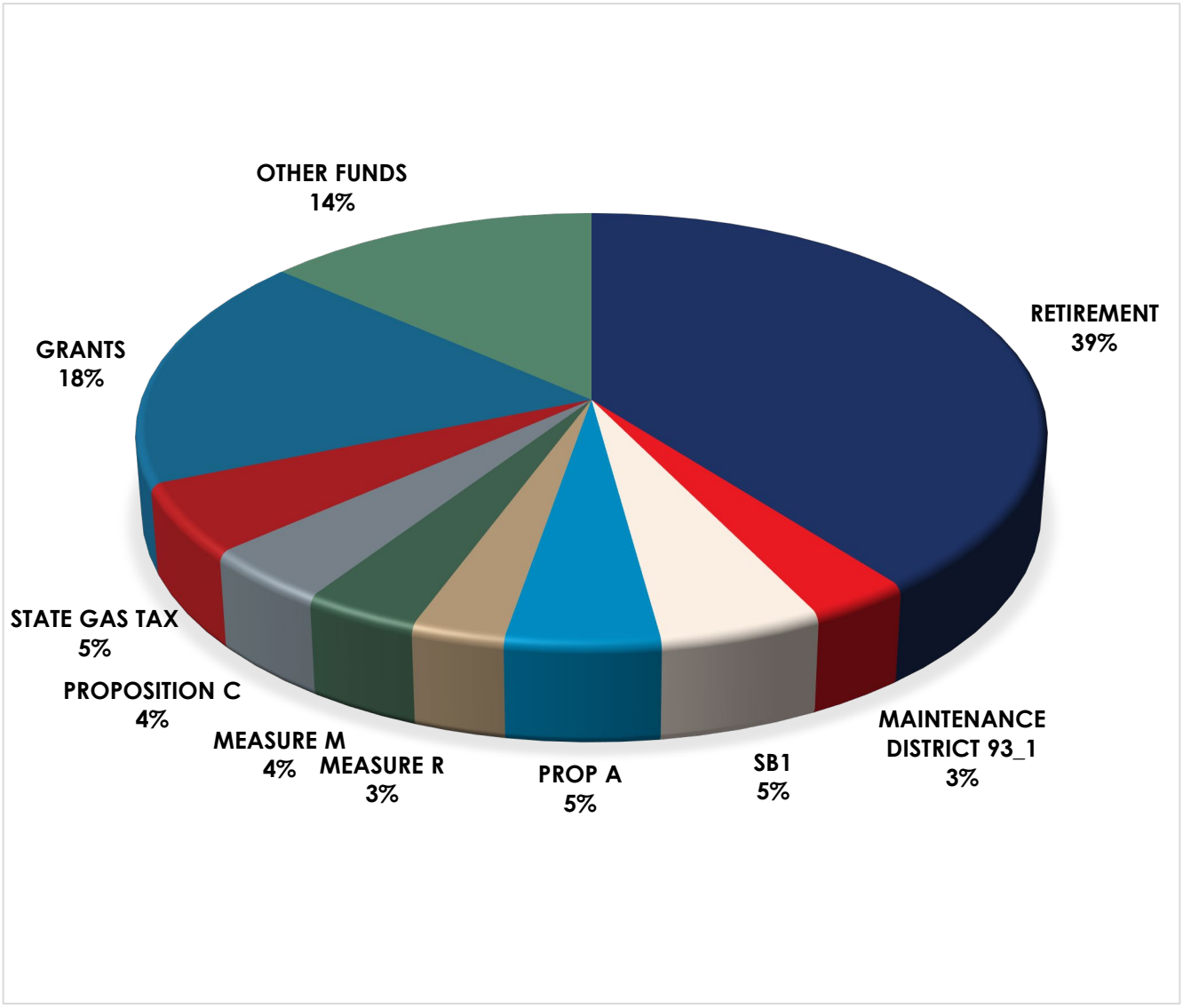
Revenues by Type
FY 2026-2027

General Fund



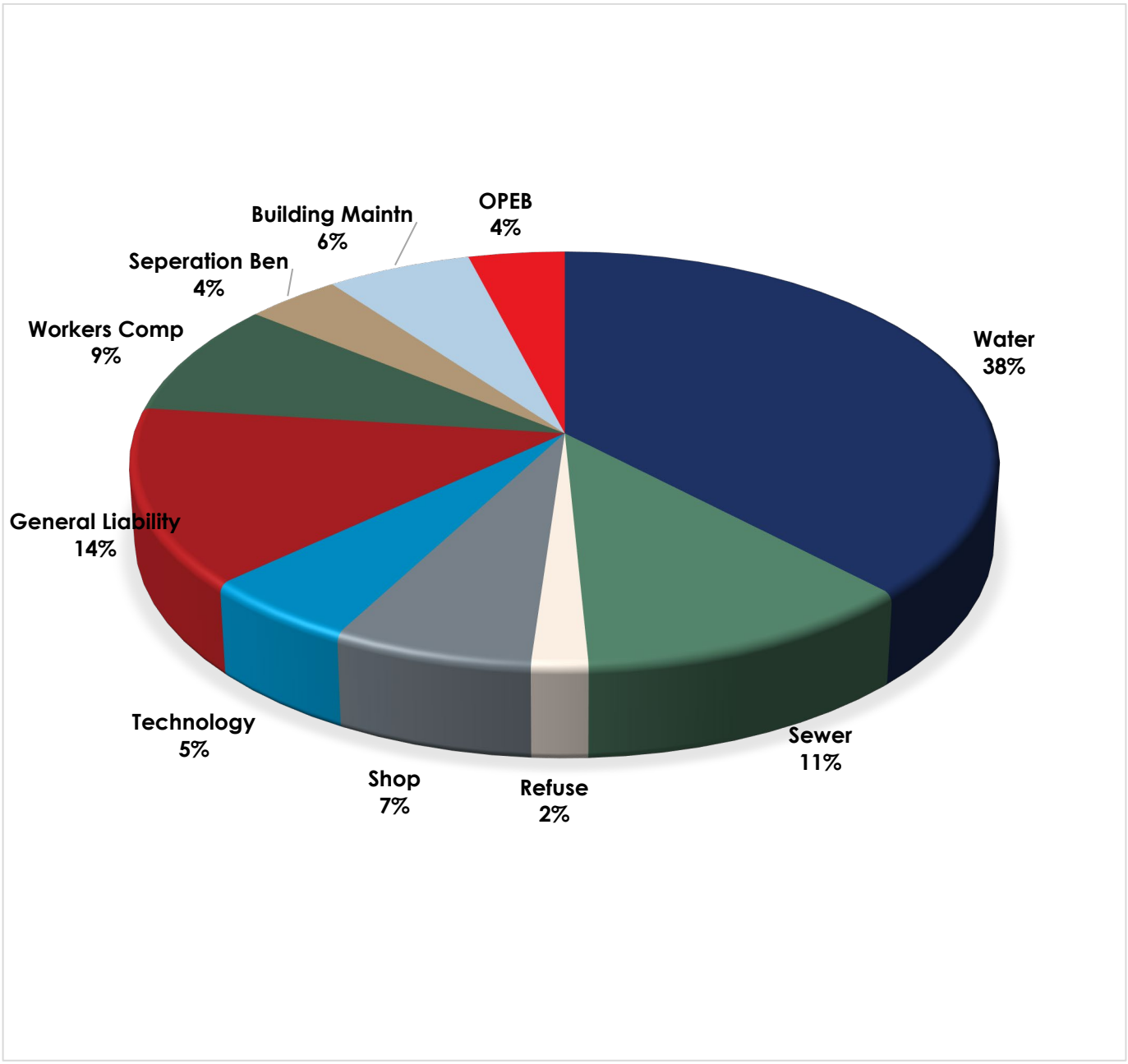
Revenues by Type
FY 2026-2027

Special Revenues Funds



Revenues by Type
FY 2026-2027

Proprietary Funds



Five-Year Summary of Revenues & Transfers-In by Fund Types
FY2026-2027 Budget

	Actual 2023	Actual 2024	Actual 2025	Revised 2026	Proposed 2027
General Fund					
General Fund	56,510,581	63,386,091	74,230,412	75,121,871	77,822,276
Special Revenue					
Retirement	12,948,477	12,187,627	9,843,326	12,450,655	13,111,270
Maintenance District	1,037,841	1,004,990	1,306,649	1,065,992	1,065,992
RMRA SB1	1,421,258	1,556,219	1,668,380	1,577,401	1,717,578
Proposition A	1,683,026	1,891,047	1,629,910	1,576,660	1,625,129
Measure R	1,019,953	1,083,493	1,336,946	975,031	989,493
Measure M	1,189,901	1,226,825	1,304,118	1,132,369	1,227,874
Proposition C	1,387,511	1,444,323	1,407,833	1,323,375	1,383,854
Gas Taxes	1,561,184	1,559,719	1,718,658	1,715,706	1,753,294
Other Funds	3,334,305	3,078,808	4,288,330	4,072,889	4,497,917
Grants	7,856,680	4,403,972	4,805,354	6,739,607	5,860,809
Enterprise					
Refuse	7,041,201	6,860,000	1,823,462	1,122,419	1,272,419
Sewer	3,490,699	4,083,934	6,877,359	7,364,556	7,688,909
Water	13,402,269	17,509,977	18,897,871	18,052,091	25,404,013
Internal Service					
City Shop Fund	3,117,678	3,713,800	3,765,634	4,162,685	4,522,440
Technology & Communicc	1,003,643	1,381,816	2,903,950	2,458,232	3,556,403
General Liability	5,039,019	6,898,767	8,072,583	8,224,949	9,324,768
Workers' Compensation	3,773,730	3,986,537	4,804,734	5,244,303	5,956,772
Seperation Benefits	1,045,994	1,225,000	3,059,538	2,407,892	2,693,182
Building Maintenance	0	0	1,697,954	2,205,002	4,100,852
Other Post Employment Be	1,000,000	2,200,000	3,146,666	2,325,561	2,714,549
Sales Tax Revenue Bonds					
Street Bonds-TransferIn	613,627	1,053,450	1,053,450	1,051,200	1,050,950
Successor Agency					
Successor Agency	2,573,237	2,228,714	4,150,158	2,187,138	1,678,043
Total	**132,051,815**	**143,965,109**	**163,793,274**	**164,557,584**	**181,018,786**

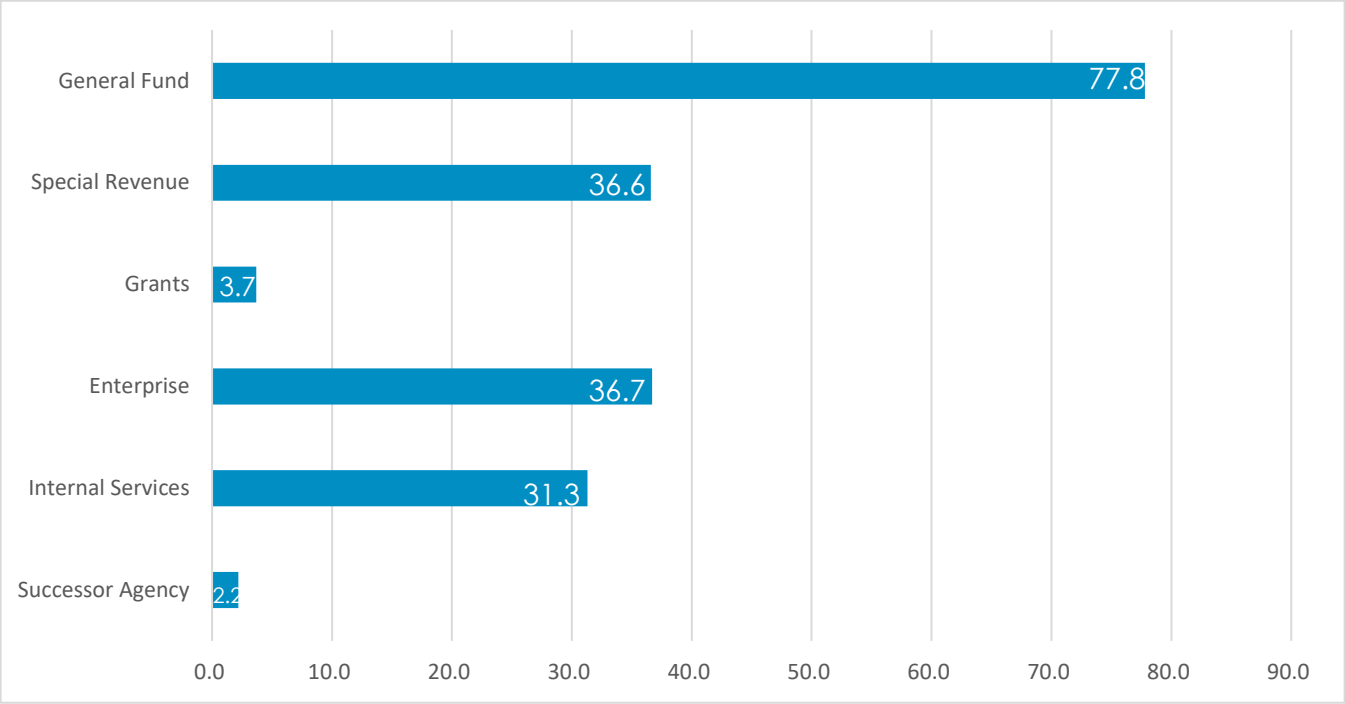
Five-Year Summary of Expenditures & Transfers-In by Fund Types
FY2026-2027 Budget

	Actual 2023	Actual 2024	Actual 2025	Revised 2026	Proposed 2027	$ Change over 2026
General Administration						
City Council / Regional Associatons	192,072	232,109	193,479	214,251	227,670	13,419
City Manager	1,656,051	1,695,482	1,835,826	2,653,733	3,024,350	370,616
City Treasurer	18,819	12,219	16,330	24,568	32,445	7,878
City Attorney	787,512	795,259	771,586	898,000	942,900	44,900
City Clerk	12,701	12,835	12,835	16,384	29,911	13,527
Finance	5,013,202	5,731,299	6,313,150	6,866,782	7,045,431	178,648
HR & Risk Management	1,397,523	1,306,544	1,443,284	1,917,551	1,993,124	75,573
General Administration	**9,077,880**	**9,785,747**	**10,586,490**	**12,591,268**	**13,295,831**	**254,222**
Public Safety						
Fire	16,653,597	17,889,543	21,910,666	22,844,853	23,820,175	975,322
Police	22,510,340	25,504,298	29,034,386	33,501,404	33,714,536	213,133
Public Safety	**39,163,936**	**43,393,842**	**50,945,053**	**56,346,257**	**57,534,712**	**1,188,455**
Community Services & Improvements						
Library	2,255,185	2,672,610	2,902,097	3,508,540	3,952,008	443,468
Recreation & Communtiy Services	2,351,015	2,764,011	3,668,137	4,307,764	4,817,950	510,186
Community & Economic Development	2,566,599	2,204,588	3,232,515	3,702,686	4,779,405	1,076,719
Community Services & Improvements	**7,172,799**	**7,641,208**	**9,802,750**	**11,518,990**	**13,549,363**	**1,586,905**
City Infrastructure						
Public Works	40,297,137	47,079,239	39,696,676	43,373,879	53,394,661	10,020,782
Capital Improvement Projects	11,652,962	4,698,956	3,268,593	17,339,347	16,033,256	(1,306,091)
City Infrastructure	**51,950,099**	**51,778,196**	**42,965,269**	**60,713,226**	**69,427,917**	**8,714,691**
Non-Department/Internal Services						
Worker's Compensation	3,807,304	2,686,861	5,442,807	5,608,161	5,504,794	(103,367)
General Liability	7,025,616	6,573,283	5,631,145	8,192,386	8,363,088	170,702
Post-Employement Activity	11,407,969	13,032,197	12,754,562	14,779,943	18,385,410	3,605,467
	22,240,889	**22,292,341**	**23,828,514**	**28,580,490**	**32,253,292**	**3,672,802**
ARPA Projects	**6,424,800**	**5,678,915**	**1,029,375**	**0**	**0**	**0**
Successor Agency	**2,084,715**	**1,598,280**	**6,703,233**	**2,258,187**	**2,175,733**	**(82,454)**
Total	**131,690,319**	**142,168,527**	**145,860,684**	**172,008,419**	**188,236,847**	**15,334,620**

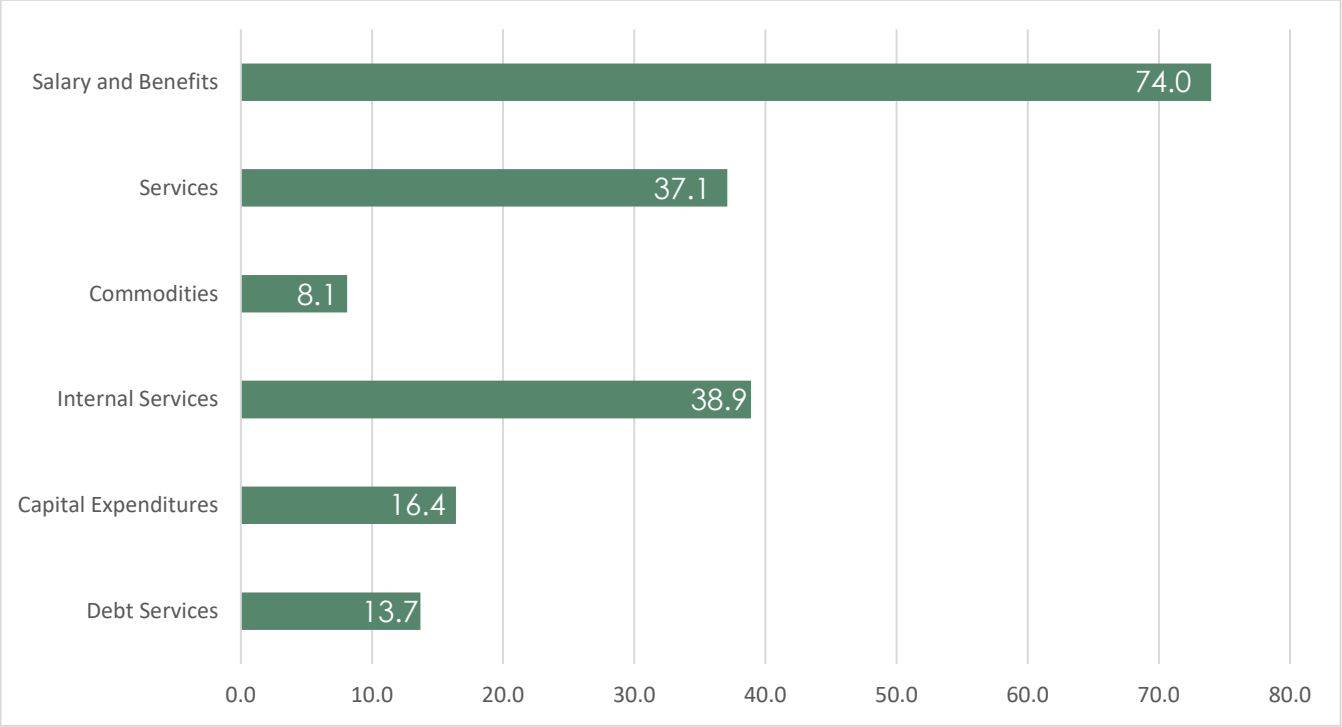
Expenditures by Fund and Character
FY 2026-2027

Combined City and Successor Agency

Expenditures by Fund:



Expenditures by Character:



Source of Funds by Department
FY 2026-2027 Budget

SOURCE OF FUNDS BY DEPARTMENT																		
DEPARTMENT	General Fund	Retirement	State Gas Tax	241 Prop C	238 Prop A	Measure M 240	Measure R 239	SB1	MD 220	300 Grants	Other Special Rev.	Water	Sewer	Refuse	Internal Services	Successor Agency	Total
City Council	$227,670	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$227,670
City Manager	$2,879,784	$144,566	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,175,733	$5,200,083
City Clerk	$29,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$29,911
City Treasurer	$32,445	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$32,445
City Attorney	$942,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$942,900
Finance	$3,154,730	$165,328	$0	$0	$0	$0	$0	$0	$0	$27,780	$0	$398,086	$356,407	$8,860	$2,934,239	$0	$7,045,430
HR/Risk Management	$928,635	$32,974	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,031,515	$0	$1,993,124
Community Developr	$3,384,414	$113,533	$0	$0	$0	$0	$0	$0	$0	$707,475	$73,950	$246,945	$253,089	$0	$0	$0	$4,779,406
Police	$29,284,581	$2,560,655	$0	$0	$0	$0	$0	$0	$0	$1,152,301	$645,000	$0	$0	$0	$72,000	$0	$33,714,537
Fire	$19,008,846	$1,652,072	$0	$0	$0	$0	$0	$0	$0	$1,515,271	$793,000	$153,303	$265,600	$48,335	$383,749	$0	$23,820,176
Library	$3,734,049	$181,507	$0	$0	$0	$0	$0	$0	$0	$36,452	$0	$0	$0	$0	$0	$0	$3,952,008
Recreation/Communi	$3,734,748	$142,835	$0	$0	$884,367	$0	$0	$0	$0	$0	$56,000	$0	$0	$0	$0	$0	$4,817,950
Public Works	$3,803,858	$93,049	$1,997,002	$2,017,899	$2,094,698	$13,454	$1,103,688	$0	$1,309,278	$36,418	$1,900,292	$25,091,924	$5,955,849	$633,560	$7,343,693	$0	$53,394,662
Capital Expenses	$3,750,000	$0	$0	$1,200,000	$0	$2,000,000	$0	$0	$0	$250,000	$4,063,256	$500,000	$2,800,000	$0	$1,470,000	$0	$16,033,256
Non-Departmental	$2,876,646	$11,110,410	$0	$0	$0	$0	$0	$0	$0	$0	$203,583	$0	$0	$0	$18,062,652	$0	$32,253,291
Total Funds	**$77,773,217**	**$16,196,929**	**$1,997,002**	**$3,217,899**	**$2,979,065**	**$2,013,454**	**$1,103,688**	**$0**	**$1,309,278**	**$3,725,697**	**$7,735,081**	**$26,390,258**	**$9,630,945**	**$690,755**	**$31,297,848**	**$2,175,733**	**$188,236,849**

Fund Codes:

General Fund: General Fund, Recreation, Passport Services

$188,236,849

Special Revenues: Retirement; State Gas Tax; Prop C; Prop A; Measure M; Measure R; SB1; Maintenance District; Development Impact Fees; Grants; SB2; Measure W; Business Improvement Area 1; CERCLA; Other Special Revenues

Proprietary:
Enterprise: Water; Sewer: Refuse
Internal Services: City Shop; Information Technology; General Liability; Worker's Comp; Seperation Benefits; Building Maintenance; OPEB

General Fund Five Year Projection
FY 2026-2027 Budget Report

	5-Year Long-Term Projection					
	2025-26	2026-27	2027-28	2028-29	2029-2030	Notes
Beginning Fund Balance	41,891,780	44,155,029	44,204,089	43,820,855	43,283,803	
Committed	12,340,000	12,840,000	13,340,000	13,340,000	13,340,000	
Assigned	31,403,832	30,903,832	30,403,832	29,903,832	29,903,832	
Unassigned	411,197	460,257	77,024	39,972	21,618	
Ending Fund Balance	44,155,029	44,204,089	43,820,855	43,283,803	43,265,449	
Revenues:						
Property Taxes	25,929,928	27,107,687	28,056,456	29,038,432	30,054,777	(1)
Sales Tax	19,555,569	19,952,124	20,351,166	20,758,190	21,173,354	(2)
Utility User Tax	3,933,638	4,071,315	4,152,742	4,235,796	4,320,512	(3)
Transient Occupancy Tax	4,090,622	4,528,321	4,664,171	4,804,096	4,948,219	(4)
Business License Tax	1,886,701	1,972,031	2,031,192	2,092,128	2,154,892	(5)
Other Taxes	1,859,292	1,659,099	1,712,190	1,766,980	1,823,524	(6)
Licenses & Permits	2,020,890	1,953,805	2,016,327	2,080,849	2,147,436	(6)
Charges for Services	8,598,269	8,654,830	8,827,927	9,004,485	9,184,575	(7)
Other Revenue	7,246,961	7,923,064	8,081,525	8,243,156	8,408,019	(7)
						(7)
Total Revenues	75,121,871	77,822,276	79,893,696	82,024,112	84,215,307	
Expenditures:						
Salaries & Benefits	41,252,135	43,786,449	45,100,042	46,453,044	47,846,635	(8)
Services	8,663,075	9,423,697	9,612,171	9,804,414	10,000,503	(9)
Commodities	2,296,747	2,202,297	2,246,343	2,291,270	2,337,095	(9)
Internal Service Chgs	12,610,064	14,899,494	16,389,443	17,208,916	18,069,361	(10)
Capital Projects	4,350,000	3,750,000	2,750,000	2,500,000	2,200,000	
GF Suppl to Pension	1,583,912	1,625,000	1,625,000	1,625,000	1,625,000	
OPEB	1,945,922	1,922,417	1,922,417	1,922,417	1,922,417	
Debt Service /Other Paym	156,766	163,862	171,255	179,080	192,678	
Total Expenditures	72,858,622	77,773,216	79,816,672	81,984,140	84,193,689	
Surplus/(Deficit)	2,263,249	49,060	77,024	39,972	21,618	

* Projections assume a slow and stable economy.

(1) HdL Property Tax Consultants are projecting an average increase of 3.5% for the next four Fiscal Ye
(2) HdL Sales Tax Consultants are projecting sales tax to remain flat with slight declines during the next
(3) 2% increase calculated using historical trends and current economy
(4) Projection includes the passing of Measure LG - a full year of increased TOT (from 12% to 13%)
(5) Projection includes the passing of Measure BE changing the BLT calculations from employee count to gross revenues.
(6) 3.2% increase calculated using historical trends, current economy, and last five year average

(7) 2% increase calculated using historical trends, current economy and last five year average

(8) Projections are calculated with a 3% average increase and employees eligible for merit increases

(9) 2% Services and Commodities increase

(10) Internal Service Charges are increased by a 10% average cost

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
CITY COUNCIL - 1100						
Mayor	1	-	1	-	1	-
Mayor Pro Tem	1	-	1	-	1	-
Council Members	3	-	3	-	3	-
CITY COUNCIL TOTAL	*5*	-	*5*	-	*5*	-
CITY MANAGER - 1200						
City Manager	1	-	1	-	1	-
Assistant City Manager	1	-	1	-	1	-
Administrative Aide	1		1		1	
Administrative Intern	-	0.50	-	0.50	-	0.50
Assistant Deputy City Clerk	1	-	1	-	1	-
Communications Manager	-	-	1	-	1	-
Community Media Specialist	-	0.50	-	0.50	-	0.50
Deputy City Clerk	1	-	1	-	1	-
Director of Finance	0.20	-	0.20	-	0.20	-
Media Specialist	1	0	1	-	1	-
Media Supervisor	1	0	1	-	1	-
Office Assistant I	-	0.50	-	0.50	-	0.50
Office Assistant II	1	-	1	-	1	-
Principal Management Analyst	1	-	1	-	1	-
Secretary to the City Manager	1	-	0	-	0	-
CITY MANAGER TOTAL	10.20	1.50	10.20	1.50	10.20	1.50
CITY CLERK - 1300						
City Clerk - Elected Official	1	-	1	-	1	-
CITY CLERK TOTAL	1	-	1	-	1	-
FINANCE - 1400						
Director of Finance	0.80	-	0.80	-	0.80	-
Account Clerk	1	1.50	1	1.00	1	1.00
Accountant	2	-	2	-	2	-
Administrative Aide	1	-	1	0.50	1	0.50
Finance Manager	1	-	1	-	1	-
Financial Analyst	2	-	2	-	2	-
Information System Specialist	2	-	1	-	1	-
Information Technology Manager	1	-	1	-	1	-
Information Technology Network Specialist	-	-	1	-	1	-
Information Technology Technician	1	-	1	-	1	-
Principal Management Analyst	-	0.50	-	0.50	-	0.50
Senior Account Clerk	6	-	6	-	6	-
Senior Accountant	1	-	1	-	1	-
FINANCE TOTAL	18.80	2.00	18.80	2.00	18.80	2.00

	FY 2024-2025 Full Time	FY 2024-2025 Part Time	FY 2025-2026 Full Time	FY 2025-2026 Part Time	FY 2026-2027 Full Time	FY 2026-2027 Part Time
CITY TREASURER - 1500						
City Treasurer - Elected Official	1	-	1	-	1	-
CITY TREASURER TOTAL	1	-	1	-	1	-
COMMUNITY DEVELOPMENT - 1700						
Director of Community Development	1	-	1	-	1	-
Assistant Planner	1	-	1	-	1	-
Associate Planner	-	-	-	-	1	-
Admistrative Aide	1	-	1	-	0	-
Administrative Intern I	-	0.50	-	0.50	-	0.50
Building Inspector	2	-	2	-	2	-
Building Official	1	-	1	-	1	-
Building and Safety Permit Technician	-	-	-	0.50	-	0.50
Economic Development Manager	1	-	1	-	1	-
Economic Development Specialist	1	-	1	-	1	-
Management Analyst	-	-	-	-	1	-
Permit Technician I	1	-	1	-	1	-
Permit Technician II	1	-	-	-	-	-
Plan Checker	1	-	1	-	1	-
Planning Manager	1	-	1	-	1	-
Planning Technician	1	-	1	-	1	-
Senior Permit Technician	-	-	1	-	1	-
Senior Planner	1	-	1	-	1	-
COMMUNITY DEVELOPMENT TOTAL	14	0.50	14	1.00	15	1.00
HUMAN RESOURCES AND RISK MANAGEMENT - 1800						
Director of Human Resources/Risk Management	1	-	1	-	1	-
Human Resources Analyst	1	-	1	-	1	-
Human Resources Technician	1	-	1	-	1	-
Human Resources/Risk Manager	2	-	2	-	2	-
Principal Human Resources Analyst	1	-	1	-	1	-
HR AND RISK MANAGEMENT TOTAL	6	-	6	-	6	-

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
POLICE - 3100						
Police Chief	1	-	1	-	1	-
Animal Services Officer	2	-	2	-	1	-
Animal Services Supervisor	-	-	-	-	1	-
Community Services Officer	3	2.50	3	2.50	3	2.50
Communications Supervisor	1	-	1	-	1	-
Crime Analyst	-	0.50	-	0.50	-	0.50
Crossing Guard	-	4.50	-	4.50	-	4.50
Dispatcher	9	1.25	9	1.25	9	1.25
Evidence Officer	2	-	2	-	2	-
Jailer	4	1.00	4	1	4	1
Jailer Supervisor	1	-	1	-	1	-
Principal Management Analyst	-	-	-	-	-	-
Outreach and Housing Navigation Coordinator	1	-	1	-	1	-
Police Administrative Assistant	1	-	1	-	1	-
Police Cadet	-	2	-	2	-	2
Police Captain	2	-	2	-	2	-
Police Clerk	10	-	10	-	9	-
Police Corporal	14	-	14	-	14	-
Police Lieutenant	8	-	8	-	8	-
Police Officer	45	-	45	-	47	-
Police Records Cadet	-	0.50	-	0.50	-	0.50
Police Records Clerk	-	1.00	-	1.00	-	1.00
Police Records Management System Technician	-	-	-	-	-	-
Police Records Supervisor	1	-	1	-	1	-
Police Sergeant	9	-	9	-	9	-
Senior Account Clerk	-	-	-	-	1	-
Secretary	1	-	1	-	1	-
POLICE TOTAL	115	13.25	115	13.25	117	13.25

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
FIRE - 3200						
Fire Chief	1	-	1	-	1	-
Deputy Fire Chief	-	-	-	-	1	-
Code Enforcement Officer	3	-	3	-	3	-
Code Enforcement Supervisor	-	-	1	-	1	-
Battalion Chief	4	-	4	-	3	-
Fire Captain	12	-	12	-	12	-
Fire Engineer	12	-	12	-	12	-
Fire Fighter	11	-	11	-	9	-
Fire Fighter/Paramedic	13	-	13	-	15	-
Fire Marshal	1	-	1	-	1	-
Fire Prevention Permit Technician I	1	-	1	-	1	-
Fire Safety Specialist	2	-	2	-	2	-
Principal Management Analyst	1	-	1	-	1	-
Senior Account Clerk	1	-	1	-	1	-
Office Assistant II	1	-	1	-	1	-
Senior Code Compliance Officer	1	-	-	-	-	-
FIRE TOTAL	64	-	64	-	64	-
PUBLIC WORKS - 4200						
Administrative Intern	-	0.25	-	0.25	-	0.25
Administrative Aide	1	-	1	-	2	-
Assistant City Engineer	1	-	1	-	1	-
Assistant Water Utility Manager	1	-	1	-	1	-
Auto Shop Technician	1	-	1	-	0	-
Building Trades Technician	2	-	2	-	2	-
Civil Engineering Assistant	1	-	1	-	1	-
Civil Engineering Associate	2	-	2	-	2	-
Civil Engineering Technician	1	-	1	-	1	-
Consumer Services Representative	2	-	2	-	2	-
Crew Leader	3	-	3	-	3	-
Cross Connection Control Inspector	1	-	1	-	1	-
Director of Public Works	1	-	1	-	1	-
Electrician	1	-	1	-	1	-
Engineering Aide	-	1.00	-	1.00	-	1.00
Equipment Mechanic	2	-	2	-	2	-
Equipment Service Specialist	-	0.50	-	0.50	-	0.50

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Facilities Maintenance Supervisor	1	-	1	-	1	-
Geographic Information System Analyst	1	-	1	-	1	-
Lead Equipment Mechanic	1	-	1	-	1	-
Maintenance Worker	11	1.50	11	1.50	11	2.00
Park Maintenance Crew Leader	2	-	2	-	2	-
Park Maintenance Worker	3	0.50	3	0.50	3	0.50
Park Supervisor	1	-	1	-	1	-
Principal Management Analyst	2	-	2	-	2	-
Public Works Inspector	1	-	1	-	1	-
Public Works Maintenance Manager	1	-	1	-	1	-
Public Works Maintenance Supervisor	1	-	1	-	1	-
Public Works Manager	1	-	1	-	1	-
Senior Civil Engineer	1	-	1	-	1	-
Office Assistant II	-	0.50	-	0.50	-	0.50
Senior Maintenance Worker	4	-	4	-	4	-
Senior Management Analyst	1	-	1	-	1	-
Senior Water Production System Operator	1	-	1	-	1	-
Water Distribution Lead Worker	2	-	2	-	2	-
Water Operation Supervisor	2	-	2	-	2	-
Water Production Supervisor	1	-	1	-	1	-
Water Production System Operator	4	-	4	-	4	0.50
Water Utility Maintenance Worker	5	1.00	5	1.00	5	1.00
Water Utility Manager	1	-	1	-	1	-
PUBLIC WORKS TOTAL	68.00	5.25	68.00	5.25	68.00	6.25
MONTEREY PARK BRUGGEMEYER LIBRARY - 6000						
City Librarian	1	-	1	-	1	-
Library Manager	-	-	1	-	1	-
Adult Literacy Coordinator	1	-	1	-	1	-
Librarian	4	1.00	4	1.00	4	1.00
Library Assistant	5	6.00	5	7.50	5	7.50
Library Page	-	2.50	-	1.00	-	1.00
Library Technician	2	-	2	-	2	-
Senior Administrative Assistant	1	-	1	-	1	-
Senior Librarian	3	-	2	-	2	-
LIBRARY TOTAL	17.00	9.50	17.00	9.50	17.00	9.50

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
RECREATION / COMMUNITY SERVICES - 6500						
Director of Recreation/Community Services	1	-	1	-	1	-
Administrative Aide	1	-	1	-	1	-
Assistant Pool Manager	-	0.50	-	0.50	-	0.50
Dial-A-Ride Driver	3	-	3	-	3	-
Child Care Coordinator	1	-	1	-	-	-
Child Care Teacher	-	3.25	-	3.25	-	3.25
Dial-A-Ride Dispatcher	1	-	1	-	1	-
Janitor	1	-	-	-	-	-
Lifeguard	-	1.50	-	1.50	-	1.50
Pool Maintenance Worker	1	-	1	-	1	-
Pool Manager	-	3.50	-	3.50	-	3.50
Program Coordinator	2	-	2	-	3	-
Recreation Leader	-	10.50	-	10.50	-	10.50
Recreation Manager	1	-	1	-	1	-
Recreation Specialist	-	-	1	-	1	-
Recreation Supervisor	2	-	2	-	2	-
Senior Clerk Typist	1	-	1	-	1	-
Senior Lifeguard	-	1.00	-	1.00	-	1.00
Senior Recreation Leader	-	1.50	-	1.50	-	1.50
RECREATION / COMM. SERVICES TOTAL	15.00	21.75	15.00	21.75	15.00	21.75
CITYWIDE TOTAL	335	53.75	335	54.25	338	55.25

City Council Department
FY 2026-2027 Adopted Budget

Department Overview

Under the Council-Manager form of government, the Monterey Park City Council is responsible for the legislative functions of the City, which includes establishing policies and priorities, developing an overall vision, and approving annual spending plans for the City.

Programs and Services

The activities provide the resources and support needed by the City Council to carry out the legislative and fiduciary responsibilities and establish City policies based on information provided by staff, advisory boards and commissions, and the community. The City Council has identified the following core strategies:

- Maintain a fiscally healthy and financially sound municipal government;
- Provide a safe, well-maintained community that affords a good quality of life
- Create a civil, fair, and democratic community that maintains a well-balanced lifestyle for its residents and businesses;
- Ensure a responsive and transparent municipal government that facilitates opportunities for community involvement in decision-making;
- Seek and support solutions to regional issues such as public health, housing/homelessness, economic growth, job creation, and environmental sustainability that promote intergovernmental relationships and public-private partnerships.

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
City Council	1101	$113,617	$131,876	$131,876	$145,295
Regional Associations	1110	$68,714	$82,375	$82,375	$82,375
Total Expenditures		**$182,331**	**$214,251**	**$214,251**	**$227,670**
Authorized Full-Time Equivalent Positions		**5.00**	**5.00**	**5.00**	**5.00**

City Council Department
FY 2026-2027 Adopted Budget

Significant Changes

There are no significant changes for FY2026-27.

Department Personnel Summary

	FY 2024-2025 Full Time	Part Time	FY 2025-2026 Full Time	Part Time	FY 2026-2027 Full Time	Part Time
CITY COUNCIL - 1100						
Mayor	1	-	1	-	1	-
Mayor Pro Tem	1	-	1	-	1	-
Council Members	3	-	3	-	3	-
CITY COUNCIL TOTAL	5	-	5	-	5	-

Department Organizational Chart



Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$182,261	$214,251	$214,251	$227,670
General Fund	$0	$0	$0	$0
Special Revenue	$70	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total	**$182,331**	**$214,251**	**$214,251**	**$227,670**

City Council Department
FY 2026-2027 Adopted Budget





Division: City Council
Division No.: 1101

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$31,667	$31,995	$31,995	$31,488
Services	$29,989	$55,500	$55,500	$53,500
Commodities	$5,140	$8,000	$8,000	$8,000
Internal Services	$46,820	$36,381	$36,381	$52,307
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$113,617**	**$131,876**	**$131,876**	**$145,295**
Authorized Full-Time Equivalent Positions	**5.00**	**5.00**	**5.00**	**5.00**

City Council Department
FY 2026-2027 Adopted Budget

Program Details

The City Council is the legislative and policy-making body for the City of Monterey Park. In May 2019, the City Council adopted Ordinance No. 2160 transitioning from at-large to by-district elections creating 5 districts. Under the new by-district election, the Council Members are elected by-district for four-year, overlapping terms of office. Per City Ordinance No. 2096, each public official can only serve no more than two consecutive terms or a full eight-year term. The Mayor presides over all Council meetings and is the ceremonial head of the City for official functions. The City Council reorganizes in accordance with the resolution allowing rotation of the Mayor.

The City Council is responsible to the electorate for keeping pace with changing community needs; for establishing the quality of municipal services and the community environment; for promoting accountability and confidence in local government through open conduct of public affairs; and for encouraging constructive citizen participation. The Council determines service levels and revenue obligations through the adoption of an annual budget; authorizes City contracts and expenditures; establishes municipal service goals and operating policies; and adopts such regulatory measures as may be necessary to establish community protection.

Council Members represent the City on various intergovernmental organizations to achieve governmental cooperation, legislation, and programs that are consistent with the needs of the community.

2026-2027 Goals and Objectives

- Coordinate and implement 2026-2027 Strategic Plan goals and objectives
- Continue advancing the permanent memorial process

2025-2026 Major Accomplishments

- Implemented the 2025-2026 Strategic Plan goals and objectives

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$113,547	$131,876	$131,876	$145,295
General Fund	$0	$0	$0	$0
Special Revenue	$70	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total	**$113,617**	**$131,876**	**$131,876**	**$145,295**

Division: Regional Associations
Division No.: 1110

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$68,714	$82,375	$82,375	$82,375
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$68,714**	**$82,375**	**$82,375**	**$82,375**

Program Details

This activity provides financial support for memberships in outside agencies and organizations interested in achieving regional, state, and federal action and programming consistent with the articulated needs of the community. Memberships in outside agencies and organizations include, without limitation, the California Contract Cities Association, Independent Cities Association, League of California Cities (Los Angeles County Division), San Gabriel Valley Council of Governments, and Southern California Association of Governments.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$68,714	$82,375	$82,375	$82,375
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$68,714**	**$82,375**	**$82,375**	**$82,375**

City Manager Department
FY 2026-2027 Adopted Budget

Department Overview

The City Manager serves as the Chief Executive Officer of the City under the direction of the City Council.

Programs and Services

- Provide overall direction and coordination of City operations and community programs to ensure that the City Council's adopted service objectives are met or exceeded and that costs do not exceed budget restrictions.
- Provide continual monitoring and evaluation of services and programming to assure the City Council that City services, laws, and programs remain relevant to community needs and are administered in an equitable manner.
- Provide useful and timely data to the City Council so that alternatives are considered and decisive policy action is taken to accommodate changing needs and conditions without crisis and without interruption in services.
- Oversee an aggressive program of resource development that results in measurable increases in the productivity of City operations each year, procurement of available grant funds to achieve special projects, and new commercial and industrial development that expands the economic base of the City.
- Continues preparing the Recognized Obligation Payment Schedule (ROPS) to the Department of Finance (DOF) and secure administrative costs to reduce General Fund expenditures.

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
City Manager	1201	$953,268	$1,373,209	$1,373,209	$1,445,910
SA For Former RDA	1203	$6,703,233	$2,258,187	$2,258,187	$2,175,733
Media Production & Comm.	1209	$354,409	$589,133	$589,133	$559,451
City Clerk	1213	$588,001	$950,225	$950,225	$1,018,989
Total Expenditures		**$8,598,911**	**$5,170,754**	**$5,170,754**	**$5,200,083**
Authorized Full-Time Equivalent Positions		**11.70**	**11.70**	**11.70**	**11.70**

City Manager Department
FY 2026-2027 Adopted Budget

Significant Changes

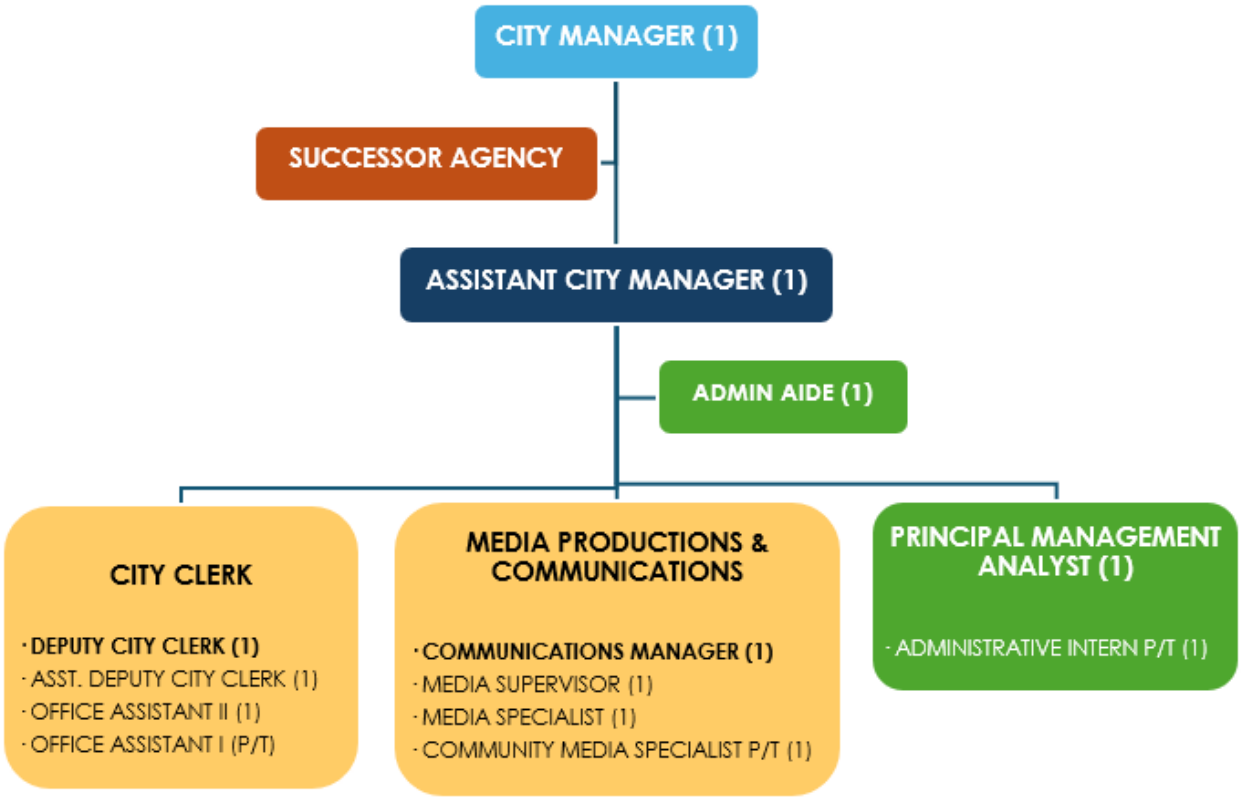
There are no significant changes for FY2026-27.

Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
CITY MANAGER - 1200						
City Manager	1	-	1	-	1	-
Assistant City Manager	1	-	1	-	1	-
Administrative Aide	1		1		1	
Administrative Intern	-	0.50	-	0.50	-	0.50
Assistant Deputy City Clerk	1	-	1	-	1	-
Communications Manager	-	-	1	-	1	-
Community Media Specialist	-	0.50	-	0.50	-	0.50
Deputy City Clerk	1	-	1	-	1	-
Director of Finance	0.20	-	0.20	-	0.20	-
Media Specialist	1	0	1	-	1	-
Media Supervisor	1	0	1	-	1	-
Office Assistant I	-	0.50	-	0.50	-	0.50
Office Assistant II	1	-	1	-	1	-
Principal Management Analyst	1	-	1	-	1	-
Secretary to the City Manager	1	-	0	-	0	-
CITY MANAGER TOTAL	10.20	1.50	10.20	1.50	10.20	1.50

City Manager Department
FY 2026-2027 Adopted Budget

Department Organizational Chart



Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$1,778,165	$2,700,144	$2,700,144	$2,866,284
General Fund	$8,356	$77,500	$77,500	$13,500
Special Revenue	$109,157	$134,923	$134,923	$144,566
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Successor Agency	$6,703,233	$2,258,187	$2,258,187	$2,175,733
Total	**$8,598,911**	**$5,170,754**	**$5,170,754**	**$5,200,083**



Division: City Manager
Division No.: 1201

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$698,784	$924,146	$924,146	$969,227
Services	$60,527	$172,655	$172,655	$197,655
Commodities	$2,869	$40,945	$40,945	$31,550
Internal Services	$191,088	$235,463	$235,463	$247,478
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$953,268**	**$1,373,209**	**$1,373,209**	**$1,445,910**
Authorized Full-Time Equivalent Positions	**5.30**	**5.30**	**4.30**	**4.30**

Program Details

As a result of an initiative measure adopted by the voters of Monterey Park in 1948, the City Manager serves as the Chief Executive Officer of the City under the direction of the City Council. The initiative imposes specific duties and powers, which are outlined in Municipal Code Section 2.08. Specific service objectives are:

- Provide overall direction and coordination of City operations to ensure that the City Council adopted service objectives are met or exceeded and that costs do not exceed budget restrictions.
- Provide continual monitoring and evaluation of services and programming to assure the City Council that City services, laws, and programs remain relevant to community needs and are administered in an equitable manner.
- Provide useful and timely data to the City Council so that alternatives are considered and decisive policy action is taken to accommodate changing needs and conditions without crisis and without interruption in services.
- Continues preparing the Recognized Obligation Payment Schedule (ROPS) to the Department of Finance (DOF) and secure administrative costs to reduce General Fund expenditures.

2026-2027 Goals and Objectives

- Implement and execute the City Council FY 2026-2027 Strategic Plan and Legislative Platform.
- Hire a Communications Manager position with the Department to coordinate all aspects of outreach and communications between the City and residents.
- Complete and hold dedication ceremony for the January 21, 2023 Memorial.

2025-2026 Major Accomplishments

- Completed a communications audit, created a new City logo, templates and branding refresh, and expanded crisis communications preparedness.
- Implemented and executed the City Council FY 2025-2026 Strategic Plan.

- Hired a crisis communications firm to assist with critical and emergency messaging.
- Selected concept and began design for January 21, 2023 Memorial Project.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$883,581	$1,286,236	$1,286,236	$1,361,925
General Fund	$0	$0	$0	$0
Special Revenue	$69,687	$86,973	$86,973	$83,985
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$953,268**	**$1,373,209**	**$1,373,209**	**$1,445,910**

Division: Successor Agency for the Former RDA
Division No.: 1203

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$106,436	$151,943	$151,943	$164,562
Services	$62,529	$54,500	$54,500	$54,500
Commodities	$1,000	$500	$500	$500
Internal Services	$22,035	$37,957	$37,957	$35,609
Capital Outlay	$0	$0	$0	$0
Debt Service	$6,511,233	$2,013,288	$2,013,288	$1,920,563
Total Expenditures	**$6,703,233**	**$2,258,187**	**$2,258,187**	**$2,175,733**
Authorized Full-Time Equivalent Positions	**0.40**	**0.40**	**0.40**	**0.40**

Program Details

Under AB1X 26 redevelopment agencies were dissolved and replaced with Successor Agencies responsible for winding down the affairs of the redevelopment agencies including disposing of their assets. Under Resolution No. 11455 City of Monterey Park became the Successor Agency for its former redevelopment agency as well as retained housing assets and functions. The Successor Agency became operative on February 1, 2012. The Successor Agency continues preparing the Recognized Obligation Payment Schedule (ROPS) for the Department of Finance (DOF).

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Successor Agency	$6,703,233	$2,258,187	$2,258,187	$2,175,733
Total Expenditures	**$6,703,233**	**$2,258,187**	**$2,258,187**	**$2,175,733**

Division: Media Production and Communications
Division No.: 1209

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$163,422	$270,119	$270,119	$257,381
Services	$26,788	$108,500	$108,500	$70,400
Commodities	$99,098	$107,300	$107,300	$113,300
Internal Services	$65,101	$103,215	$103,215	$118,370
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$354,409**	**$589,133**	**$589,133**	**$559,451**
Authorized Full-Time Equivalent Positions	**2.50**	**2.50**	**3.50**	**3.50**

Program Details



The Media Production Division coordinates the City's Cable Television, general and community-based programming, and original productions. Additionally, the division also oversees the City's website and social media accounts. The Division also coordinates and assists the City Contractor with the publication of the Monterey Park Cascades newspaper.

Service objectives are:

- Through a variety of media sources, provide communication and dissemination of information for events, projects, and cultural and recreational activities to residents and businesses in the City.
- Assist City Departments through the creation of brochures, cable programs, public service announcements and/or graphic design, to allow them to enhance, promote and inform residents of the various City programs, services, activities and events.

- Manage the agreements for the City website, Cascades Newspaper and council meeting video streaming products.
- Oversee the State's Cable Television Franchise Agreement and stay up to date on the latest changes in local, State and Federal regulations pertaining to cable television.

2026-2027 Goals and Objectives

- Work with the City's interdepartmental team to upgrade the City Council Chamber technology. Assist with the planning, coordination and implementation of a council meeting temporary location during construction.
- Work with CivicSpark Fellow to develop and implement a citywide communications plan to improve communications within the community.
- Continue public engagement growth and activity across social media channels.
- Develop new social media content to inform, educate and engage the community.
- Improve media consistency, quality and production value through the use of the City's brand templates and toolkits.

2025-2026 Major Accomplishments

- Produced multiple video projects for City events.
- Recruited and onboarded a CivicSpark Fellow to evaluate and improve the City's communications capabilities.
- Increased follower and subscriber counts on all platforms. Increased engagement on video content.
- Published a City Communications Survey to gather resident and constituent views on City communications channels.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$330,891	$489,993	$489,993	$522,427
General Fund	$8,356	$77,500	$77,500	$13,500
Special Revenue	$15,162	$21,640	$21,640	$23,524
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$354,409**	**$589,133**	**$589,133**	**$559,451**

Division: City Clerk
Division No.: 1213

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$352,191	$397,431	$397,431	$428,312
Services	$85,230	$363,800	$363,800	$380,500
Commodities	$51,500	$55,000	$55,000	$68,100
Internal Services	$99,080	$133,994	$133,994	$142,077
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$588,001**	**$950,225**	**$950,225**	**$1,018,989**
Authorized Full-Time Equivalent Positions	**3.50**	**3.50**	**3.50**	**3.50**

Programs and Services

The Office of the City Clerk is responsible for keeping a complete and accurate record of City Council proceedings, maintaining official city records, providing public information and conducting municipal elections according to the stipulations of State and Federal laws. Specific service objectives are:

- Ensure that legal requirements regarding public meetings, hearings, attestations and petitions are handled properly and according to applicable rules and laws.
- Accurately record the proceedings and actions of the City Council for legal references, historic information, and continuity of government.
- Keeping and maintaining safe, efficient storage of official city documents and records.
- Ensure that municipal elections are consolidated and conducted by the County of Los Angeles Registrar Recorder's office in an economical and error-free manner with maximum convenience to the voters, while complying with the Federal Voting Rights Act.
- Administer the provisions of the Political Reform Act so that all related reports are filed in a timely manner according to law.

- Maintain accurate records of all City Commissioner terms of office and posting of vacancies in accordance with state regulations; accept applications for commissions and provide applications for City Council's consideration.

Program Measurements

	Actual 2024-2025	Estimated 2025-2026	Projected 2026-2027
General Municipal Election Voter Turnout	November 2024 62.87%	Not an Election Year	November 2026 64%
Public Records Act Requests	513	648	712
Certificate Requests	599	850	900

2026-2027 Goals and Objectives

- Plan, prepare, and conduct the General Municipal Election in November 2026 to fill two City Council seats, Districts Nos. 1 and 5, a City Clerk position, a City Treasurer position, and possibly ballot measure(s).
- Implement policies and procedures.
- Develop plans for outreach program to provide information to promote voter education and civic engagement through participation at city council meetings.
- Continued participation in discussion to assist with the City Council chambers upgrade process.

2025-2026 Major Accomplishments

- Implemented an agenda management portal to improve organizational efficiency and effectiveness.
- Assisted departments with creation of flyers and other marketing materials to promote public engagement with the community.

- Conducted a citywide destruction of records event to improve organizational efficiency and efficiency, and to provide room for storage of new records.
- Evaluated the retention schedule for updates in accordance with laws and regulations.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$563,694	$923,915	$923,915	$981,932
General Fund	$0	$0	$0	$0
Special Revenue	$24,307	$26,310	$26,310	$37,057
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$588,001**	**$950,225**	**$950,225**	**$1,018,989**

City Clerk Department
FY 2026-2027 Adopted Budget

Department Overview

The City Clerk is an elected position and is responsible for keeping a complete and accurate record of City Council proceedings, maintaining official city records, providing public information and conducting municipal elections according to the stipulations of State and Federal laws. Specific service objectives are:

The City Clerk is charged with the duty of conducting elections.

The City Clerk administers Oaths or Affirmations and presents the Certificates of Appointment to newly appointed Boards, Commissions and Committees members.

The City Clerk is the custodian of the official City records and City Seal.

The statutes of the State of California prescribe the basic functions and duties of the City Clerk, and the Government Code and Elections Code provide precise and specific responsibilities and procedures to follow.

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
City Clerk	1301	$17,165	$22,624	$22,624	$29,911
Total Expenditures		**$17,165**	**$22,624**	**$22,624**	**$29,911**
Authorized Full-Time Equivalent Positions		**1.00**	**1.00**	**1.00**	**1.00**

Significant Changes

There are no significant changes for FY 2026-27.

City Clerk Department
FY 2026-2027 Adopted Budget

Department Personnel Summary

	FY 2024-2025 Full Time	FY 2024-2025 Part Time	FY 2025-2026 Full Time	FY 2025-2026 Part Time	FY 2026-2027 Full Time	FY 2026-2027 Part Time
CITY CLERK - 1300						
City Clerk - Elected Official	1	-	1	-	1	-
CITY CLERK TOTAL	1	-	1	-	1	-

Division: City Clerk
Division No.: 1301

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$8,337	$6,236	$6,236	$6,236
Commodities	$330	$0	$0	$250
Internal Services	$8,498	$16,388	$16,388	$23,425
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$17,165**	**$22,624**	**$22,624**	**$29,911**
Authorized Full-Time Equivalent Positions	**1.00**	**1.00**	**1.00**	**1.00**

2026-2027 Goals and Objectives

- Oversee the conduct of the General Municipal Election in November 2026 to fill two City Council seats, Districts No. 1 and 5, a City Clerk position, a City Treasurer position, and possibly ballot measure(s).
- Administer Oaths of Office and presents Certificates of Appointment to newly appointed Board, Commissions and Committees members.

- Sign and attestation of the official signatures for resolutions, ordinances, agreements, minutes, and other official documents approved by the City Council.

2025-2026 Major Accomplishments

- Administered approximately 9 Oaths of Office and presented 9 Certificates of Appointment to newly appointed Boards, Commissions, and Committees members.
- Attested to approximately 75 resolutions, 17 ordinances, 368 agreements and signed approximately 62 sets of minutes.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$17,165	$22,624	$22,624	$29,911
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$17,165**	**$22,624**	**$22,624**	**$29,911**

City Treasurer Department
FY 2026-2027 Adopted Budget

Department: City Treasurer
Division: City Treasurer
Division No.: 1501

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
City Treasurer	1501	$16,330	$24,568	$24,568	$32,445
Total Expenditures		**$16,330**	**$24,568**	**$24,568**	**$32,445**
Authorized Full-Time Equivalent Positions		**1.00**	**1.00**	**1.00**	**1.00**

Department Overview

The City Treasurer is an elected position and is responsible for overseeing the custody and investment of the City monies. Specific service objectives include:

- Receive and safely keep the City Funds and schedule their availability to meet cash disbursement requirements.
- Provide overall investment management and strategy in the order of safety, liquidity, and yield in order to safeguard public funds in accordance with the City's investment policy and State laws.
- Provide monthly and annual investment reporting to the City Council.
- Update and submit the City's investment policy reflecting current law changes to the City Council on an annual basis.

Significant Changes

There are no significant changes for Fiscal Year 2026 - 2027.

City Treasurer Department
FY 2026-2027 Adopted Budget

Department Personnel Summary

	FY 2024-2025 Full Time	FY 2024-2025 Part Time	FY 2025-2026 Full Time	FY 2025-2026 Part Time	FY 2026-2027 Full Time	FY 2026-2027 Part Time
CITY TREASURER - 1500						
City Treasurer - Elected Official	1	-	1	-	1	-
CITY TREASURER TOTAL	1	-	1	-	1	-

2026-2027 Goals and Objectives

- Continue evaluating investment options and investing City funds using the criteria of safety, liquidity, and yields.
- Continue reviewing City's investment policy and internal controls over investment and treasury functions to ensure the proper segregation of duties and asset safeguarding.
- Submit monthly and annual investment reports.

2025-2026 Major Accomplishments

- Presented Monthly Investment Reports timely.
- Presented Annual City Investment Policy to the City Council on September 03, 2025.
- Managed the City's investment portfolio prudently and conservatively in maximizing interest earnings during the 2025-2026 fiscal year.

City Treasurer Department
FY 2026-2027 Adopted Budget

Expenditures by Character

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$6,135	$6,095	$6,095	$6,137
Services	$597	$2,830	$2,830	$2,830
Commodities	$20	$400	$400	$400
Internal Services	$9,578	$15,243	$15,243	$23,078
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$16,330**	**$24,568**	**$24,568**	**$32,445**
Authorized Full-Time Equivalent Positions	**1.00**	**1.00**	**1.00**	**1.00**

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$16,330	$24,568	$24,568	$32,445
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$16,330**	**$24,568**	**$24,568**	**$32,445**

City Attorney Department
FY 2026-2027 Adopted Budget

Department: City Attorney
Division: City Attorney
Division No.: 1601

Department Budget Summary



Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
City Attorney	1601	$722,488	$898,000	$898,000	$942,900
Total Expenditures		**$722,488**	**$898,000**	**$898,000**	**$942,900**
Authorized Full-Time Equivalent Positions		**0.00**	**0.00**	**0.00**	**0.00**

Department Overview

The City Attorney serves as the chief legal advisor to the city, providing comprehensive legal services to the city council, city manager, and all city departments, boards, and commissions. As the city's lawyer, the City Attorney is responsible for ensuring that all municipal actions comply with applicable federal, state, and local laws, and for protecting the city's legal interests across a wide range of matters. The City Attorney's Office functions, in essence, as a full-service law firm dedicated exclusively to serving the needs of municipal government. The services of the City Attorney are provided via contractual services with a private legal firm.

Civil Litigation. The City Attorney's Office manages all civil claims and lawsuits in which the city is a party. This includes defending the city against claims such as personal injury, civil rights actions, employment disputes, and breach of contract. The office may litigate on behalf of the city, including civil enforcement actions. The office also evaluates, investigates, and recommends the disposition of all claims filed against the city, and advises on the settlement or dismissal of legal proceedings.

Criminal Prosecution. The City Attorney serves as the city's chief prosecutor, overseeing the prosecution of misdemeanor offenses and violations of the municipal code committed within city limits.

Labor and Employment Law. The City Attorney's Office advises on a wide range of labor and employment matters. This includes guidance on compliance with anti-discrimination laws, collective bargaining, workplace disputes, workers' compensation, and personnel policies.

General Legal Advice. On a day-to-day basis, the City Attorney's Office provides legal advice and counsel on all matters relating to public officials' duties. The City Attorney also attends meetings of the city council to advise on legal issues and points of parliamentary procedure as they arise.

Drafting Legal Documents. The City Attorney's Office is charged with preparing and reviewing the legal instruments that govern the city's operations. The office ensures that all such instruments conform to applicable law and are properly codified, and it prepares and makes available to the public an annual codification of the city's ordinances.

Significant Changes

There are no significant changes for Fiscal Year 2026 - 2027.

City Attorney Department
FY 2026-2027 Adopted Budget

Expenditures by Character

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$722,488	$898,000	$898,000	$942,900
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$722,488**	**$898,000**	**$898,000**	**$942,900**
Authorized Full-Time Equivalent Positions	**0.00**	**0.00**	**0.00**	**0.00**

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$722,488	$898,000	$898,000	$942,900
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$722,488**	**$898,000**	**$898,000**	**$942,900**

Finance Department

FY 2026-2027 Adopted Budget

Department Overview



The goals of Finance Department are: to employ best practices and be transparent in financial management, to strengthen and make judicious use of financial resources to achieve and build City financial resilience, and to focus on internal and external customer services in various support services. The Department works to preserve a strong financial condition by creating responsible financial strategies, effectively managing the City's resources, and providing analysis and recommendations that ensure optimal economic outcomes.

Programs and Services

The Finance Department provides centralized revenue collection, financial planning, budgeting, reporting and analysis, treasury and investment, debt management, grant accounting, purchasing, accounts payable, payroll, and audits. In addition, the Department establishes and maintains the City's administrative policies and procedures for internal controls. The Department follows Federal and State laws, rules, and regulations to prepare many mandated reports.

Finance Department

FY 2026-2027 Adopted Budget

The Finance Department oversees and maintains the City's information systems and communication systems. The Department maintains a customer service counter and serves as the central cashiering point for the City. It prepares utility billing and administers laws related to business license, utility tax, transient occupancy tax, admissions tax, and franchise tax.

Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Finance	1403	$1,962,227	$2,023,704	$2,023,704	$2,150,703
Information Technology	1404	$2,725,717	$2,560,832	$2,560,832	$2,934,239
Revenue Collection	1406	$1,363,335	$1,857,874	$1,857,874	$1,932,708
Total Expenditures		**$6,051,278**	**$6,442,409**	**$6,442,409**	**$7,017,651**
Authorized Full-Time Equivalent Positions		**21.00**	**21.00**	**21.00**	**21.00**

Significant Considerations

For more than five years, the Community Housing Assistance Program has been administered by the Finance Department. Effective July 1, 2026, the program will be reassigned to the Community Development Department to strengthen continuity and better align related services.

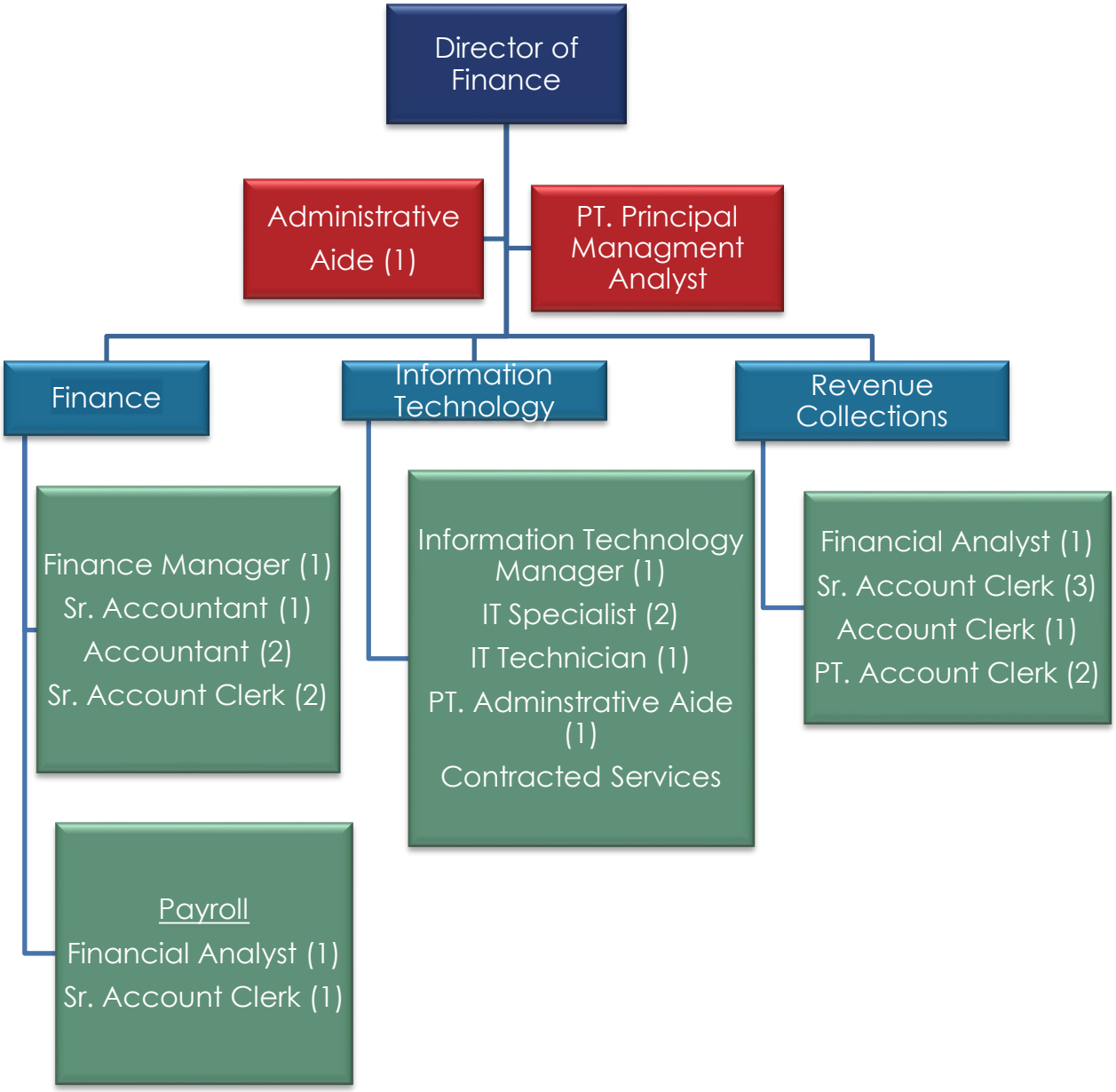
Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$2,643,404	$3,130,555	$3,130,555	$3,154,730
General Fund	$0	$0	$0	$0
Special Revenue	$151,900	$132,170	$132,170	$165,328
Enterprise	$530,258	$618,851	$618,851	$763,353
Internal Service	$2,725,717	$2,560,832	$2,560,832	$2,934,239
Total	**$6,051,278**	**$6,442,409**	**$6,442,409**	**$7,017,651**

Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
FINANCE - 1400						
Director of Finance	0.80	-	0.80	-	0.80	-
Account Clerk	1	1.50	1	1.00	1	1.00
Accountant	2	-	2	-	2	-
Administrative Aide	1	-	1	0.50	1	0.50
Finance Manager	1	-	1	-	1	-
Financial Analyst	2	-	2	-	2	-
Information System Specialist	2	-	1	-	1	-
Information Technology Manager	1	-	1	-	1	-
Information Technology Network Specialist	-	-	1	-	1	-
Information Technology Technician	1	-	1	-	1	-
Principal Management Analyst	-	0.50	-	0.50	-	0.50
Senior Account Clerk	6	-	6	-	6	-
Senior Accountant	1	-	1	-	1	-
FINANCE TOTAL	18.80	2.00	18.80	2.00	18.80	2.00

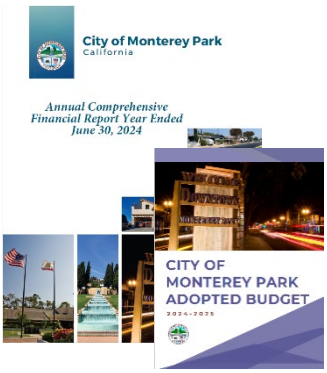
Department Organizational Chart



Division: Finance
Division No.: 1403

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$1,128,177	$1,186,660	$1,186,660	$1,361,125
Services	$393,866	$385,775	$385,775	$296,275
Commodities	$86,115	$16,500	$16,500	$16,000
Internal Services	$354,069	$434,769	$434,769	$477,303
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,962,227**	**$2,023,704**	**$2,023,704**	**$2,150,703**
Authorized Full-Time Equivalent Positions	**9.65**	**9.65**	**9.65**	**9.65**

Programs Details



The Finance Division is responsible for the accounting operations of the City, which includes cash management, debt administration, accounts payable, accounts receivable, payroll, grant accounting, auditing, financial reporting, and the development and monitoring of the City Budget.

Finance prepares various financial reports to City Council, City management and departments for fiscal monitoring. Finance also publishes the City's Annual Comprehensive Financial Report, Single Audit Report, Cost Allocation Plan, Investment Report, Midyear Financial Report, and Budget Manual, and prepares the citywide lighting and landscaping assessment district tax submittals.

Finance maintains the City's financial records and prepares financial reports to various State and Federal agencies. Finance works with the City Treasurer in monitoring the City's cash flow and investing idle funds in accordance with the City's investment policy.

2026-2027 Objectives and Key Program Measurements

Performance Measure	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Receive Unqualified Audit Opinion.	Yes	Yes	Yes
Receive Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) and California Society of Municipal Finance Officers Association (CSMFO) for Excellence in budgeting.	Yes	Yes	Yes
Consecutive years receiving the award for GFOA's excellence in financial reporting.	37	38	39
Average number of days from approved invoice received to check issuance.	4	4	4
Total number of accounts payable checks issued.	13,797	14,097	14,447

2025-2026 Accomplishments

- Successfully implemented GASB 101
- Updated AP Vendor Set-up Procedures
- Prepared and processed RFP for Banking Services
- Executed Agreement with a new vendor for banking services
- Initiated transition of banking services with new vendor

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$1,851,148	$1,925,524	$1,925,524	$2,024,478
General Fund	$0	$0	$0	$0
Special Revenue	$111,079	$98,180	$98,180	$126,225
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,962,227**	**$2,023,704**	**$2,023,704**	**$2,150,703**

Division: Information Technology
Division No.: 1404

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$336,759	$683,753	$683,753	$634,199
Services	$1,676,502	$1,488,310	$1,488,310	$1,845,232
Commodities	$18,740	$20,500	$20,500	$20,500
Internal Services	$212,788	$313,269	$313,269	$334,309
Capital Expenditures	$7,311	$55,000	$55,000	$100,000
Debt Service	$473,617	$0	$0	$0
Total Expenditures	**$2,725,717**	**$2,560,832**	**$2,560,832**	**$2,934,239**
Authorized Full-Time Equivalent Positions	**4.00**	**4.00**	**4.00**	**4.00**

Programs Details

The Information Technology Division (IT) has the responsibility of supporting and maintaining the computer and network infrastructure, cybersecurity, all IT related hardware, approved software, and operating systems used by the City of Monterey Park agency. In addition, IT is responsible for the design, build out, and integration of new infrastructure and technology solutions needed to meet demands; for ensuring security of the environment by configuring, maintaining, and supporting firewalls, anti-virus/anti-malware tools, spam filtering, and backups for all application server; and evaluating the short and long-term technology needs of both the organization and community to facilitate the efficient delivery of services and promote continued economic development.



Services

- Designs, builds, and integrates new infrastructure and technology solutions as needed
- Ensures security of the technology environment.
- Provides desktop support for approximately 500 computers and 100 tablets.
- Provides application support for over 300 different software applications.
- Provides Phone support for approximately 450 desk phones and 70 cell phones.
- Supports and maintains network all type servers, network and wireless infrastructure, telephone and e-mail systems.
- Supports and maintains technology infrastructure switches and routers, database servers, firewalls, application servers, routers for connectivity between sites.
- Supports and Maintain data systems Tyler MUNIS ERP, CRW for Permits, Microsoft SQL Server, Microsoft Windows Server, Microsoft SharePoint, Tyler New World CAD/RMS (Police), ESRI Geographic Information Systems (GIS), Microsoft Exchange Email, Accella, Invoice Cloud, Granicus for streaming public meetings, VMWare virtualization, Veeam backup and recovery, Other departmental system applications.

2026-2027 Goals and Objectives

- Complete email migration to cloud for Police, Fire, Library and Recreation
- Implement security awareness training program to build cyber resilience and vigilance across all city departments and personnel
- Increase network bandwidth infrastructure citywide to ensure reliable, high-performance connectivity for city operations and public-facing services.
- Expand technology infrastructure to eliminate single points of failure and ensure continuous connectivity for essential government operations.
- Modernize core data, network, and storage infrastructure to eliminate aging technology risk and establish a resilient foundation for current and future city service delivery.

2025-2026 Major Accomplishments

- Upgrade Windows Domain Controller from 2012 to 2022
- Replaced end-of-life firewall at remote sites (Cisco to Fortinet)

- Completed email migration from on-premise to cloud for Finance, Public Works, City Clerk, City Manager, Community Development
- Completed Verizon cell phone audit: assigned cell phones to appropriate departments, implemented public safety plan for city, saving 10-15%
- Deployed VPN technology remote access
- Deployed a new Computer Aided Dispatch (CAD)/Records Management System (RMS) - Sunridge RIMS
- Deployed Axon Body Worn Camera (BWC) system
- Deployed Genesys Messaging App

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$0	$0	$0	$0
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$2,725,717	$2,560,832	$2,560,832	$2,934,239
Total Expenditures	**$2,725,717**	**$2,560,832**	**$2,560,832**	**$2,934,239**

Division: Revenue Collection
Division No.: 1406

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$727,461	$827,013	$827,013	$772,846
Services	$340,209	$621,472	$621,472	$619,220
Commodities	$14,533	$28,765	$28,765	$20,350
Internal Services	$281,132	$380,624	$380,624	$520,292
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,363,335**	**$1,857,874**	**$1,857,874**	**$1,932,708**
Authorized Full-Time Equivalent Positions	**6.50**	**6.50**	**6.50**	**6.50**

Programs Details



This activity provides for a range of revenue-related services, including preparing the Master Schedule of Fees and Charges, accounts receivable, cashiering services for all departments, the billing and collection of utility charges, the managing of license applications for new businesses, utility applications for water services, the processing of special permits, and the collection of delinquent accounts.

Specific service objectives are:

- Ensure prompt and courteous customer service
- Collect all revenue received by the City
- Maintain customer information on water utility, and business license services
- Bill and collect for water/sewer accounts on a monthly basis
- Manage the yearly collection of business tax and the issuance of business licenses
- Ensure prompt and courteous enforcement of the City's business license regulations

- Administer and monitor various revenue programs such as Transient Occupancy Tax, Admissions Tax, and Utility Users Tax
- Administer and monitor the Senior Utility Users Tax Exemption program and the Lifeline program for water discount
- Independent Contractor Reporting (ICR) to the state
- Maintain city postage equipment and oversee processing of mail

PROGRAM MEASUREMENTS

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Business Licenses Issued	4,160	4,243	4,328
Utility Bills Generated	116,574	118,000	121,000

2026-2027 Goals and Objectives

- Participate in the implementation of the City's new banking services with J.P. Morgan Chase.
- Issue a Request for Proposals (RFP) and implement a new utility billing system.
- Complete a Building Valuation fee study.
- Complete a Development Impact Fee study
- Continue to promote paperless options for staff and customers alike to better align with the City's goal of prioritizing sustainability.
- Continue to assist Public Works with AMI meter replacement preparation, testing and implementation.
- Increase water revenue collection and reduce delinquencies of utility accounts
- Provide responsive, accurate and equitable customer service.
- Implement the use of Vertexone, a self-service portal for water utility customers, enabling them to access and pay their accounts online.

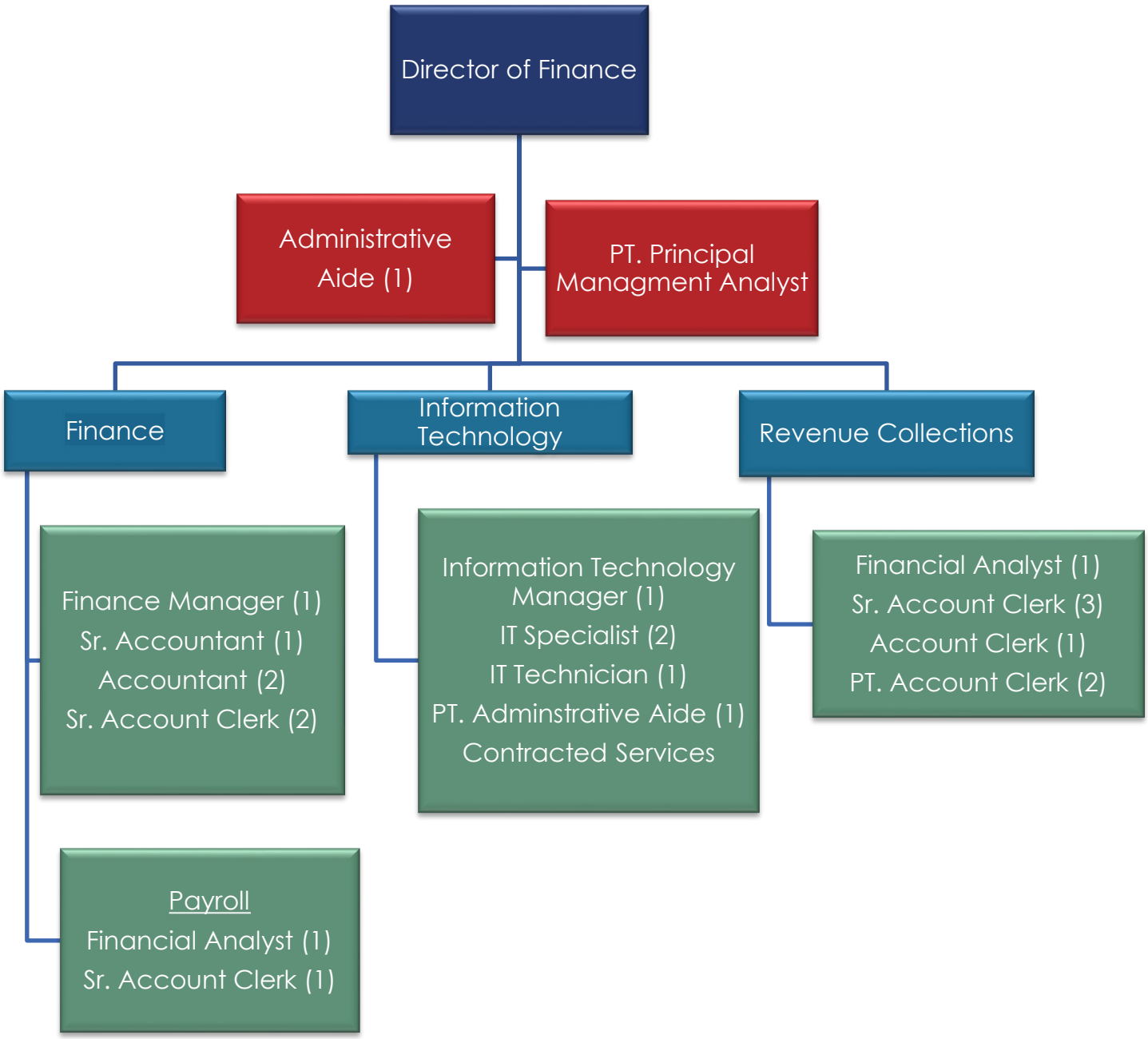
2025-2026 Major Accomplishments

- Reviewed and updated the lifeline and utility collection ordinances
- Assisted Public Works with AMI meter replacement preparation, testing and implementation.
- Successfully implemented the Master Schedule of Fees following citywide user fee study.
- Assisted Public Works with PMI water meter replacement preparation, test and implementation
- Started the paperless services as well as digitization of files.

- Established and implemented a citywide policy and procedure to set-up and maintain vendor accounts with AP division to avoid risk of fraud
- Began work on the Building Valuation fee study.
- Began work on the Development Impact Fee study.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$792,256	$1,205,032	$1,205,032	$1,130,252
General Fund	$0	$0	$0	$0
Special Revenue	$40,821	$33,990	$33,990	$39,103
Enterprise	$530,258	$618,851	$618,851	$763,353
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,363,335**	**$1,857,874**	**$1,857,874**	**$1,932,708**


Director of Finance
Administrative Aide (1)
PT. Principal Managment Analyst
Finance
Information Technology
Revenue Collections
Finance Manager (1)
Sr. Accountant (1)
Accountant (2)
Sr. Account Clerk (2)
Information Technology Manager (1)
IT Specialist (2)
IT Technician (1)
PT. Adminstrative Aide (1)
Contracted Services
Financial Analyst (1)
Sr. Account Clerk (3)
Account Clerk (1)
PT. Account Clerk (2)
Payroll
Financial Analyst (1)
Sr. Account Clerk (1)

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

Department Overview

The Human Resources & Risk Management Department is responsible for the administration of a comprehensive personnel system based on merit principles and the City's risk management program. Its primary function is to provide recruitment, employment, employee relations and training services to other City departments and to minimize risk exposure through loss prevention and control.



Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Human Resources	1801	$810,729	$1,076,353	$1,076,353	$1,140,698
Risk Management	1802	$632,555	$841,197	$841,197	$852,426
Total Expenditures		**$1,443,284**	**$1,917,551**	**$1,917,551**	**$1,993,124**
Authorized Full-Time Equivalent Positions		**6.00**	**6.00**	**6.00**	**6.00**

Programs and Services



The Human Resources Division is the core of the City's employment, benefit administration and training operations. HR centralizes recruitment and selection, job classifications, benefits, employment records management, employer/employee relation's administration, employee development programs and contract negotiations.

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

The Risk Management Division provides loss prevention control services, which includes insurance procurement, claims process management for property, workers compensation, general liability losses, and oversight of the City's safety management and training programs.



Significant Changes

There are no significant changes for FY2026-27.

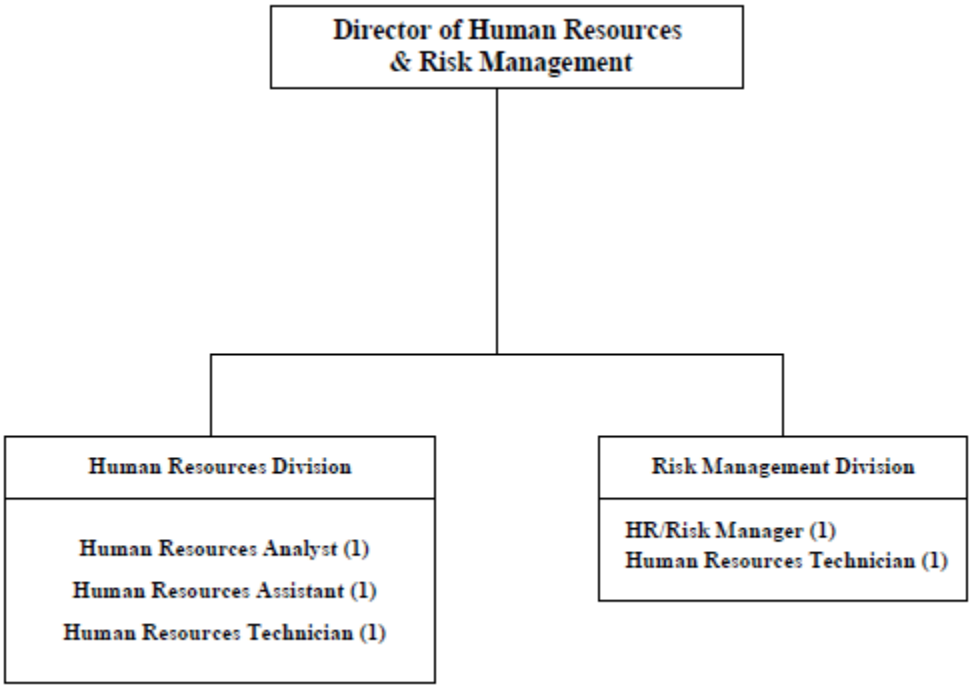
Department Personnel Summary

	FY 2024-2025 Full Time	Part Time	FY 2025-2026 Full Time	Part Time	FY 2026-2027 Full Time	Part Time
HUMAN RESOURCES AND RISK MANAGEMENT - 1800						
Director of Human Resources/Risk Management	1	-	1	-	1	-
Human Resources Analyst	1	-	1	-	1	-
Human Resources Technician	1	-	1	-	1	-
Human Resources/Risk Manager	2	-	2	-	2	-
Principal Human Resources Analyst	1	-	1	-	1	-
HR AND RISK MANAGEMENT TOTAL	6	-	6	-	6	-

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

Department Organizational Chart



Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$671,108	$860,115	$860,115	$928,635
General Fund	$0	$0	$0	$0
Special Revenue	$24,683	$34,960	$34,960	$32,974
Enterprise	$0	$0	$0	$0
Internal Service	$747,493	$1,022,476	$1,022,476	$1,031,515
Total	**$1,443,284**	**$1,917,551**	**$1,917,551**	**$1,993,124**

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

Division: Human Resources
Division No.: 1801

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$322,360	$503,090	$503,090	$540,981
Services	$301,673	$355,330	$355,330	$387,296
Commodities	$3,105	$5,500	$5,500	$5,750
Internal Services	$183,590	$212,434	$212,434	$206,671
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$810,729**	**$1,076,353**	**$1,076,353**	**$1,140,698**
Authorized Full-Time Equivalent Positions	**3.50**	**3.50**	**3.50**	**3.50**

Program Details

The Human Resources Division supports all departments by providing a wide range of personnel services, which are divided among the following separate, but integrated program areas:

Employee Development: Training and development programs to enhance employees' job skills and abilities as well as assist them in achieving career development goals. Supervisory training, tuition reimbursement for approved formal education, and in-house workshops are coordinated by and funded through the Human Resources Division. The department will continue to evaluate training needs and the required training needed to support the employee groups.

Employee Relations: An effective program of employer/employee relations has been built through the negotiation process and through administration of labor contracts with the City's eight represented employee groups. This also includes employee and supervisory counseling on personnel policies, procedures, and best practices, aiding in handling employee grievances and disciplinary actions, negotiation and implementation of new labor contract provisions,

communication meetings with labor representatives, and promoting new programs to enhance the quality, efficiency and responsiveness of municipal services.

Recruitment and Selection: Recruitment and selection activities include job analyses, advertising, focused outreach efforts, testing administration, pre-employment medical examinations, comprehensive background checks, including Live Scan fingerprinting, reference checks and other testing as needed. This section also ensures that recruitment efforts are in compliance with adopted merit system requirements and related employment laws.

Employee Benefits: The City provides a comprehensive group benefits program, including medical insurance obtained through CalPERS, dental insurance, long-term disability, life insurance, vision insurance, deferred compensation, an employee assistance program (EAP), Flexible Spending Account (FSA), Dependent Care Account (DCA), and retired medical savings plan and retirement plans.

Personnel Management: The City reviews and revises class specifications, administrator employee performance evaluations, continue to evaluate processes and procedures and develop administrative policies and procedures relating to personnel issues.

2026-2027 Goals and Objectives

- Review and revise administrative policies
- Evaluate and review City's 457 plan and Health Care Savings Plan provider

2025-2026 Major Accomplishments

- Negotiated successor Memorandums of Understanding with 7 associations
- Revised city's evaluation form for all classifications
- Implemented new employee meet and greet orientation (quarterly)
- Conducted various training opportunities for staff

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$671,108	$860,115	$860,115	$928,635
General Fund	$0	$0	$0	$0
Special Revenue	$24,683	$34,960	$34,960	$32,974
Enterprise	$0	$0	$0	$0
Internal Service	$114,938	$181,278	$181,278	$179,089
Total Expenditures	**$810,729**	**$1,076,353**	**$1,076,353**	**$1,140,698**

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

Division: Risk Management
Division No.: 1802

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$440,438	$547,036	$547,036	$525,933
Services	$26,876	$50,850	$50,850	$50,850
Commodities	$343	$0	$0	$0
Internal Services	$164,898	$243,312	$243,312	$275,643
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$632,555**	**$841,197**	**$841,197**	**$852,426**
Authorized Full-Time Equivalent Positions	**2.50**	**2.50**	**2.50**	**2.50**

Program Details

The Risk Management Division serves to protect the personnel and physical assets of the City from injury and loss. To accomplish this, a variety of program services are established including: identification and measurement of potential losses, loss prevention, programs for elimination of unsafe working conditions, safety training, insurance purchase, and claims handling for liability, property damage, unemployment, and workers' compensation.

The City maintains General Liability insurance coverage through the City's participation in a Joint Power Authority risk sharing pool for Liability and Workers Compensation Programs.

The Risk Management Division seeks to minimize the City's financial exposure by ensuring that tort liability claims are processed and brought to closure as expeditiously as possible, fully investigating all claims, and by subrogating claims where third party liability exists, to recover losses.

Human Resources and Risk Management Department

FY 2026-2027 Adopted Budget

The City maintains workers compensation insurance coverage to statutory limits per occurrence (policy will pay out per statute with no coverage limit) through the City's participation in a Joint Power Authority risk sharing pool Workers Compensation Program. The Risk Management Division seeks to minimize the City's workers compensation financial exposure by performing risk exposure analysis, loss control programs, and by thorough claim investigation, evaluation and processing, and continuing an active safety training program for employees.

The Risk Management Division manages the City's insurance and self-insurance programs for property, public official bonds, automobile, and property damage. The division tracks and administers the City's unemployment insurance claims as well.

2026-2027 Goals and Objectives

- Review and revise Injury Illness Prevention Program (IIPP)

2025-2026 Major Accomplishments

- Conducted required safety training for Public Works Department

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund - Administration	$0	$0	$0	$0
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$632,555	$841,197	$841,197	$852,426
Total Expenditures	**$632,555**	**$841,197**	**$841,197**	**$852,426**

Community Development Department

FY 2026-2027 Adopted Budget

Department Overview

The Community Development Department has the most direct impact on the City's local economy through its work helping businesses thrive in the City, implementing land use and zoning regulations, and processing permits for construction projects. The Department is the main point of contact for anyone who wants to open a new business, make additions or alternations to existing buildings, or construct new development in the City. The Department protects the public health, safety, and general welfare through its implementation of the General Plan, Zoning Code, and State and local standards concerning structural integrity, fire and life safety, sanitation, security, accessibility, and energy efficiency of construction. The Department listens to the needs of the community to attract new businesses and support job creation in the City.



Programs and Services

Building & Safety Division

The Building & Safety Division enforces Title 16 of the Monterey Park Municipal Code. Building & Safety staff enforces the Uniform Building Codes (i.e., Building, Plumbing, etc.), as well as State and Federal regulations relating to the construction of structures and their safety through plan check review and inspection of construction projects. The Building Division is also responsible for taking updates to the Uniform Building Codes that occur every 3 years to the City Council for adoption.

Planning Division

The Planning Division administers Title 21 of the Monterey Park Municipal Code. Planning Division staff provides comments and processes all applications pertaining to design review and provides staff support to the Planning Commission to facilitate land use actions requiring Planning Commission, City Council or voter approval. Staff conduct field inspections and research which provides the basis for professionally prepared staff reports, and recommendations made for approval, denial, or approval with conditions. It also is the lead agency for all environmental reviews consistent with the California Environmental Quality Act (CEQA).

Economic Development Division

The Economic Development Division creates and implements strategies that promote economic growth and job creation within the community, working with businesses, investors, and other stakeholders to attract and retain businesses. In addition, the Division encourages business investment opportunities which expands the City's tax base. The Division also provides staff support to the City's Economic and Business Development Commission, which has a mission of building a solid economic foundation for the community.

Community Development Department

FY 2026-2027 Adopted Budget



Significant Changes

The Community Development Department made significant changes in the following areas:

- Increased (1) FTE in the Planning Division to support processing projects faster.
- Assumed oversight of City's Community Housing Assistance services from the Finance Department.
- Reclassified the Administrative Aide position to a Management Analyst to support Community Housing Assistance programs.

Community Development Department
FY 2026-2027 Adopted Budget

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Planning	1701	$1,215,888	$1,138,200	$1,138,200	$1,286,333
Building & Safety	1702	$1,494,465	$1,846,470	$1,846,470	$1,933,314
Community Housing Assist	1704	$144,180	$375,993	$375,993	$707,475
Economic Development	1705	$480,754	$644,065	$644,065	$778,334
Business Improvement Area	1711	$41,408	$73,950	$73,950	$73,950
Total Expenditures		**$3,376,695**	**$4,078,679**	**$4,078,679**	**$4,779,405**
Authorized Full-Time Equivalent Positions		**14.50**	**15.00**	**15.00**	**16.00**

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$2,800,511	$3,107,658	$3,107,658	$3,384,414
Special Revenue	$311,844	$580,035	$580,035	$894,958
Enterprise	$264,340	$390,986	$390,986	$500,033
Internal Service	$0	$0	$0	$0
Total	**$3,376,695**	**$4,078,679**	**$4,078,679**	**$4,779,405**

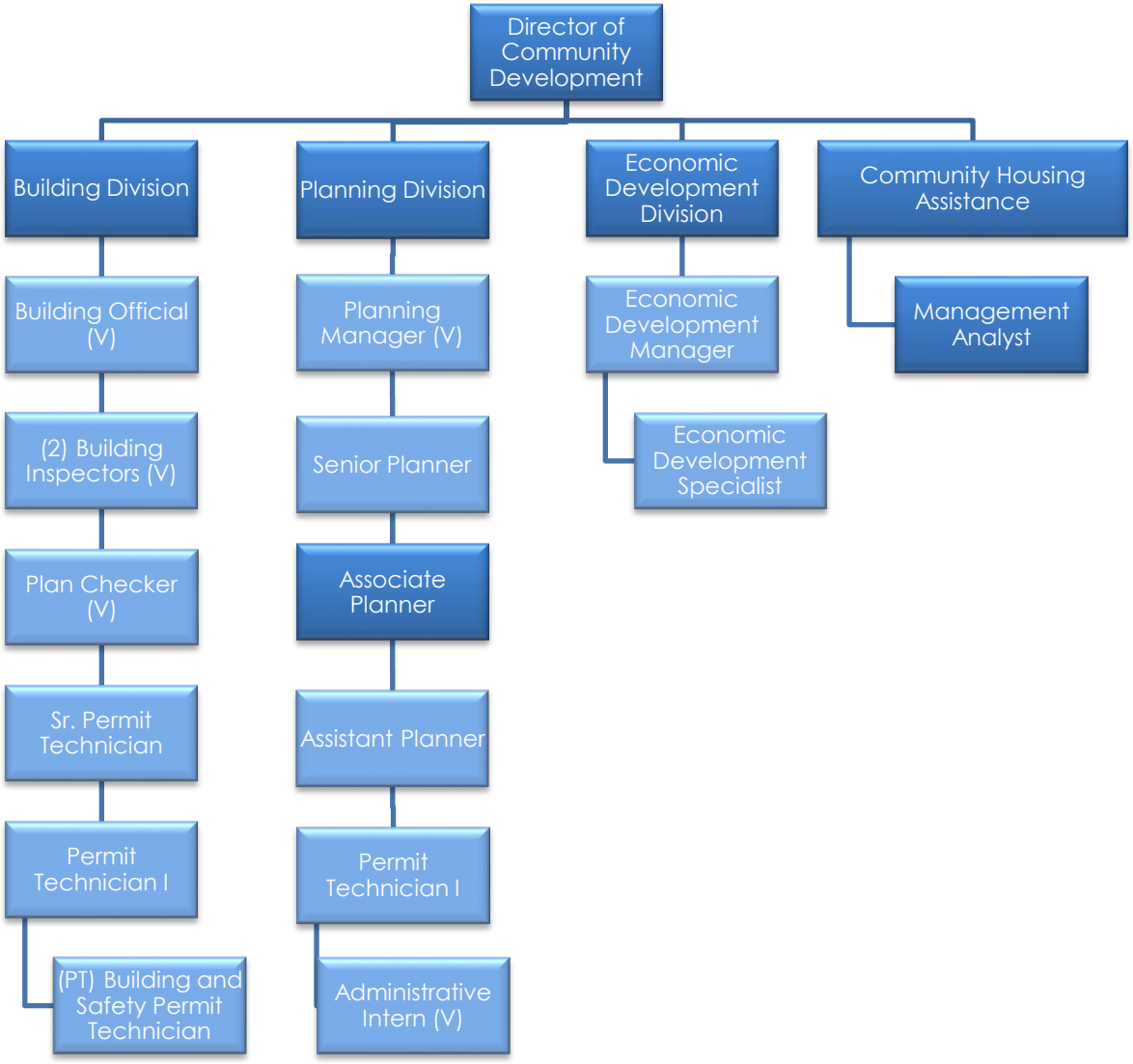
Community Development Department
FY 2026-2027 Adopted Budget

Department Personnel Summary

	FY 2024-2025 Full Time	FY 2024-2025 Part Time	FY 2025-2026 Full Time	FY 2025-2026 Part Time	FY 2026-2027 Full Time	FY 2026-2027 Part Time
COMMUNITY DEVELOPMENT - 1700						
Director of Community Development	1	-	1	-	1	-
Assistant Planner	1	-	1	-	1	-
Associate Planner	-	-	-	-	1	-
Admistrative Aide	1	-	1	-	0	-
Administrative Intern I	-	0.50	-	0.50	-	0.50
Building Inspector	2	-	2	-	2	-
Building Official	1	-	1	-	1	-
Building and Safety Permit Technician	-	-	-	0.50	-	0.50
Economic Development Manager	1	-	1	-	1	-
Economic Development Specialist	1	-	1	-	1	-
Management Analyst	-	-	-	-	1	-
Permit Technician I	1	-	1	-	1	-
Permit Technician II	1	-	-	-	-	-
Plan Checker	1	-	1	-	1	-
Planning Manager	1	-	1	-	1	-
Planning Technician	1	-	1	-	1	-
Senior Permit Technician	-	-	1	-	1	-
Senior Planner	1	-	1	-	1	-
COMMUNITY DEVELOPMENT TOTAL	14	0.50	14	1.00	15	1.00

City of Monterey Park – Community Development Department

Organization Chart



*The Department has submitted a supplemental request for a new FTE Associate Planner

*The Department has submitted a supplemental request to reclassify the existing Administrative Aide position to a Management Analyst.

Division: Planning
Division No.: 1701

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$429,643	$704,525	$704,525	$833,822
Services	$150,976	$154,508	$154,508	$154,508
Commodities	$4,890	$10,500	$10,500	$10,500
Internal Services	$230,378	$268,667	$268,667	$287,503
Capital Outlay	$0	$0	$0	$0
Debt Service	$400,000	$0	$0	$0
Total Expenditures	**$1,215,888**	**$1,138,200**	**$1,138,200**	**$1,286,333**
Authorized Full-Time Equivalent Positions	**5.50**	**5.50**	**5.50**	**6.50**

Program Details

The Planning Division is committed to promoting the orderly physical development of the City and to maintaining a high quality, resident, and business-friendly community consistent with applicable State laws and the goals, policies, objectives, and programs of the General Plan, Specific Plans, and Monterey Park Municipal Code. Currently, the Planning Division operations are comprised of Administrative Project Review, Discretionary Project Review, Subdivision Review, Environmental Review, General Plan Implementation, and Zoning Administration, with additional support for the Planning Commission.

- **Administrative Project Review** provides the review and processing of ministerial permits and applications that are subject to the review and approval of the City Planner to ensure projects comply with City, County, and State development regulations. Planning Division staff processes these permits and applications project manages the review of these permits and applications by other divisions and departments.
- **Discretionary Project Review** provides the review and processing of discretionary projects to ensure projects comply with City, County, and State development regulations. Discretionary approval from a legislative body involves careful consideration of the project's impacts on the

community and environment. The Planning Division works closely with property owners, developers, designers, architects, and the interested public from inception of a development project to completion of a project.

- **Subdivision Review** Often residential, commercial, and industrial projects reviewed and approved by the City involve the subdivision of land, which may include creating new lots or adjusting properties lines. The subdivision review process requires coordination with City departments, public utilities, and outside agencies. The Planning Division is responsible to ensure all projects are consistent with the goals and objectives of the General Plan, as required by the State Subdivision Map Act.
- **Environmental Review** Under provisions of the California Environmental Quality Act (CEQA), most discretionary projects within the City are required to receive some level of environmental review. This technical review provides information regarding environmental impacts associated with specific projects and identifies mitigation measures, which may reduce or eliminate significant impacts. The Planning Division ensures environmental review occurs in a timely and cost-effective manner while complying with CEQA. In addition, the City monitors all construction projects for compliance with mitigation measures according to State law.
- **General Plan Implementation** The Planning Division is responsible for maintaining and updating the City's General Plan so that the goals, policies, and implementation measures are current and reflect the existing and future needs of the City as required by State law. Actions carried out by the City or in the City must be consistent with the adopted General Plan which is a comprehensive long-term guiding document for future development and land use.
- **Zoning Code Administration** The Planning Division prepares Zoning Code Amendments to address emerging issues, comply with changing statutes, or implement the General Plan. The Planning Division works closely with the City Attorney's Office to ensure that proposed amendments are consistent with local, State, and Federal regulations, as well as, with the City's General Plan.

Program Measurements

DISCRETIONARY APPLICATIONS: These types of applications require, as necessary, Planning Commission, and City Council review. The Planning entitlements listed below will take from 2 to 6 months to process depending on the complexity of the project.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Code Amendments*	2	2	4
Conditional Use Permits	3	3	3
General Plan Amendments	0	0	0
Specific Plan	0	0	0
Parcel Maps	3	3	3
Tentative Tract Maps	1	4	3
Time Extensions	1	1	2
Variances	1	0	0
Zone Changes	2	3	2
CEQA			
Environmental Impact Reports	0	0	1
Negative Declarations	1	1	2
Categorical Exemptions	11	13	13
Notice of Determination (based on prior Environmental review document)	NA	6	3

*Most Code Amendments and Notices of Determination are City initiated projects. Therefore, no fees were collected.

ADMINISTRATIVE APPLICATIONS: These types of applications subject to the review and approval of the City Planner. These applications may be issued same day approval or some may take up to 2 months to process depending on the complexity of the project.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Administrative Use Permits	3	3	3
Banners	7	10	12
Landscape Review	2	4	3
Minor Modification	0	1	0
Short Term Rentals	6	20	10
Site Plan Review	5	7	4
Temporary Use Permits	8	8	8
Traffic/Parking Study	7	8	5
Yard Sales	91	75	75

DESIGN REVIEW			
Signs	34	20	25
Remodels, No increase of floor area	1	4	3
New Construction < 10,000 SF	3	1	1
New Construction > 10,000 SF	0	2	3
Single-Family Residential (>2,000 sq. ft.)	22	15	18

2026-2027 Goals and Objectives

- Encourage developers to submit housing projects utilizing land use expediting tools.
- Further streamline permitting processes for commercial and residential projects including efforts to update the General Plan Land Use Element and zoning code amendments
- Revisit the Inclusionary Housing Ordinance (IHO) based on City Council's direction to Implement Land Use Element.
- Expand menu of community benefit options for major projects.
- Streamline entitlement pathways for multifamily residential projects under 25 units by easing DA requirement.
- Modernize project review processes to enhance community awareness and engagement opportunities.
- Increase service capacity by hiring an Associate Planner.

2025-2026 Major Accomplishments

- The following ordinances related to land use were initiated and adopted in 2025-2026:
    - Amended standards to ensure Accessory Dwelling Units ("ADU") and Junior Accessory Dwelling Unit ("JADU") provisions are consistent with state law (Ordinance 2261)
    - Established a new municipal code section requiring the replacement of affordable units to the same or lower income level as a condition of development on a nonvacant site (Ordinance No. 2261)
    - Rezoned specific properties included in the current sites inventory to accommodate housing (Ordinance No. 2261)
    - Processed actions to prohibit data centers citywide.

  - Increase staffing by hiring an Administrative Intern to support the Planning Division.
  - Amended standards that allow for residential and mixed-use development be permitted when allowed by the LUE designation (Ordinance No. 2263)
- Filed the 2025 General Plan and Housing Element Annual Progress Report.
- Expanded customer service hours at the public counter by 25%.
- Launched the city's Interactive Zoning Map Web Experience on the city's website, a publicly available tool to easily explore zoning information throughout the city.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,122,439	$1,047,377	$1,047,377	$1,183,651
Special Revenue	$52,783	$49,296	$49,296	$45,588
Enterprise	$40,667	$41,528	$41,528	$57,094
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,215,888**	**$1,138,200**	**$1,138,200**	**$1,286,333**

Division: Building & Safety
Division No.: 1702

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$288,786	$762,718	$762,718	$774,953
Services	$939,082	$750,332	$750,332	$752,222
Commodities	$4,679	$17,400	$17,400	$17,100
Internal Services	$261,917	$316,020	$316,020	$389,039
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,494,465**	**$1,846,470**	**$1,846,470**	**$1,933,314**
Authorized Full-Time Equivalent Positions	**6.00**	**6.00**	**6.00**	**6.00**

Program Details

The Building & Safety Division is established per the mandate of California Health and Safety Code to facilitate compliance with State and local building standards concerning structural integrity, fire and life safety, sanitation, security, accessibility, and energy efficiency of construction within the local jurisdiction. The Division provides staff support to the City Council, and other City departments in analyzing issues relating to safety of buildings.



The Division's specific service objectives include:

- Process and review building plan check applications, issue building permits, and inspect construction work for compliance with building safety technical codes. The State and local codes that are enforced by the Division include the building code, electrical code, mechanical code, plumbing code, building conservation code, spa and swimming pool code, energy conservation standards and accessibility standards.
- Provide code interpretation, reference resources and other technical assistance to the public in a manner that facilitates compliance of design and construction with applicable building standards.
- Coordinate with various departments and outside agencies in the plan review process and serve as the point of contact for permit applications.
- Monitor property maintenance and abate life safety hazards through Certificate of Occupancy inspections and special abatement programs such as the un-reinforced masonry (URM) buildings retrofit program.
- Maintain building plans and permit records and make the information readily available to the public.

Community Development Department

FY 2026-2027 Adopted Budget



Program Measurements

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
PERMITS			
Building Permits:			
a. Residential, New	13	13	11
b. Residential, Add/Alter	731	699	630
c. Non-Residential, New	0	1	1
d. Non-Residential, Add/Alter	81	90	60
e. Miscellaneous	228	194	175
Building Permits Total	**1,053**	**997**	**877**
Electrical Permits	721	759	685
Mechanical Permits	353	294	265
Plumbing Permits	439	389	350

All Permits Total	**2,566**	**2,439**	**2,177**
ANNUAL PERMIT VALUATION ($ million)	**63**	***54***	**45**
PLAN CHECKS			
Total Number Processed	**694**	**636**	**573**
Processed In-House	0	0	0
Contracted Out	100	100	100
INSPECTIONS			
Construction Inspections	7,402	8,154	7,340
Certificate of Occupancy	0	0	0
All Inspections Total	**7,405**	**8,154**	**7,340**

2026-2027 Goals and Objectives

- To improve operational efficiency and enhance customer service, the Building & Safety Division will allocate resources to convert existing application and permit forms into fully integrated digital formats within the City's electronic permitting system.
- Digitize 50% of all hard record archived plans to significantly improve public accessibility to archival building records.
- Continue to support ADU development with additional approved prototypes.

2025-2026 Major Accomplishments

- The Building and Safety Division successfully adopted the 2025 Building & Safety standards codes. Staff received training on updated regulations, equipping them with the knowledge necessary to effectively enforce the new codes. The new codes were fully integrated into plan review and inspection procedures, resulting in a seamless transition and enhanced safety standards across all projects.

- Solar App+ online portal went live to streamline residential solar permits.
- Expanded customer service hours at the public counter by 25%.
- Increased staffing by hiring a P/T Administrative Intern
- Supported ADU development with first approved prototypes.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,233,375	$1,447,681	$1,447,681	$1,472,092
Special Revenue	$37,417	$49,330	$49,330	$18,282
Enterprise	$223,673	$349,458	$349,458	$442,940
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,494,465**	**$1,846,470**	**$1,846,470**	**$1,933,314**

Division: Community Housing Assistance
Division No.: 1704

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$27,340	$47,868	$47,868	$144,475
Services	$116,839	$328,000	$328,000	$563,000
Commodities	$0	$125	$125	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$144,180**	**$375,993**	**$375,993**	**$707,475**
Authorized Full-Time Equivalent Positions	**0.10**	**0.10**	**0.10**	**0.10**

Programs Details

Responsibilities within this activity include general administration of the City's Community Development Block Grant (CDBG) program and Home/Housing programs and Affordable Housing Monitoring. HUD grant funds received annually from the U.S. Department of Housing and Urban Development (HUD), are the primary source of funding for the Division's activities.

Community Development Block Grant (CDBG) funds are utilized to aid with fair housing, public facilities improvements including streets, curb gutters, bathroom renovations and to cover administrative costs.

The HOME program, distinct from the CDBG program, provides funds only for affordable housing activities. Acquisition, rehabilitation, rental assistance, and new construction are all eligible uses for the program monies. The City is allowed two years to commit and five years to exhaust its annual HOME entitlement.

Through the American Rescue Plan Act of 2021, the City was allocated a one-time HOME-ARPA grant. This primary objective of this grant is to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-

congregate shelter, to reduce homelessness and increase housing stability across the country.

Annually, the California Department of Housing and Community Development (HCD) issues a Notice of Funding Availability (NOFA) for Permanent Local Housing Allocation Program Entitlement funds. This NOFA provides the City with an opportunity to apply for PLHA Program grant funds that provide a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units. The City currently uses the majority of these funds for salaries and benefits for the Neighborhood Engagement Team who provides outreach services to the homeless population.

Under AB 1x26 redevelopment agencies are dissolved and replaced with Successor Agencies responsible for winding down the affairs of the former redevelopment agency including disposing of their assets. The City continues receiving repayment of SERAF and Housing Deferral funds from the State Department of Finance once the State approves the repayment schedule. The City will continue evaluating various affordable housing projects and programs.

PROGRAM MEASUREMENTS

CDBG

	Actual 2025-2026	Estimated 2026-27	Projected 2027-28
Agencies assisted from Community Fund	1	1	1
Number of Businesses assisted	6	6	5

HOME

Residential Rehab Participants	1	3	3
Senior Living Rehab Program	0	1	1

Community Development Department

FY 2026-2027 Adopted Budget

2026-2027 Goals and Objectives

- Transition program management from the Finance Department to the Community Development Department.
- Continued Implementation of the goals identified in the City of Monterey Park 2025-2029 Five-Year Consolidated Plan.
- Continue providing housing counseling to Monterey Park Residents through the Housing Rights Center.
- Preserve the supply of affordable housing by establishing a multi-family rehabilitation grant program with a 25% match (HOME funds covering 75%)
- Improve City public facilities and infrastructure by allocating CDBG funding for continued ADA sidewalk, street repair and bathroom improvements
- Continue allocating CDBG funds for Economic Development division to continue the Entrepreneur and Small Business Grants Program.
- Conduct lead based paint evaluations for buildings built before 1978 and income eligibility verification for qualified HOME assisted recipients.
- Support efforts to address homelessness by increasing access to and supply of homeless services and facilities.
- Support programs through program administration to ensure compliant and efficient management of CDBG and HOME programs.
- Reclassify the Administrative Aide position to Management Analyst.

2025-2026 Major Accomplishments

- Established in collaboration with the Economic Development Division a Small Business Assistance Program to develop and strengthen small business and support local entrepreneurs.
- Adopted the City of Monterey Park 2025-2029 Five-Year Consolidated Plan.
- Promoted fair housing by supporting workshops hosted by the Housing Rights Center.
- Provided a continuum of supportive and housing services for the homeless and households at risk of homelessness.
- Adopted the 2026-2027 Annual Action Plan.

Community Development Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$144,180	$375,993	$375,993	$707,475
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$144,180**	**$375,993**	**$375,993**	**$707,475**

Division: Economic Development
Division No. 1705

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$380,834	$418,405	$418,405	$537,120
Services	$34,518	$76,780	$76,780	$75,780
Commodities	$1,379	$42,000	$42,000	$42,000
Internal Services	$64,022	$106,881	$106,881	$123,434
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$480,754**	**$644,065**	**$644,065**	**$778,334**
Authorized Full-Time Equivalent Positions	**3.00**	**3.00**	**3.00**	**3.00**

Program Details

By executing the City's Economic Development Strategic Plan, the Economic Development Division leads efforts to advance Monterey Park's economic vitality through business retention, expansion, and attraction; encouraging private investment and reinvestment; reducing commercial vacancies expanding the City's tax base; and creating quality jobs. The Division works closely with businesses, commercial property owners, developers, investors, brokers, and community partners to foster a vibrant and inclusive local economy. The Division also serves as formal liaison to the Economic and Business Development Commission (EBDC), providing the technical expertise and staff support necessary to build a resilient economic foundation for all Monterey Park businesses and residents.





The Division's specific service objectives include:

- **Driving Long-Term Vitality & Resilience:** Continue executing the 5-year Economic Development Strategic Plan to foster a robust and sustainable local economy, prioritizing high-growth industries and modern infrastructure to ensure the City remains competitive in an evolving global market.
- **Strenghthening Local Commerce & Revenue Retention:** Aggressively recruit diverse businesses to fill market gaps, minimizing revenue leakage to neighboring jurisdictions and securing the fiscal resources necessary to maintain high-quality municipal services.
- **Enhancing City Identity & Economic Brand:** Implement marketing initiatives and business-centric programs across digital and traditional media to elevate Monterey Park's profile as a premier destination for investment, tourism, and local shopping.

Community Development Department

FY 2026-2027 Adopted Budget

2026-2027 Goals and Objectives

- Expand the Monterey Park Business Alliance to Support Local Businesses. Position local small businesses for LA28 Olympics procurement opportunities through the "In The Game MPK" initiative.
- Launch Healthcare Industry Roundtable and continue Shopping Center & Asset Manager Roundtable to foster a direct line of communication to address vacancy to vibrancy goals.
- Implement the Economic Development Strategic Plan to foster business growth and attract investment. Market City-owned opportunity sites for redevelopment.
- Continue the "Love Monterey Park" Shope & Dine Local campaign, a multi-faceted marketing effort aimed at fostering civic pride and encouraging residents to support local businesses and reinvest in the local economy.
- Continue the "Taste of Downtown MPK" incentive program, in collaboration with the Economic & Business Development Commission (EBDC), successfully driving increased foot traffic to the Downtown area businesses.
- Continue and expand the Community Choice Awards, a City-wide recognition program designed to celebrate excellence in the local business community.
- Support the collaboration with East Los Angeles College as part of the City's first of its kind Letter of Understanding with the Susan Rubio Entrepreneurship & Innovation Center.

2025-2026 Major Accomplishments

- **Small Business Financial Support:** Launched the Community Development Block Grant (CDBG)-funded Small Business Assistance Program, providing critical financial support to help qualified start-ups and existing businesses scale and thrive.
- **Capacity Building & Education:** Hosted a series of educational seminars and webinars designed to equip business owners with essential tools, from digital marketing strategies to navigating regulatory requirements and accessing business growth funding.
- **Business Networking & Connectivity:** Organized recurring networking events to facilitate collaboration and business-to-business procurement relationships among local business owners.
- **Strategic Communication:** Distributed monthly e-newsletters, delivering timely information on grant opportunities, specialized training, and regional economic resources to the City's business community.

- **Shop Local Initiatives:** Launched the "Love Monterey Park" Shope & Dine Local campaign, a multi-faceted marketing effort aimed at fostering civic pride and encouraging residents to support local businesses and reinvest in the local economy.
- **Downtown Revitalization:** Implemented the "Taste of Downtown MPK" incentive program, in collaboration with the Economic & Business Development Commission (EBDC), successfully driving increased foot traffic to the Downtown area businesses.
- **Community Choice Awards:** Continue marketing the City-wide recognition program designed to celebrate excellence in the local business community.
- **Supporting Entrepreneurship Center at East Los Angeles College:** Successfully launched a first of its kind Letter of Understanding with East Los Angeles College to support the Susan Rubio Entrepreneurship and Innovation Center.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$444,697	$612,599	$612,599	$728,671
Special Revenue	$36,056	$31,466	$31,466	$49,663
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$480,754**	**$644,065**	**$644,065**	**$778,334**

Division: Business Improvement District Area No. 1
Division No. 1711

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$41,408	$73,950	$73,950	$73,950
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$41,408**	**$73,950**	**$73,950**	**$73,950**
Authorized Full-Time Equivalent Positions	**0.00**	**0.00**	**0.00**	**0.00**

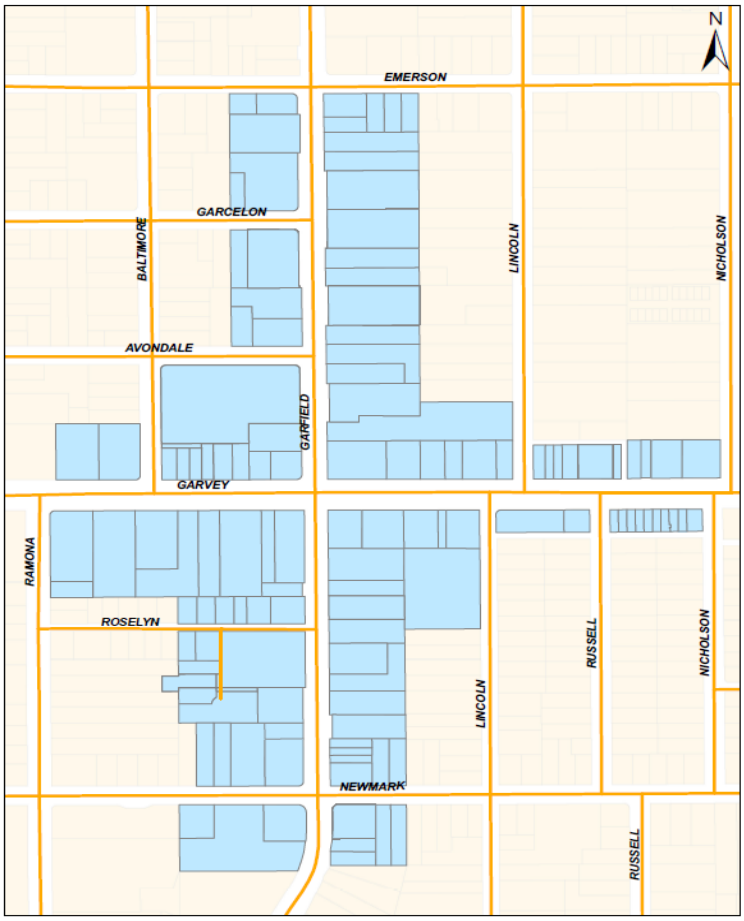
Program Details

Pursuant to California Streets and Highway Code Section 36500 et seq, the Business Improvement District (BID) is allowed to impose an assessment on businesses within self-designated downtown areas, beyond the general business license tax. The revenue can be used for the following purposes:

- Public amenities such as benches, trash receptacles, fountains, kiosks and street lighting;
- Landscaping;
- Promotion of public events to promote businesses within the business district including decorations and music; and
- Creation of activities to promote businesses within the area.

Monterey Park established a business improvement district in 1983. The district encompasses the commercial area on Garvey Avenue, from Ramona Avenue to Nicholson Avenue, and Garfield Avenue from Emerson Avenue to south of Newmark Avenue as shown in the following map:

BUSINESS IMPROVEMENT DISTRICT NO.1



2026-2027 Goals and Objectives

- Continue to maintain and enhance the physical appearance of the Business Improvement District (BID) through beautification, janitorial services, and seasonal decorative improvements, including holiday lighting and decorations.
- Advance economic development efforts within the BID by collaborating with the Economic & Business Development Commission (EBDC) and implementing relevant strategies from the City's Economic Development Strategic Plan.
- Use BID assessment revenues to fund promotional activities, pioneer major marketing initiatives, and special events designed to strengthen BID identity, increase foot traffic, and support BID businesses.

- Continue the successful Taste of Downtown Monterey Park incentive program, allowing for increased foot traffic to the Downtown business areas.

2025-2026 Major Accomplishments

- Streamlined the City's economic development advisory structure by dissolving the Business Improvement District Advisory Committee (BIDAC) and the Economic Development Advisory Commission (EDAC) and consolidating their functions into the new Economic & Business Development Commission (EBDC), reducing redundancy, improving communication for a more coordinated approach to economic development and district-related issues.
- Improved consistency in strategic planning and policy direction by establishing a unified commission that better aligns Business Improvement District initiatives with broader Citywide economic development goals and implementation.
- Implemented the "Taste of Downtown MPK" dining rewards promotion to drive foot traffic, encourage patronage of district businesses, and support local economic activity within the Business Improvement District.
- Maintained janitorial services within the Business Improvement District while reducing overall maintenance costs by incorporating BID cleaning services into the City's broader maintenance contract.
- Continued holiday decorations along Garvey Avenue within the Business Improvement District and secured a multi-year installation agreement that locked in pricing for the next three years, helping stabilize costs.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$41,408	$73,950	$73,950	$73,950
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$41,408**	**$73,950**	**$73,950**	**$73,950**

Police Department

FY 2026-2027 Adopted Budget

"We are dedicated to serving our community with respect and pride."

HONOR · INTEGRITY · ACCOUNTABILITY





Police Department
FY 2026-2027 Adopted Budget



Department Overview

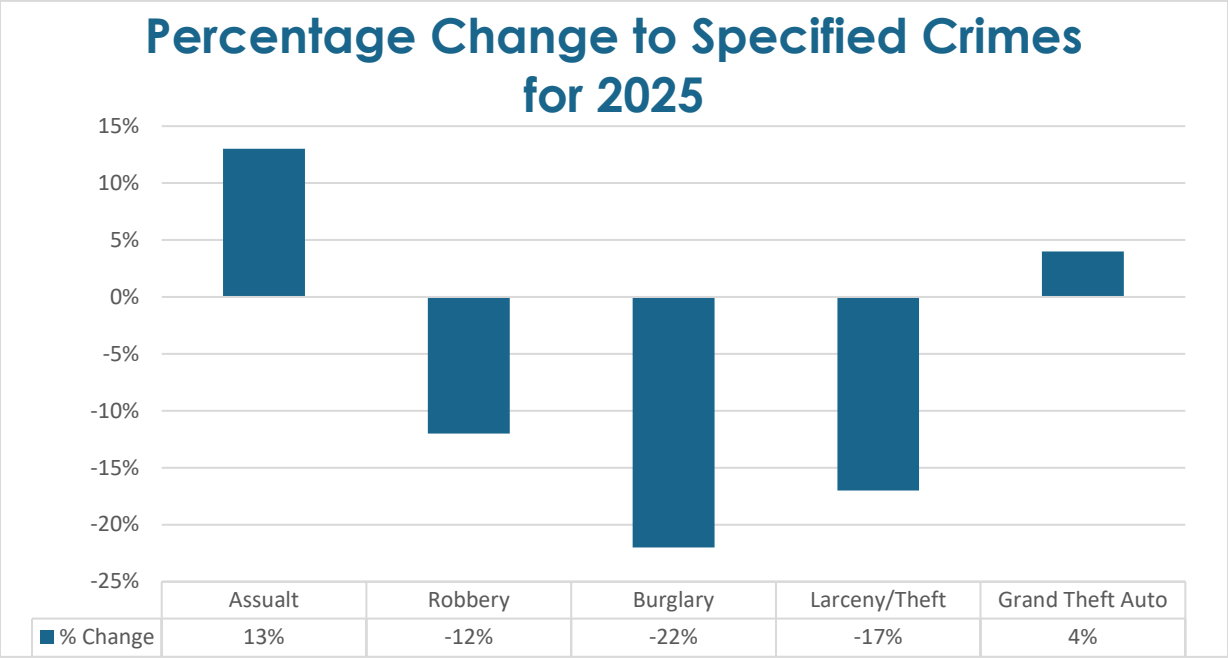
The Monterey Park Police Department is a full-service police department providing public safety and law enforcement services to the City of Monterey Park. The Department is committed to providing professional, fair, compassionate, and dedicated law enforcement with honor, integrity, and accountability. The Department coordinates with other City Departments to produce outstanding overall service to the community.

Members of the Monterey Park Police Department recognize that to deliver the highest level of police services, contemporary issues in our community and challenges facing the Police Department must be studied on a continuous basis. Identifying the best solutions to address community safety and quality of life issues is a core responsibility of the Police Department. To strengthen our community partnership, we maintain a high level of attention to significant issues that impact the community's safety and quality of life.

The Department is organized into two divisions that perform various activities, each overseen by a captain. The Operations Division comprises Field Services, Investigations, and the Traffic Bureau. The Support Services Division comprises Administration, Animal Services, the Community Engagement Bureau, Jail Operations, the Records Bureau, and Computer Services.

An analysis of the crime statistics in Monterey Park reflects that for 2025, there was a significant decrease in NIBRS Group A crimes compared to the previous year. In 2025, the categories of robbery, theft, burglary, had a double-digit decease while assault and grand theft auto had a slight increase. These increases are consistent

with general crime trends in Los Angeles County, mainly due to the lack of criminal prosecution penalties and the decriminalization of many offenses.



An annual account of Monterey Park's Part I crime trends and traffic fatalities are listed below:

Calendar Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
% Change in Part I Crime	26%	23%	-14%	0%	-14%	-8%	2%	-2%	-3%	-6%	-13%
# Traffic Fatalities	4	4	0	2	3	4	1	3	2	4	2

Programs and Services

The Department strongly partners with the community to address crime and quality of life issues. The Monterey Park Police Department is meeting the challenges of increased crime and homelessness and the demand for police accountability through proper planning, strategic implementation, training, and commitment to delivering the highest level of police services to our community. All officers received de-escalation, additional use-of-force training, and mental health and dependency training.

Our staff has done an excellent job of adapting and has worked diligently to engage the community through social media and community engagement sessions. We are building the Police Department's neighborhood watch, business watch, social media, and virtual engagement programs to proactively engage with the community through dialogue, collaboration, community input, panel discussions, and working with community leaders to better understand the community's needs and concerns.

In 2025 the Department implemented the Monterey Park Police Department Citizen RIMS portal, a public-facing platform that enhances transparency and community access to information. This system allows residents to view crime statistics, track trends, and better understand public safety activity within the city. By providing accessible, real-time data, the portal supports informed community engagement, strengthens public trust, and reinforces the Department's commitment to accountability and transparency.

The Department has built on our multidisciplinary approach to providing services to individuals experiencing homelessness and/or having a mental health crisis. The multidisciplinary model brings together different disciplines and areas of expertise to provide wraparound services to various community members through creative strategies and collaboration with various community stakeholders.

The Department continued to experience a high rate of retirements in 2025. As a result, the department focused on recruitment, hiring, and succession planning. These efforts have enabled the police department to achieve full staffing levels for sworn personnel, but additional retirements are anticipated and staffing levels continue to fluctuate. Resources have been allocated to hire new employees with an emphasis in recruiting lateral police officers, and train all staff, ensuring that our members serve the community with a public servant's mindset. This includes an emphasis on de-escalation techniques and community-oriented policing principles. Additionally, the Department has implemented a Peer Support Program aimed at reducing day-to-day stress and providing ongoing support for our members throughout their careers.

The Police Department is a source of pride for many employees and volunteers who live in Monterey Park. Police Reserves, Monterey Park Emergency Communications, Citizen's Patrol, Police Explorers, Chaplains, and interns volunteered over 2,000 hours in 2025.

Police Department
FY 2026-2027 Adopted Budget

Significant Changes

The Police Department is adding two new police officers. One police officer will be assigned to the NET Team and the other as the School Resource Officer/Comfort Dog Handler.

Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Police Admin	3101	$5,700,729	$3,864,711	$3,864,711	$3,561,659
Traffic Bureau	3102	$2,012,335	$2,678,247	$2,678,247	$2,338,570
Field Services	3103	$11,243,899	$14,062,778	$14,062,778	$13,358,316
Investigations	3104	$3,320,520	$4,018,297	$4,018,297	$4,719,710
Animal Services	3111	$432,329	$554,966	$554,966	$615,871
Communications	3112	$1,942,227	$2,344,819	$2,344,819	$2,148,351
Jail	3113	$749,425	$952,282	$952,282	$1,026,373
Records	3114	$975,471	$1,470,391	$1,470,391	$1,433,181
Computer Services	3115	$1,228,831	$1,157,843	$1,157,843	$1,302,442
Community Engagement	3120	$1,428,620	$2,397,070	$2,397,070	$3,210,065
Total Expenditures		**$29,034,386**	**$33,501,404**	**$33,501,404**	**$33,714,536**
Authorized Full-Time Equivalent Positions		**126.25**	**128.25**	**128.25**	**130.25**

Funding Sources by Type

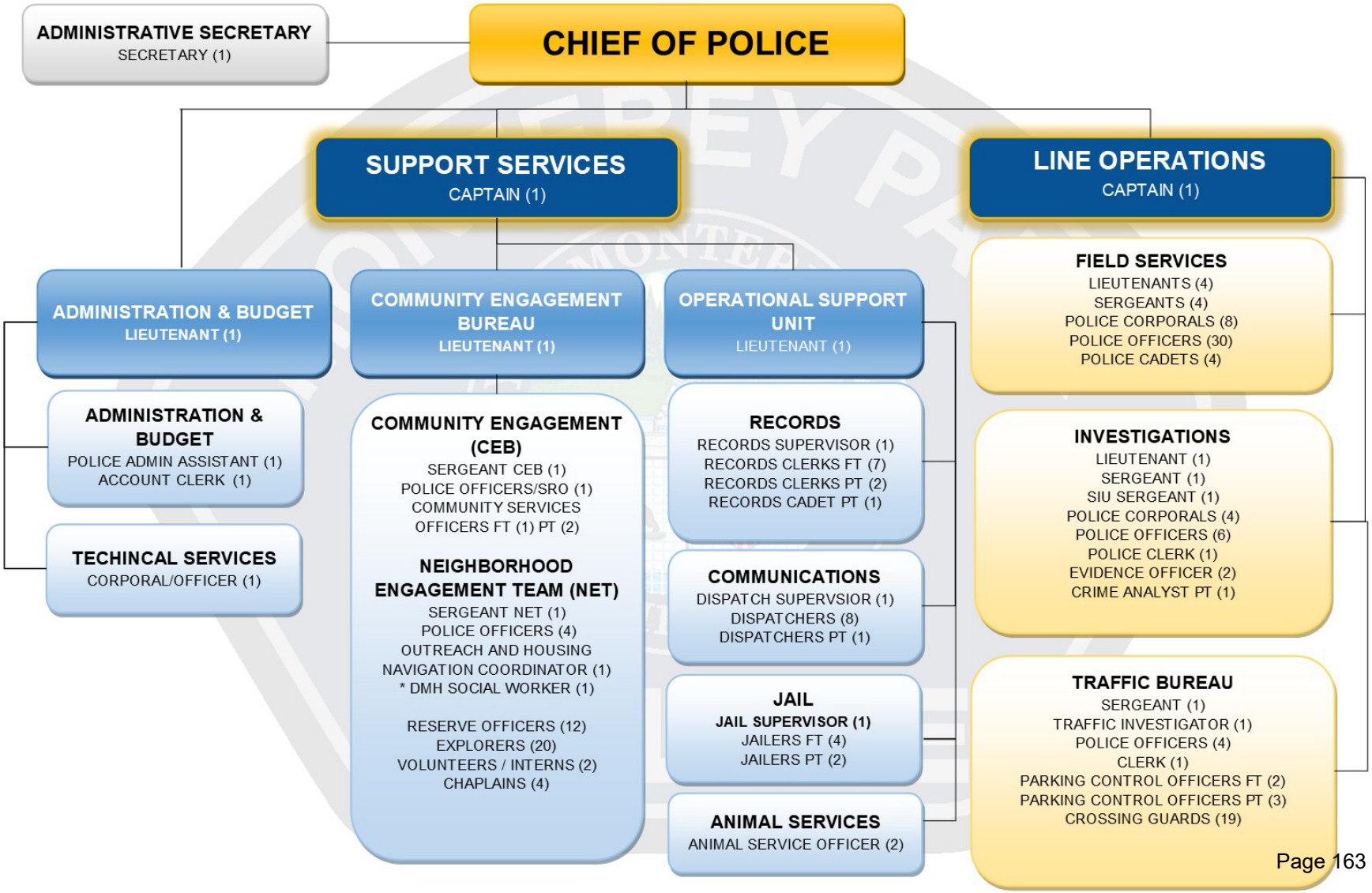
Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$24,435,852	$28,442,633	$28,442,633	$29,284,581
Special Revenue	$4,592,904	$4,986,771	$4,986,771	$4,357,956
Enterprise	$0	$0	$0	$0
Internal Service	$5,631	$72,000	$72,000	$72,000
Total	**$29,034,386**	**$33,501,404**	**$33,501,404**	**$33,714,536**

Police Department
FY 2026-2027 Adopted Budget

Department Personnel Summary

	FY 2024-2025 Full Time	FY 2024-2025 Part Time	FY 2025-2026 Full Time	FY 2025-2026 Part Time	FY 2026-2027 Full Time	FY 2026-2027 Part Time
POLICE - 3100						
Police Chief	1	-	1	-	1	-
Animal Services Officer	2	-	2	-	1	-
Animal Services Supervisor	-	-	-	-	1	-
Community Services Officer	3	2.50	3	2.50	3	2.50
Communications Supervisor	1	-	1	-	1	-
Crime Analyst	-	0.50	-	0.50	-	0.50
Crossing Guard	-	4.50	-	4.50	-	4.50
Dispatcher	9	1.25	9	1.25	9	1.25
Evidence Officer	2	-	2	-	2	-
Jailer	4	1.00	4	1	4	1
Jailer Supervisor	1	-	1	-	1	-
Principal Management Analyst	-	-	-	-	-	-
Outreach and Housing Navigation Coordinator	1	-	1	-	1	-
Police Administrative Assistant	1	-	1	-	1	-
Police Cadet	-	2	-	2	-	2
Police Captain	2	-	2	-	2	-
Police Clerk	10	-	10	-	9	-
Police Corporal	14	-	14	-	14	-
Police Lieutenant	8	-	8	-	8	-
Police Officer	45	-	45	-	47	-
Police Records Cadet	-	0.50	-	0.50	-	0.50
Police Records Clerk	-	1.00	-	1.00	-	1.00
Police Records Management System Technician	-	-	-	-	-	-
Police Records Supervisor	1	-	1	-	1	-
Police Sergeant	9	-	9	-	9	-
Senior Account Clerk	-	-	-	-	1	-
Secretary	1	-	1	-	1	-
POLICE TOTAL	115	13.25	115	13.25	117	13.25

MONTEREY PARK POLICE DEPARTMENT
ORGANIZATIONAL CHART

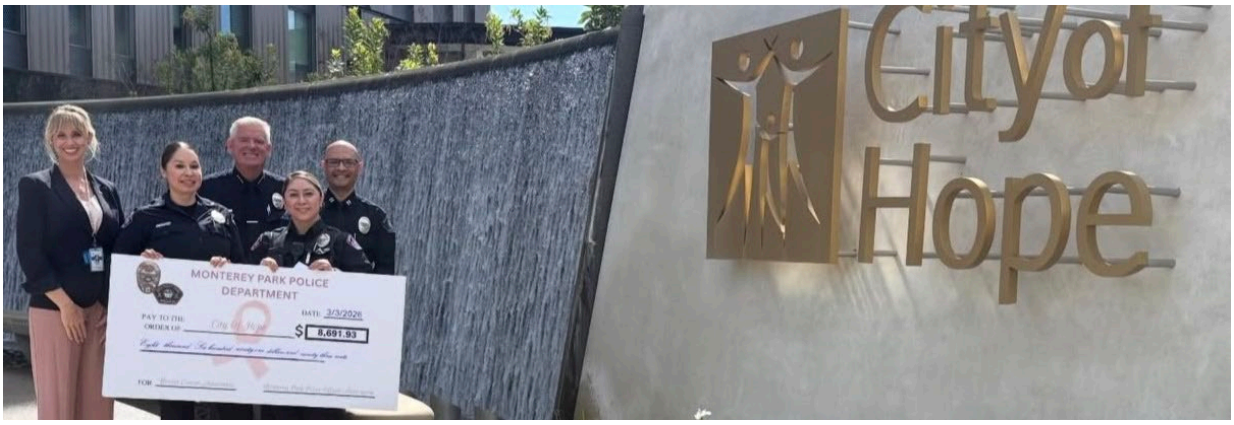


Division: Police Administration



Police Department

FY 2026-2027 Adopted Budget



Division No.: 3101

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$2,865,920	$2,211,880	$2,211,880	$2,422,071
Services	$184,781	$485,840	$485,840	$306,345
Commodities	$85,811	$167,885	$167,885	$183,057
Internal Services	$1,164,217	$642,106	$642,106	$650,186
Capital Outlay	$0	$357,000	$357,000	$0
Debt Service	$1,400,000	$0	$0	$0
Total Expenditures	**$5,700,729**	**$3,864,711**	**$3,864,711**	**$3,561,659**
Authorized Full-Time Equivalent Positions	**8.00**	**8.00**	**8.00**	**8.00**

Program Details

The Administration Bureau is responsible for ensuring that the administrative needs of the Police Department are met and that the Police Department's mission is carried out in the most efficient manner. The Administration Bureau is commanded by the Chief of Police. The Chief of Police is a cooperative and collaborative member of the City Manager's executive team who leads, directs, and coordinates the activities of the Police Department to ensure the community's safety by providing effective and positive police services.

Preparing and maintaining the Department's budget, grants, policies, preparing payroll for the entire department, contracts and procurement of

goods/services/equipment, administrative investigations, and various staff projects are assigned to the Administration Bureau. This Bureau is also responsible for the Police Department's compliance with Peace Officer Standards and Training (POST) and Standards and Training for Corrections (STC) training mandates and guidelines, and maintenance of all technology-related equipment within the Police Department.

2026-2027 Goals and Objectives

- Maintain adequate staffing for sworn and non-sworn personnel to address the increase in retirements in FY26/27.
- Provide training and career development for all members of the Department and maintain compliance with POST and STC training requirements.
- Prepare required reports to governmental and other oversight agencies regarding concealed weapons permits, citizen complaints, use of force, and other matters.
- Process and conduct administrative investigations.
- Maintain and update personnel records of Department employees and ensure compliance with State and Federal laws regarding personnel files.
- Implement AI technology to assist officers with translation and transcription, improving efficiency, report accuracy, and communication with the public.
- Implement Axon Virtual Reality (VR) critical incident and de-escalation training to enhance officer readiness and decision-making.
- Implement a software system to replace traditional Field Training Officer (FTO) Daily Observation Reports and police background investigation processes, improving efficiency, standardization, and data tracking.

2025-2026 Major Accomplishments

- Achieve full staffing levels of 79 sworn police officers
- Full implementation of Computer Aided Dispatch/Records Management System (Sunridge RIMS)
- Implement a new Axon Body-Worn Camera system to enhance transparency, accountability, and the accuracy of evidence collection.
- Implementation of digital evidence software to manage the storage and dissemination of digital evidence (Evidence.com)

- Onboard a new K9 position to enhance operational capabilities and support specialized enforcement needs.
- Completed computer refresh upgrade, desktop, laptop, and VPN for the police department.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$4,543,563	$2,573,037	$2,573,037	$2,916,750
Special Revenue	$1,151,535	$1,219,673	$1,219,673	$572,909
Enterprise	$0	$0	$0	$0
Internal Service	$5,631	$72,000	$72,000	$72,000
Total Expenditures	**$5,700,729**	**$3,864,711**	**$3,864,711**	**$3,561,659**

Program: Traffic Bureau









Program No.: 3102

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$1,329,467	$1,795,420	$1,795,420	$1,438,202
Services	$8,698	$5,725	$5,725	$5,725
Commodities	$137,170	$124,260	$124,260	$54,740
Internal Services	$537,000	$752,842	$752,842	$839,903
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$2,012,335**	**$2,678,247**	**$2,678,247**	**$2,338,570**
Authorized Full-Time Equivalent Positions	**14.00**	**14.00**	**14.00**	**14.00**

Program Details

The Traffic Bureau addresses traffic safety issues within the City of Monterey Park. The Bureau places emphasis on reducing and preventing traffic collisions, enforcing parking laws, and educating the community on traffic safety and pertinent laws.

Traffic Bureau personnel provide the City with five-day-a-week Motorcycle Officer coverage and seven-day-a-week Parking Enforcement Officer coverage. The Traffic Bureau also includes a Traffic Investigator who is assigned to handle all post-collision investigations and related arrests. In providing a full range of services, the Traffic Investigator's skill and expertise in collision reconstruction assist in the identification of collision patterns and trends so that specific education and enforcement efforts can be implemented in problem areas.

Parking Enforcement Officers provide enforcement for all parking-related issues such as permit parking, street sweeping, parking for the disabled, and fire lane violations, as well as respond to citizens' requests for services. Parking Enforcement personnel help ensure safe and orderly parking around schools, in commercial districts, and on all City streets. The removal of abandoned vehicles is also a primary responsibility of these officers.

2026-2027 Goals and Objectives

- Conduct six DUI Checkpoints at strategic locations throughout the city to educate and reduce driving under the influence of Drugs/and or Alcohol within the community.
- Implement three state grants to accent and support the traffic bureau's continued efforts to bring Vehicular, Bicycle & Pedestrian Safety to the community.
- Identify the five highest traffic collision locations per month for enforcement of primary collision factor violations.
- Conduct weekly lidar enforcement in areas where speed has been identified as the primary collision factor.
- Participate in eight Community Outreach Engagements, to converse over community traffic concerns impacting commuting and school zone safety in drop-off & pick-up zones.
- Conduct six multi-Agency enforcement operations within the city to focus on the communities concerns of Vehicle, Pedestrian, Bicycle, and School Zone Safety.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Number of Citations:++			
Traffic	2,380	2,679	2,529
Parking	11,072	8,836	9,954
Traffic Collision Incidents:			
Fatal	2	1	3
Injury	216	205	210
Non-injury	320	319	319
Persons Injured	269	279	274

2025-2026 Major Accomplishments

- Received a $200,000 grant from the California Office of Traffic Safety to enhance safety in the community through DUI, Distracted Driving, Pedestrian, and Bike Enforcement operations. The overall goal was to lower the number of both injury and fatal collisions.
- Received a $25,862 grant from the California Office of Traffic Safety to enhance safety in the community through a Pedestrian and Bicycle Safety education program.
- Received a $346,750.29 grant from the Department of California Highway Patrol-Cannabis Tax Fund Grant Program to enhance the safety in the community through DUI enforcement operations and one 2025 Dodge Durango police enforcement vehicle to enhance DUI operations and traffic enforcement.
- The Traffic Bureau has successfully scheduled and completed forty-eight DUI Saturation Patrols, three DUI Checkpoints, and eighteen safety presentations and community engagements. The presentations and community engagements focused on the importance of pedestrian safety, teen driver safety, bicycle safety, and the dangers of DUI/DUID.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,592,717	$2,494,610	$2,494,610	$2,230,138
Special Revenue	$419,618	$183,638	$183,638	$108,432
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$2,012,335**	**$2,678,247**	**$2,678,247**	**$2,338,570**

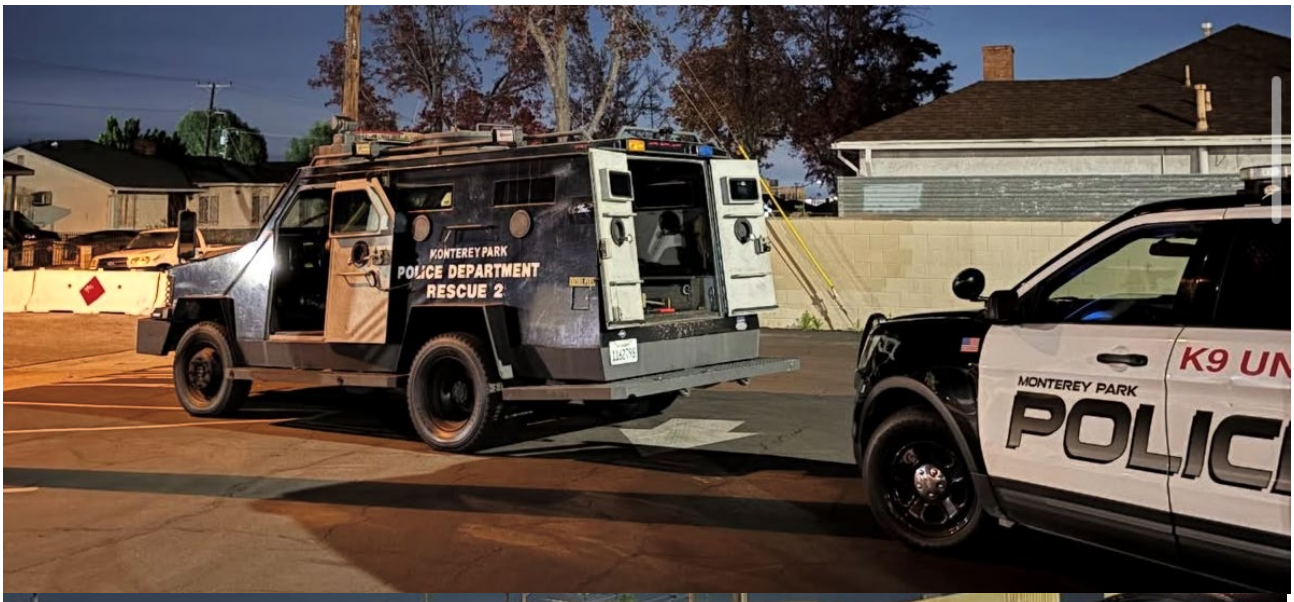
Division: Field Services





Police Department

FY 2026-2027 Adopted Budget





Police Department

FY 2026-2027 Adopted Budget



Division No.: 3103

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$8,597,885	$10,505,856	$10,505,856	$9,829,956
Services	$28,392	$43,980	$43,980	$43,980
Commodities	$358,297	$408,900	$408,900	$240,000
Internal Services	$2,259,325	$3,104,042	$3,104,042	$3,244,380
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$11,243,899**	**$14,062,778**	**$14,062,778**	**$13,358,316**
Authorized Full-Time Equivalent Positions	**51.00**	**52.00**	**52.00**	**52.00**

Division Details

Field Services Bureau personnel are the first responders to calls for service. Most of the Departments' officer-citizen contacts occur within this Bureau. As first responders, these officers handle all emergencies, alarms, crime report requests, disputes, hazards, traffic enforcement, traffic accident investigations and various other calls for service. As time permits these officers also address problem oriented policing concerns to enhance the quality of life in the community. Services are provided twenty-four hours a day, seven days a week, ranging from low priority (parking complaints, keep the peace, etc.) to high priority (preliminary

investigations of serious crimes like homicides and felony assaults) calls for service. The Special Weapons and Tactics team (SWAT) supports Field Services when necessary. The team has been established to provide specialized support in handling critical field operations where intense negotiations and/or special tactical deployment methods beyond the capacity of field officers appear to be necessary.

Attached to the Field Services Bureau is the Canine Unit. The canine teams are a valuable part of daily law enforcement operations. Police dogs are trained in handler protection, searching techniques, article searches, and narcotics detection. A canine team can search quickly and effectively, resulting in increased officer safety, the apprehension of suspects, and increased safety for the community. The canine teams have effectively apprehended dangerous suspects, located evidence, and recovered narcotics that were hidden by drug dealers. Canine officers provide demonstrations and education programs to community groups and students.

2026-2027 Goals and Objectives

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Calls for Service			
Citizen Requests	33,958	36,344	35,560
Officer Observed	11,983	15,204	14,875
Total Calls for Service:	45,941	51,548	50,435
Priority I (Emergency) Response Time (minutes/seconds): 9,837 calls	3:39	4:16	4:05
Priority II Response Time: 9,863 calls	5:09	5:57	5:36

Priority I: Where danger to life and/or property is imminent, or a crime of a serious nature is in progress.
Examples: (1) An armed robbery (2) A person shot

Priority II: Where a threat to a person or property is possible, or a breach of the peace is occurring.
Examples: (1) A trespass in progress (2) Disturbances caused by juveniles

- Explore and select an Artificial Intelligence (AI) based software solution to assist officers with report writing, enhancing efficiency, accuracy, and consistency in documentation.
- Utilize and enhance Automated License Plate Reader (ALPR) solution to support efforts in combating auto thefts and other felony-related crimes.
- Purchase external vest carriers for all patrol personnel to promote uniformity and reduce the cumulative injuries associated with duty gear placement.
- Provide access to healthy meal preparation options for patrol officers to support their nutrition and wellness.
- Provide access to Jiu-Jitsu/arrest and control classes to promote physical fitness, readiness in defensive tactics, and officer safety.

2025-2026 Major Accomplishments

- Implemented new Axon Body-Worn Cameras (BWCs) and in-car dash cameras to enhance officer accountability, improve evidence collection, and increase transparency.
- Implementation of Evidence.com for the booking, management, and secure storage of digital evidence, resulting in improved efficiency and accessibility in compliance with CJIS.
- Equipped all patrol officers with Taser 10 devices to provide enhanced less-lethal response options and ensure officer and public safety.
- Installed 10 new Flock Safety cameras to help combat auto thefts and burglaries by improving vehicle and suspect tracking.
- Implemented a new RIMS Computer-Aided Dispatch (CAD) and Records Management System (RMS) to modernize dispatch operations, records management, and operational reporting.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$9,482,655	$12,023,526	$12,023,526	$11,473,335
Special Revenue	$1,761,245	$2,039,253	$2,039,253	$1,884,981
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$11,243,899**	**$14,062,778**	**$14,062,778**	**$13,358,316**

Division: Investigation



Division No.: 3104

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$2,589,032	$2,988,855	$2,988,855	$3,634,082
Services	$52,453	$96,410	$96,410	$92,075
Commodities	$41,743	$60,320	$60,320	$60,320
Internal Services	$637,293	$872,712	$872,712	$933,233
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$3,320,520**	**$4,018,297**	**$4,018,297**	**$4,719,710**
Authorized Full-Time Equivalent Positions	**14.30**	**14.50**	**14.50**	**14.50**

Program Details

The Investigations Bureau conducts follow-up investigations on all crimes occurring within the City. The Bureau is responsible for the resolution and disposition of all criminal and non-criminal cases ranging from homicides to

identity theft, as well as non-criminal matters, such as missing persons and lost property. This Bureau is also responsible for tracking registered sex offenders,

parolees, and probationers, and conducting compliance checks on those persons.

The Property and Evidence Section is under the management of the Investigations Bureau. The Property and Evidence Technicians are responsible for the care and custody of all property booked into the Monterey Park Police Department, submitting evidence to the crime lab for analysis, preparing evidence for court proceedings including all body camera/in-car video, booked property to be returned to owner, and property destruction in accordance with applicable laws.

2026-2027 Goals and Objectives

- Purchase AI enhanced intelligence led policing software, which gives detectives real-time public safety and police data through a management platform.
- Purchase GPS tracking equipment to assist detective investigations with real-time location data and enhance officer safety.
- Purchase covert listening equipment to aid the Special Investigations Unit in undercover buy / bust operations.
- Cross train the Special Investigation Unit personnel with Code Enforcement to improve interdepartmental collaboration and enforcement of public safety concerns, municipal ordinances and nuisance violations.
- Cross train with SWAT to focus on coordinated inter-unit communication high-risk operations to improve operational safety.
- Send two detectives to homicide investigations training.

	Actual	Estimated	Projected
	2024-25	2025-26	2026-27
Group A Offenses Investigated	2248	2340	2434
Group A Offenses Clearance Rate	28%	23%	25%

2025-2026 Major Accomplishments

- The Investigations Bureau established and implemented the Special Investigation Unit which consists of a dedicated sergeant and two detectives to investigate narcotics and gang-related investigations with a focus on proactive enforcement, intelligence-driven operations and interagency collaboration.
- The Investigations Bureau enhanced investigative effectiveness by adding one additional detective and a part-time crime analyst to the bureau, improving case clearance and crime trend analysis.
- The Investigations Bureau investigated an armed robbery, during which an extensive inquiry identified a male and female suspect. In coordination with the Monterey Park SWAT and Drone Team, an arrest and search warrant were executed, leading to the custody of two suspects and successful criminal filings with the LA County District Attorney's Office.
- The Investigation Bureau investigated a commercial burglary to several storage units. Through extensive investigation and collaboration with the victim, the stolen property was found being sold on an online marketplace platform. An undercover buy bust operation was conducted which resulted in an arrest. A search warrant was served at the suspect's storage unit, resulting in the recovery of thousands of dollars of stolen property and successful criminal filings with the LA County District Attorney's Office.
- The Investigations Bureau coordinated with Costco and Home Depot Loss Prevention to conduct a holiday shoplifting operation, resulting in several arrests and successful criminal filings by the LA County District Attorney's Office.
- The Investigation Bureau purchased two new Microsoft Surface Pro laptop computers to enhance operational effectiveness by improving overall mobility and productivity.
- The Investigation Bureau facilitated advanced training for detectives in science-based interviewing and homicide investigations to enhance departmental investigative capacity.
- Ten Flock Safety LPR cameras were purchased and strategically installed throughout the city to aid in crime prevention and resolution.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$3,008,663	$3,631,497	$3,631,497	$4,252,132
Special Revenue	$311,858	$386,799	$386,799	$467,578
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$3,320,520**	**$4,018,297**	**$4,018,297**	**$4,719,710**

Division: Animal Services



Division No.: 3111

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$206,329	$232,060	$232,060	$259,684
Services	$164,071	$231,600	$231,600	$251,600
Commodities	$4,639	$4,520	$4,520	$4,520
Internal Services	$57,291	$86,786	$86,786	$100,067
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$432,329**	**$554,966**	**$554,966**	**$615,871**
Authorized Full-Time Equivalent Positions	**2.00**	**2.00**	**2.00**	**2.00**

Program Details

The Animal Services Bureau enforces Municipal, County, and State laws related to animal welfare, public safety, and responsible pet ownership. The Bureau investigates reports of animal cruelty, neglect, abuse, hoarding, and animal bites, and ensures compliance within pet shops, breeders, groomers, and other animal-related businesses. It manages stray and lost animal services, enforces leash and nuisance laws, supports emergency and disaster response involving animals, and provides community education to promote humane treatment and safe interactions between animals and the public.

2026-2027 Goals and Objectives

- The Animal Services Bureau will launch a disaster preparedness campaign for pet owners using the City newsletter and social media platforms to increase community awareness. The campaign will provide residents with a comprehensive checklist of essential items needed to safely prepare pets for natural disasters.
- The Animal Services Bureau will implement a monthly Instagram series featuring pet owners in City parks and public spaces. The series will promote responsible pet ownership and provide educational messaging

on key animal care topics to increase public awareness and encourage community-minded behavior.

- The Animal Services Bureau will develop a standardized training program for new Department employees, outlining procedures for responding to Animal Services field calls, managing front counter inquiries, and handling dispatch-related calls to ensure consistent, accurate, and professional service delivery.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Number of Dog Bites Investigated	10	34	35
Stray Animals Impounded	522	618	648
Warnings/Citations	67	102	126
Injured Animals	81	76	79
Dead Animals	339	421	442
Calls for service:			
Citizen Initiated	934	1443	1,515
Calls Handled by L.A.C.D.A.C.C. *	87	6	7
Officer MPK ASO Observed	402	406	426
Total calls for service:	1,423	1,855	1,948

*L.A.C.D.A.C.C. = Los Angeles County Department of Animal Care and Control

2025-2026 Major Accomplishments

- The Animal Services Bureau hosted a community engagement event, "Coffee and a Walk with Animal Services". The event promoted responsible dog walking, encouraged pet socialization, and offered valuable resources for pet owners. Animal Services received donations from two organizations, reducing the overall event budget. The Pasadena Humane Society provided gift bags for participants, and SEAACA donated dog toys. A second dog-walking event is planned for mid-June of 2026.

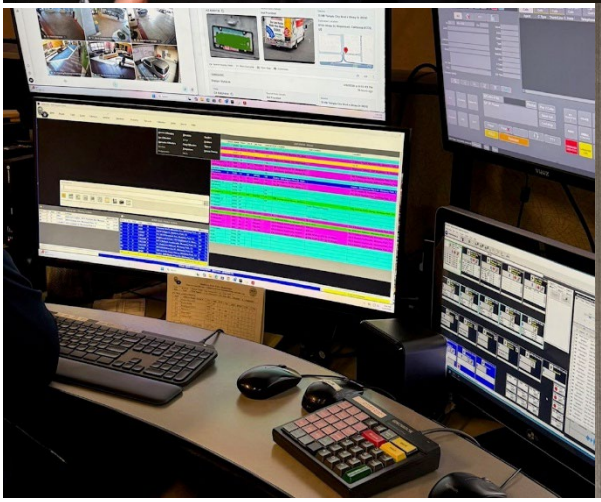
- The Animal Services Bureau implemented a public outreach campaign utilizing the city newspaper, social media platform, and a newly developed informational pamphlet to promote responsible pet ownership, with particular emphasis on the proper disposal of animal waste. The initiative sought to reduce conflicts between dog owners and the broader community while fostering a shared understanding of the responsibilities necessary to maintain a clean, safe, and healthy environment for all residents.
- The Animal Services Bureau established a formal application process for the Animal Services Foster Roster, designed for residents interested in fostering lost or stray animals. The program has demonstrated significant effectiveness, resulting in the temporary or permanent placement of numerous dogs and cats. These placements have contributed to a measurable reduction in expenditure associated with contracted kenneling services provided by the County. This fostering initiative not only reduces municipal costs but also ensures that lost animals receive care in safer and healthier environments while awaiting reunification with their rightful owners.
- The reclassification of one Animal Services Officer position to Animal Services Supervisor was implemented in July 2025. This organizational adjustment enhanced operational efficiency by more effectively distributing management duties and responsibilities across the bureau.
- The Animal Services Bureau implemented a GIS-based mapping system that automatically uploads information on lost and impounded domestic pets to the city's Animal Services website in real time. This system has measurably enhanced the reunification of animals with their rightful owners and reduced operational costs by decreasing reliance on contracted County kenneling services.
- The Animal Services Bureau hosted a California Department of Fish and Wildlife training on September 17, covering coyotes, exotic species, applicable laws and procedures, and relevant case files. The course was offered to animal control organizations and police agencies and was attended by 56 participants representing 14 agencies across Southern California.
- The Animal Services Bureau launched an official Instagram account to expand its public communication efforts, provide real-time updates on animal services topics, highlight community programs, and strengthen engagement with residents through easily accessible digital outreach.

Funding Source by Type:

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$414,866	$537,024	$537,024	$593,345
Special Revenue	$17,463	$17,942	$17,942	$22,526
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$432,329**	**$554,966**	**$554,966**	**$615,871**

Division: Communications
Division No.: 3112







Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$1,413,644	$1,645,624	$1,645,624	$1,400,890
Services	$265,446	$274,030	$274,030	$272,837
Commodities	$7,089	$6,930	$6,930	$6,930
Internal Services	$256,048	$418,235	$418,235	$467,695
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,942,227**	**$2,344,819**	**$2,344,819**	**$2,148,351**
Authorized Full-Time Equivalent Positions	**10.25**	**11.25**	**11.25**	**11.25**

Program Details

The Communications Bureau serves the community by maintaining twenty-four hours a day, seven days a week, communication services for the Police Department in the City of Monterey Park. The Communications Bureau is the central answering point for all landlines, wireless voice and text-to-911 calls within the City limits. Communications Dispatchers are tasked with quickly identifying problems and sending the appropriate assistance to the caller, including transferring calls to Verdugo Fire Communications. The Communications Supervisor has immediate oversight of the Bureau, while the Support Services Lieutenant has overall responsibility for the Bureau.

In critical incidents, when danger is imminent, it is imperative to have highly trained personnel who can quickly identify and solve problems by effectively utilizing available resources in a timely manner. Deployment of public safety services and other resources depends on the ability of this Bureau to make timely and accurate decisions based on the information obtained from the callers. Immediate access to translation services through on-duty, bilingual personnel and telephone translation services for the non-English speaking and the hearing-impaired community enhances our service.

To better serve the community and enhance the safety of our first responders, Communications Bureau personnel input and maintain critical premise history information received from all City departments as well as other governmental agencies.

2026-2027 Goals and Objectives

- Improve operational efficiency and service capability through implementation of state-funded technology.
- Complete full implementation of Next Generation 9-1-1 telephone system funded by the State of California Office of Emergency Services.
- Ensure all staff receive training on system functionality and operational procedures.
- Enhance the functionality, safety, and professionalism of the work environment.
- Replace outdated consoles and chairs with modern, ergonomic workstations.
- Improve workspace organization to support operational efficiency and employee comfort.

- Ensure furniture upgrades meet safety and ergonomic standards.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Police Service Calls	37,348	35,637	36,493
Officer Observations	18,310	14,940	15,625
Animal Service Calls	1,423	1,855	1,948
Total Police Service Calls	57,081	52,432	54,066
Priority I Dispatch Time Emergency (min/sec):	1:13	1:09	1:12
Calls Transferred to Verdugo Fire Communications	2,891	3,113	3,219

2025-2026 Major Accomplishments

- Implemented a new, comprehensive suite of software, Sunridge/RIMS, an integrated public safety platform that includes Computer Aided Dispatch, Records Management, and Jail Management Systems. The project required the integration of several supporting applications to ensure full system functionality. Despite the complexity of the transition, the implementation was completed successfully and significantly improved the Dispatch Center's operational capabilities, efficiency, and overall service delivery.
- Dispatch personnel received comprehensive training on the new software platform and its associated applications. This ensured staff proficiency in the upgraded technology and their ability to effectively utilize the system during both routine operations and emergency situations. As a result, the Dispatch Center has enhanced its technological capacity and strengthened its ability to meet operational demands.
- The Dispatch Center continued to prioritize professional development and operational readiness. Two employees were selected to attend Tactical Dispatch training focused on critical incident response. This specialized training will support future participation in S.W.A.T. exercises and enhance coordination between Dispatch personnel and tactical teams during high-risk incidents.

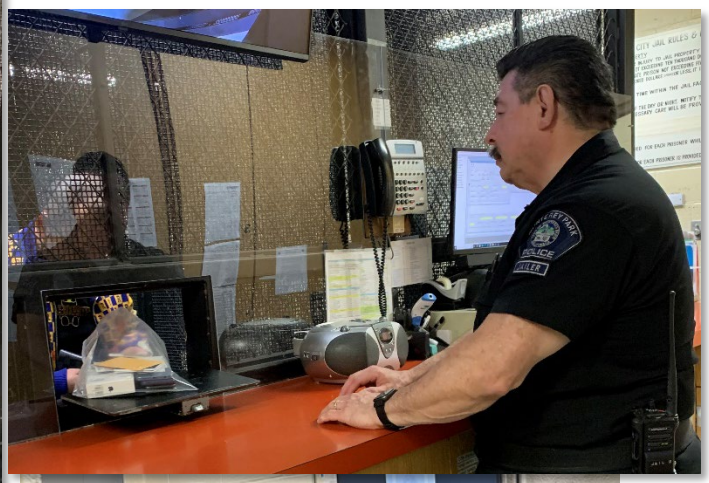
- Dispatch Personnel conducted training and ensured operational readiness in the Emergency Operation Center.

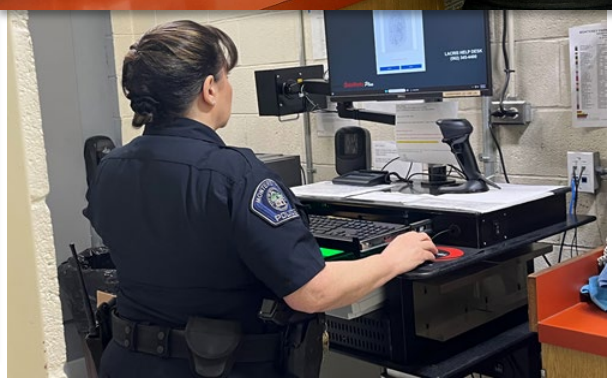
Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,832,404	$2,220,032	$2,220,032	$2,033,777
Special Revenue	$109,824	$124,786	$124,786	$114,574
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,942,227**	**$2,344,819**	**$2,344,819**	**$2,148,351**

Division: Jail
Division No.: 3113







Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$562,747	$641,103	$641,103	$682,141
Services	$35,654	$49,550	$49,550	$49,550
Commodities	$13,202	$37,690	$37,690	$37,690
Internal Services	$137,822	$223,939	$223,939	$256,992
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$749,425**	**$952,282**	**$952,282**	**$1,026,373**
Authorized Full-Time Equivalent Positions	**6.00**	**6.00**	**6.00**	**6.00**

Program Details

The Jail Bureau is responsible for operating and maintaining a safe and secure jail environment as it receives, and processes persons booked for violations of the law. It is a critical component of the criminal justice process and serves a tremendously diverse population. The jail has the responsibility to appropriately house and manage this diverse population while they are in custody. Bookings involving juveniles and warrant arrests are short-term detentions. Arrests for serious crimes may require processing and prisoner maintenance over several days.

2026-2027 Goals and Objectives

- Complete Bi-Annual updates and revisions to Monterey Park Police Department Jail Policy Manual in accordance to BSCC and Health Department Requirements.
- Assist in onboarding and training new Officers' to promote consistency and proficiency in jail procedures.
- Promote reopening of "Pay to "Stay" Sentenced Prisoner program. Jail personnel will provide information on our Sentenced Prisoner program to the surrounding area courthouses via mail to both the Public Defender's Office and the District Attorney's Office.

	Actual 2024-25	**Estimated 2025-26**	**Projected 2026-27**
Prisoners Booked (Excluding fee-paying)	584	680	772
Fee-Paying Prisoners Booked	0	4	10
Total Prisoners Booked	**584**	**684**	**772**

2025-2026 Major Accomplishments

- The Jail Bureau accomplished all goals and objectives set for 2025-2026 Fiscal Year.
- Successfully hired a part-time jailer to support staffing needs and improve scheduled coverage.
- Implemented the "Pay to "Stay" Sentenced Prisoner program. This program aims to expand services to the community.

- Obtained training platform "CorrectionsOne Academy" for the Jail Bureau to support data-informed decisions, officer wellness, and jail operations.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$699,909	$899,843	$899,843	$968,663
Special Revenue	$49,516	$52,439	$52,439	$57,710
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$749,425**	**$952,282**	**$952,282**	**$1,026,373**

Division: Records
Division No.: 3114









Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$688,730	$1,010,591	$1,010,591	$910,336
Services	$95,474	$110,640	$110,640	$110,630
Commodities	$31,670	$40,000	$40,000	$40,000
Internal Services	$159,597	$309,160	$309,160	$372,215
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$975,471**	**$1,470,391**	**$1,470,391**	**$1,433,181**
Authorized Full-Time Equivalent Positions	**11.00**	**11.00**	**11.00**	**11.00**

Program Details

The Records Bureau systematically processes, maintains, and distributes records and reports of all documented police incidents occurring within the City's boundaries. Significant Bureau tasks include: compiling crime statistics and information; inputting data into the Records Management System, accessing information in State and National law enforcement databases; maintaining and preparing purchasing requests of Police Department supplies; preparing complaints for court; providing assistance at the Police public counter; responding to requests for information and assistance of citizens; compiling, auditing and submitting monthly data to the California National Incident Based Reporting system; and receiving fees for services provided at the public counter.

2026-2027 Goals and Objectives

- Coordinate the destruction of official Department records under the City's Retention Policy.
- Process and transmit complaints to the court eight days in advance of the appearance date.
- Submit the monthly statistical reports to the Department of Justice by the tenth day of each month with a less than three percent NIBRS error rate.
- Process requests for reports within ten days of receiving the request.

- Complete data entry of reports into the Records Management System within seven days of receipt.
- Expand GovQuest usage beyond report requests and clearance letters by evaluating additional functions that can transition to electronic workflow. Potential expansions include VISA/INS certified report and an evidence/media upload process. This would allow detectives or officers the ability to provide victims or involved parties with a GovQuest link to upload video footage, photos, or surveillance electronically. This reduces the detectives need to do an in-person follow up and improve their efficiency.
- Explore implementing Data Ticket as an online solution for residential parking permits. This would allow residents to apply for and manage permits electronically, eliminating the need for physical permits. Parking Enforcement could then verify permit status by running the license plate through Data Ticket to confirm the vehicle is registered and the permit is valid.

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Reports Processed:	4,197	4,295	4,350
Traffic Citations Processed:	2,272	2,924	3,000
Data Entry Completion (within 7 days)	86%	89%	91%
Complaints Processed	145	504	520

2025-2026 Major Accomplishments

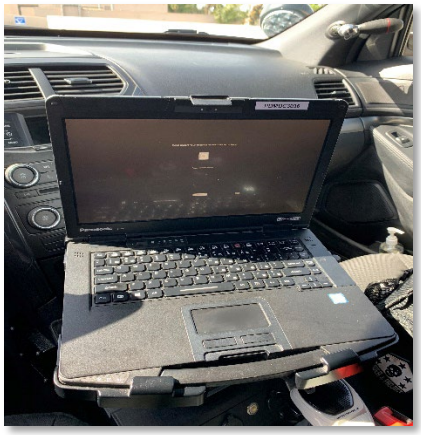
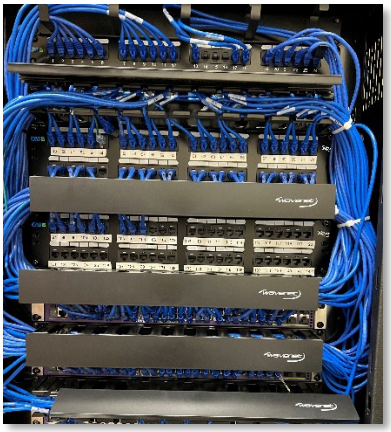
- Implemented GovQuest to modernize records request intake and support electronic report releases. This transition improved public access by allowing requestors to obtain report online, reducing the need for in-person visits to the Police Department.
- Successfully transitioned to Sun Ridge RIMS and ensured continuity of workflow through active troubleshooting. RIMS has allowed for a paperless approach and has cut down on filing and document handling for the Records Bureau. RIMS has strengthened department-wide access to information and improved visibility enabling personnel to retrieve needed information more quickly and consistently.

- With the MPPD no longer submitting standard municipal code violation citations to court, an administrative citation solution was implemented using the Data Ticket platform. Patrol, Animal Services, and the Neighborhood Engagement Team (NET) were issued devices and given training on how to issue citations. Administrators were also selected from the 3 respective bureaus to process contested citations.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$925,102	$1,396,700	$1,396,700	$1,360,125
Special Revenue	$50,369	$73,691	$73,691	$73,056
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$975,471**	**$1,470,391**	**$1,470,391**	**$1,433,181**

Division: Computer Services
Division No.: 3115


Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$916,193	$783,418	$783,418	$968,017
Commodities	$4,893	$66,680	$66,680	$26,680
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$307,745	$307,745	$307,745	$307,745
Total Expenditures	**$1,228,831**	**$1,157,843**	**$1,157,843**	**$1,302,442**

Authorized Full-Time Equivalent Positions	**0.00**	**0.00**	**0.00**	**0.00**

Program Details

The Computer Services Bureau provides data processing and basic maintenance and configuration of Police Department computers and networks. Computer Services is also tasked with identifying emerging technologies that can be implemented to increase the effectiveness and efficiency of the Police Department.

Contract personnel provide training to employees on a variety of applications and use of external systems operated by Federal, State, and local criminal justice organizations. Contract personnel also provide consulting services in developing strategies to bring the Department to optimal operating levels.

2026-2027 Goals and Objectives

- Conduct a Request for Proposals (RFP) and implement AI software solutions to enhance departmental productivity, particularly in language transcription, translation, and report writing.
- Complete the Next Generation 911 (NG911) dispatch software and hardware upgrade to improve system reliability, interoperability, and emergency response capabilities.
- Expand the Motorola WAVE application Investigation Bureau issued mobile devices, enabling personnel to securely access police radio communications.

2025-2026 Major Accomplishments

- Completed the implementation of the Sun Ridge Systems, Inc. RIMS platform for Computer Aided Dispatch (CAD) and Records Management System (RMS).
- Implemented a Virtual Private Network (VPN) across various bureaus, including Administration and Investigations, to facilitate secure remote access for department-issued laptops.
- Completed a department-wide computer refresh of all desktops and laptops to ensure updated, reliable technology for personnel.
- Purchased and upgraded Uninterruptible Power Supply (UPS) battery backup systems to support all police department desktops and maintain operational continuity.
- Implemented the Motorola WAVE application on administrative department-issued mobile devices, enabling personnel to securely access police radio communications.
- Deployed body-worn cameras (BWC) and in-car camera systems for department vehicles through Axon Enterprise, Inc., enhancing transparency, accountability, and evidence collection.
- Implemented the Evertel mobile application to provide secure, CJIS-compliant communication for department personnel.

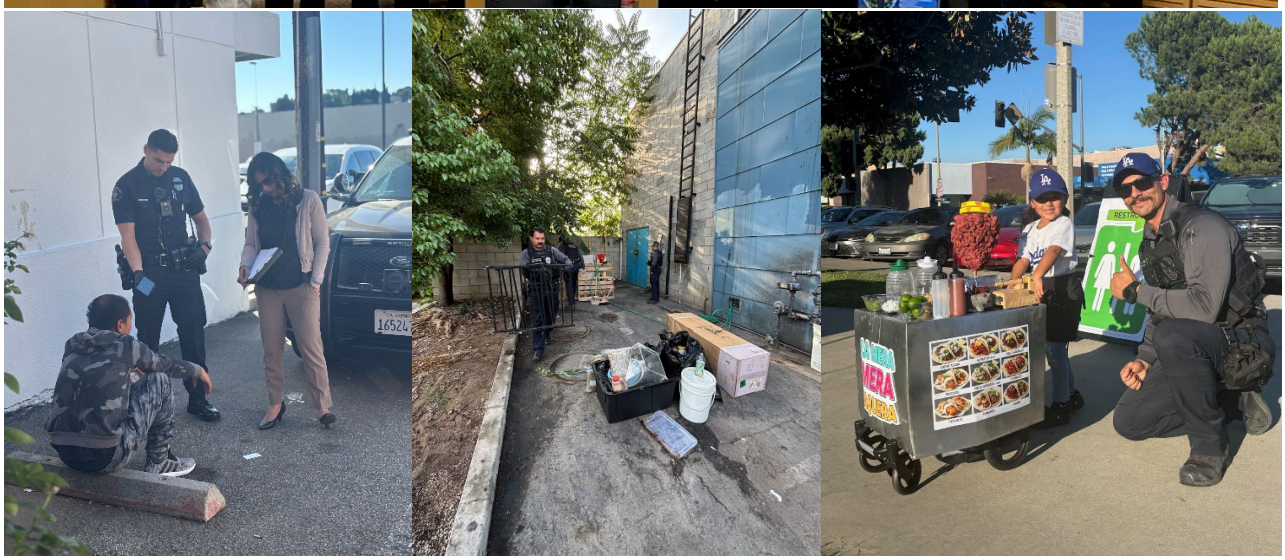
Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$921,086	$850,098	$850,098	$994,697
Special Revenue	$307,745	$307,745	$307,745	$307,745
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,228,831**	**$1,157,843**	**$1,157,843**	**$1,302,442**

Division: Community Engagement Bureau
Division No.: 3120







Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$974,326	$1,850,857	$1,850,857	$2,608,954
Services	$7,851	$9,350	$9,350	$9,350
Commodities	$15,341	$30,470	$30,470	$32,970
Internal Services	$343,605	$506,394	$506,394	$558,791
Capital Outlay	$87,496	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,428,620**	**$2,397,070**	**$2,397,070**	**$3,210,065**
Authorized Full-Time Equivalent Positions	**9.75**	**10.75**	**10.75**	**12.75**

Program Details

The Community Engagement Bureau is overseen by a Lieutenant and is divided into two divisions: The Neighborhood Engagement Team and Community Engagement Team.

The Neighborhood Engagement Team (NET) is a multidisciplinary team including one Sergeant, one Detective, three Officers, one Mental Health Clinician from the Los Angeles County Department of Mental Health, and one Outreach and Housing Navigation Coordinator. The team is tasked with the primary function of identifying and formulating long-term solutions to resolve community issues rather than a reactive response to calls for service. As a Community-Based Policing program, NET uses creative strategies to solve problems through collaboration with various community stakeholders (i.e. residents, business owners, apartment owners/managers, private and public organizations, and all departments within the municipality) to provide a permanent solution to an identified problem.

Part of the strategy is to build on our multidisciplinary approach to provide services to individuals experiencing homelessness and/or having a mental health crisis. The team uses an outreach and service connection approach to engage people experiencing unsheltered homelessness and not place handcuffs on them. The team has worked to establish linkages with the local faith-based community, service groups, and regional providers to secure resources for people experiencing homelessness, connect people with emergency food and motel resources, transportation to reconnect with families, and interim and permanent housing resources. Team members are projected to make over 1,000 contacts this year and

facilitate shelter for approximately 48 individuals experiencing homelessness.

The Mental Health Clinician assists patrol officers with crisis intervention and mental health calls. The co-response model is designed to bring together different disciplines and areas of expertise to provide holistic services to various community members. The team also reaches out to those hospitalized for a mental health crisis and their families to ensure proper support and ongoing care by providing connections with service providers.

The Detective assigned to this unit handles crimes with a victim or suspect who is homeless, crimes with a mental health nexus, psychiatric holds and follow-up, prostitution, gambling, vandalism, Alcohol Beverage Control (ABC) issues, and narcotics.

The Community Engagement Team also has a Sergeant and part-time Community Service Officer, who offer services to the community, such as Neighborhood and Business Watch programs, residential and business inspections, and various virtual engagement sessions designed to meet the specific needs of the community. This Sergeant is responsible for the recruitment/hiring of all Police Department personnel, as well as the Training Manager, to ensure that all Police Department personnel are in compliance with all training mandates.

The Monterey Park Citizen's Patrol, Chaplain, Reserve Officers, Police Explorers, and social media programs are also part of this team's responsibility. These programs enable the community to become an integral part of the Police Department.

2026-2027 Goals and Objectives

- The NET Team will provide patrol personnel with updated information regarding homeless issues within the community by attending briefing on a quarterly basis.
- Increase the use of UAS Pilots by one (1)
- Maintain the Police Explorer Scouts membership to meet the needs of the Explorer Scouts, Community, and the Police Department.
- Use the multidisciplinary model to bring together differing disciplines and areas of expertise to provide holistic services to various members of the community through creative strategies and collaboration with various community stakeholders.
- CEB will actively participate in building up youth outreach programs by participating in school assemblies.

2025-2026 Major Accomplishments

- NET team participated in the annual Los Angeles County homeless count.
- Held the annual Toy Drive during the Christmas holiday to provide toys for families in need.
- Two NET Officers were trained in Crime Prevention Through Environmental Design (CEPTED).
- Held the 25th Annual Youth Activities Program Golf Tournament.
- CEB held quarterly Town Hall Meetings in each voting district within the city.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,014,888	$1,816,265	$1,816,265	$2,461,620
Special Revenue	$413,732	$580,805	$580,805	$748,445
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,428,620**	**$2,397,070**	**$2,397,070**	**$3,210,065**

Fire Department

FY 2026-2027 Adopted Budget

Department Purpose:

EXCELLENCE * SERVICE * COMMUNITY

Department Values

Character * Compassion * Trust * Teamwork * Professionalism









Fire Department

FY 2026-2027 Adopted Budget



Department Overview

The Fire Department is entrusted with the responsibility of providing the Monterey Park community, its citizens, and visitors, with the highest level of prehospital care and emergency response in support of our organizational mission. This mission is the preservation of life, property, and environment. Typical of most Southern California cities, Monterey Park is subjected to naturally occurring events, such as earthquakes, brush fires, flooding, wind events, and mud slides. The Fire Department is charged with the task of managing numerous human-caused hazards as well, including building and outdoor fires, environmental hazardous conditions, multi-casualty incidents, and other all-risk occurrences. Three of the most heavily traveled state highways border our city. This proximity results in numerous accident responses which require specialized training, mitigation equipment, and the treatment and transportation of injured patients to appropriate receiving hospitals. These and other complex incidents remain a major concern to the Fire Department and the community.

Programs and Services

The Department is organized into six divisions: Fire Administration, Fire Prevention, Emergency Operations, Emergency Medical Services, Community Risk Reduction, and Code Enforcement. The Fire Chief is the administrative manager of the Department with the Emergency Operation Division being divided into three platoons with each managed by a Battalion Chief.

The Operations Division is primarily responsible for emergency response, training, vehicle fleet and Fire/EOC facilities maintenance. The Emergency Medical Services Division is responsible for operating advanced life support ambulance fleet and overseeing our Paramedic program. The Community Risk Reduction and Fire Prevention Divisions are responsible for the development and operation of the Monterey Park Emergency Operations Center, disaster preparedness needs, identifying community risks, arson investigations, life safety code enforcement, and community outreach education. The Code Enforcement Division enforces Section 4.30 of the Monterey Park Municipal Code (i.e., Property Maintenance Ordinance), but also enforces portions of Chapter 21 (Zoning Code) along with other related sections of the Monterey Park Municipal Code. The Code Enforcement Division is responsible for the City's coordination of the annual L.A. County "Weed Abatement" program. The men and women of the Fire Department take great pride in providing service to the community with character, commitment, and competency.

Significant Changes

There are no significant changes for Fiscal Year 2026-2027.

Fire Department

FY 2026-2027 Adopted Budget

Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Fire Admin	3201	$2,680,323	$1,124,659	$1,124,659	$1,586,638
Fire Prevention	3205	$1,065,022	$859,200	$859,200	$990,573
Emergency Operations	3210	$11,039,496	$12,837,578	$12,837,578	$13,457,298
Emergency Medical Serv	3220	$5,625,435	$6,203,562	$6,717,562	$5,827,659
Community Risk Reductio	3230	$779,421	$792,829	$792,829	$846,398
Code Enforcement	3240	$720,970	$1,027,026	$1,027,026	$1,111,610
Total Expenditures		**$21,910,666**	**$22,844,853**	**$23,358,853**	**$23,820,175**
Authorized Full-Time Equivalent Positions		**64.00**	**64.00**	**64.00**	**64.00**

Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
FIRE - 3200						
Fire Chief	1	-	1	-	1	-
Deputy Fire Chief	-	-	-	-	1	-
Code Enforcement Officer	3	-	3	-	3	-
Code Enforcement Supervisor	-	-	1	-	1	-
Battalion Chief	4	-	4	-	3	-
Fire Captain	12	-	12	-	12	-
Fire Engineer	12	-	12	-	12	-
Fire Fighter	11	-	11	-	9	-
Fire Fighter/Paramedic	13	-	13	-	15	-
Fire Marshal	1	-	1	-	1	-
Fire Prevention Permit Technician I	1	-	1	-	1	-
Fire Safety Specialist	2	-	2	-	2	-
Principal Management Analyst	1	-	1	-	1	-
Senior Account Clerk	1	-	1	-	1	-
Office Assistant II	1	-	1	-	1	-
Senior Code Compliance Officer	1	-	-	-	-	-
FIRE TOTAL	64	-	64	-	64	-

Funding Source by Type

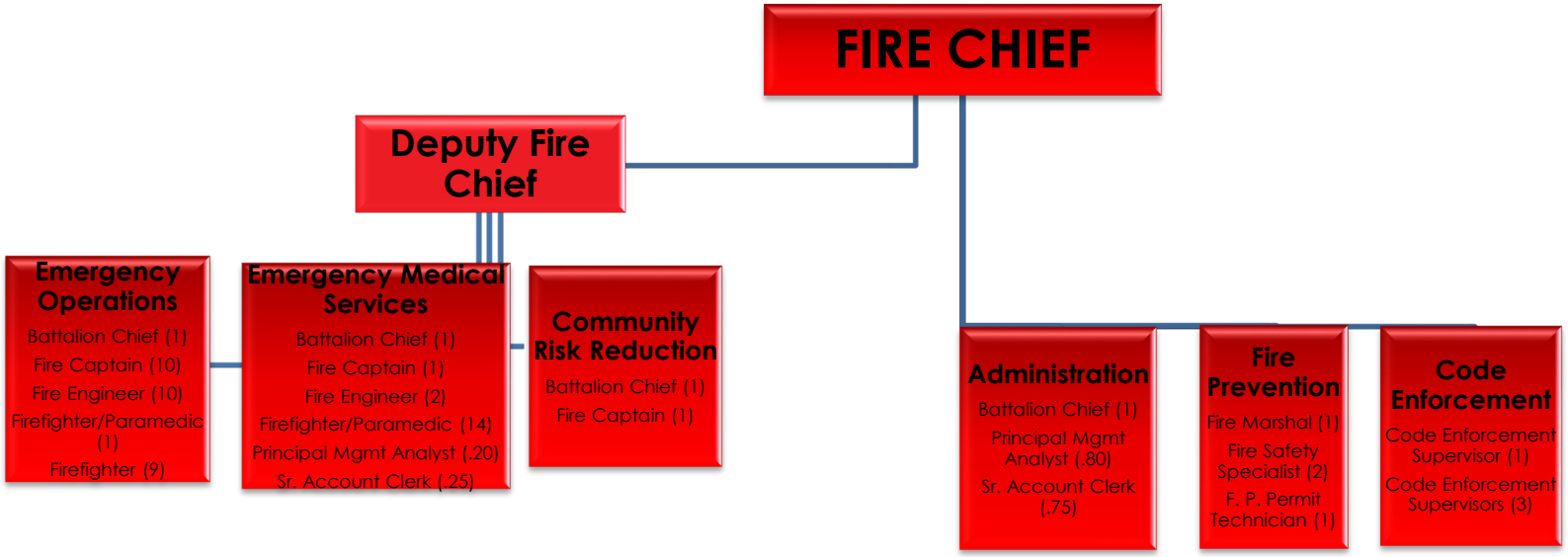
Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$18,476,145	$18,622,014	$18,622,014	$19,008,846
Special Revenue	$2,998,352	$3,441,553	$3,955,553	$3,960,343
ARPA	$0	$0	$0	$0
Enterprise	$249,604	$400,605	$400,605	$467,237
Internal Service	$186,566	$380,681	$380,681	$383,749
Total	**$21,910,666**	**$22,844,853**	**$23,358,853**	**$23,820,175**

Fire Department

FY 2026-2027 Adopted Budget

Monterey Park Fire Department

Organizational Chart



Division: Fire Administration



Division No.: 3201

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$324,364	$351,849	$351,849	$338,683
Services	$772,301	$561,194	$561,194	$1,012,763
Commodities	$46,900	$71,800	$71,800	$70,225
Internal Services	$80,507	$139,815	$139,815	$164,967
Capital Outlay	$56,250	$0	$0	$0
Debt Service	$1,400,000	$0	$0	$0
Total Expenditures	**$2,680,323**	**$1,124,659**	**$1,124,659**	**$1,586,638**
Authorized Full-Time Equivalent Positions	**4.00**	**4.00**	**4.00**	**4.00**

Program Details

Fire Administration provides executive leadership, strategic planning, and organizational oversight to ensure the effective and efficient delivery of fire services aligned with City priorities.

Responsibilities

- Strategic planning and policy development
- Budget preparation and fiscal management
- Workforce recruitment, retention, and development
- Grant acquisition and regional coordination

2026-2027 Goals and Objectives

- Implement a comprehensive workforce recruitment and retention strategy
- Advance facility master planning, including Fire Stations 61 and 63
- Expand grant funding opportunities
- Strengthening leadership development and succession planning

2025-2026 Major Accomplishment

- Secured federal funding for Fire Station 61 renovation
- Supported hiring of six firefighters and two firefighters/paramedics
- Advanced department-wide leadership and organizational development initiatives

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,981,589	$663,769	$663,769	$672,498
Special Revenue	$698,733	$460,889	$460,889	$914,140
ARPA	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$2,680,323**	**$1,124,659**	**$1,124,659**	**$1,586,638**

Division: Fire Prevention



Division No.: 3205

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$390,872	$365,716	$365,716	$420,025
Services	$161,693	$231,690	$231,690	$278,800
Commodities	$4,446	$17,400	$17,400	$18,050
Internal Services	$508,011	$244,394	$244,394	$273,698
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,065,022**	**$859,200**	**$859,200**	**$990,573**
Authorized Full-Time Equivalent Positions	**2.50**	**2.50**	**2.50**	**2.50**

Programs Details

The Fire Prevention Division is committed to protecting life, property, and the environment through a comprehensive, proactive fire prevention and risk

reduction approach. The Division conducts detailed fire and life safety inspections, field investigations, and plan reviews, while providing technical oversight of construction projects to ensure compliance with California Fire Code, California Health and Safety Code, and applicable local ordinances. Through consistent enforcement and plan review, the Division works to ensure that both new and existing occupancies meet established fire and life safety standards.

The Division's efforts are structured into two primary program areas. Fire Safety Programs focus on reducing the risk of fire-related loss through inspections, fire code enforcement, plan review, and construction oversight, while supporting safe occupancies and fire protection system compliance. Environmental Safety Programs address hazards related to hazardous materials, industrial processes, and environmental risks, ensuring proper handling, storage, and mitigation measures to protect the community and environment.

In addition, the Division promotes community risk reduction through education, outreach, and public awareness initiatives that strengthen fire safety understanding among residents, businesses, and stakeholders. The Division also administers cost recovery for services including inspections, plan review, permits, and investigations in accordance with the California Fire Code and local requirements, ensuring sustainable delivery of fire prevention services.

2026-2027 Goals and Objectives

- Modernize inspection scheduling, reporting, and follow-up systems while expanding the use of GoPermits and other technologies to enhance efficiency, transparency, and customer service.
- Strengthen Fire Prevention outreach through business inspections, public education, and targeted fire and life safety campaigns, including participation in community events and smoke alarm awareness efforts.
- Enhance proactive engagement with local businesses and multi-tenant occupancies to reinforce compliance, build partnerships, and improve overall fire safety awareness.
- Maintain strong collaboration with City departments and design professionals to support the successful delivery of major development projects, while promoting business retention and growth through clear communication, consistent enforcement, and a customer-focused Fire Prevention approach.

2025-2026 Major Accomplishments

- Successfully supported completion of the 126 North housing project, multiple single-family residential final inspections, numerous ADUs, and the opening of new businesses. Collaborated closely with developers, design professionals, and contractors to facilitate fire clearance and tenant occupancy, while conducting comprehensive reviews of fire protection system installations and other life safety components throughout the City.
- Enhanced community risk reduction and fire and life safety outreach through public education efforts, including social media engagement, direct communication with multi-family property owners, and published articles in the Cascades Newspaper, increasing public awareness of fire prevention programs and community safety initiatives.
- Recruited, hired, and onboarded Fire Safety Specialists, providing comprehensive training, equipment, and resources to strengthen the Fire Prevention Division's inspection and enforcement capacity and improve overall program effectiveness.
- Successfully adopted the 2025 California Code of Regulations, Title 24, including the California Fire Code with local amendments, ensuring continued compliance with state standards and alignment with local fire and life safety requirements.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$979,347	$693,251	$693,251	$809,361
Special Revenue	$36,580	$42,499	$42,499	$38,125
Enterprise	$49,094	$123,449	$123,449	$143,087
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,065,022**	**$859,200**	**$859,200**	**$990,573**

Division: Emergency Operations Division







Division No.: 3210

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$7,419,965	$8,433,845	$8,433,845	$9,030,069
Services	$1,156,203	$773,726	$773,726	$766,994
Commodities	$548,477	$1,002,641	$1,002,641	$1,019,723
Internal Services	$1,914,851	$2,627,366	$2,627,366	$2,640,512
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$11,039,496**	**$12,837,578**	**$12,837,578**	**$13,457,298**
Authorized Full-Time Equivalent Positions	**34.00**	**34.00**	**34.00**	**34.00**

Program Details

The Emergency Operations Division delivers fire suppression, rescue, and all-risk emergency response services to protect the community.

Responsibilities:

- Fire suppression and rescue operations
- Hazardous materials response
- Disaster response and incident command
- Training and operational readiness

2026-2027 Goals and Objectives

- Enhance operational safety and response effectiveness
- Expand company officer training and leadership development
- Implement updated tactical response models
- Develop response protocols for emerging risks, including electric vehicle incidents

2025-2026 Major Accomplishments

- Maintained high service delivery across more than 10,000-unit responses annually
- Conducted multi-agency training to enhance regional interoperability

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$9,158,471	$10,205,018	$10,205,018	$10,683,410
Special Revenue	$1,694,459	$2,251,879	$2,251,879	$2,390,139
ARPA	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$186,566	$380,681	$380,681	$383,749
Total Expenditures	**$11,039,496**	**$12,837,578**	**$12,837,578**	**$13,457,298**

Division: Emergency Medical Services





Division No.: 3220

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$4,406,009	$4,612,818	$4,612,818	$4,169,451
Services	$467,975	$485,850	$999,850	$507,050
Commodities	$80,908	$132,150	$132,150	$130,300
Internal Services	$670,542	$972,744	$972,744	$1,020,858
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$5,625,435**	**$6,203,562**	**$6,717,562**	**$5,827,659**
Authorized Full-Time Equivalent Positions	**17.00**	**17.00**	**17.00**	**17.00**

Program Details

The EMS Division provides advanced life support (ALS) transport and emergency medical care, representing the highest volume service delivered by the Department.

Responsibilities:

- ALS ambulance transport
- EMS quality improvement and compliance
- Paramedic training and certification
- Medical supply and equipment management

2026-2027 Goals and Objectives

- Improve EMS system efficiency and cost recovery
- Integrate technology solutions for supply tracking and logistics
- Prepare for County EMS Agency audit and compliance requirements
- Expand Tactical EMS capabilities in coordination with law enforcement

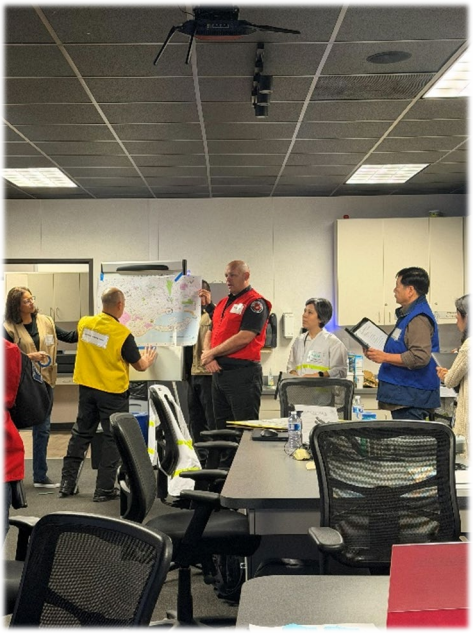
2025-2026 Major Accomplishments

- Placed (2) new rescue ambulances into service
- 2 Firefighters to paramedic training through UCLA Center for Prehospital Care

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$5,173,858	$5,623,597	$5,623,597	$5,319,460
Special Revenue	$451,577	$579,965	$1,093,965	$508,199
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$5,625,435**	**$6,203,562**	**$6,717,562**	**$5,827,659**

Division: Community Risk Reduction







Division No.: 3230

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$623,801	$552,480	$552,480	$605,543
Services	$19,519	$48,550	$48,550	$48,750
Commodities	$29,771	$45,050	$45,050	$45,450
Internal Services	$106,330	$146,749	$146,749	$146,655
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$779,421**	**$792,829**	**$792,829**	**$846,398**
Authorized Full-Time Equivalent Positions	**2.00**	**2.00**	**2.00**	**2.00**

Program Details

The Community Risk Reduction Division enhances disaster preparedness, emergency planning, and public education to reduce risk and strengthen community resilience.

Responsibilities:

- Emergency Operations Center (EOC) readiness
- Disaster preparedness planning and training
- CERT program management
- Community outreach and education

2026-2027 Goals and Objectives

- Conduct biannual EOC training for City personnel
- Deploy data-driven community outreach strategies
- Expand neighborhood-level preparedness programs

2025-2026 Major Accomplishments

- Delivered full-capacity CERT training programs
- Conducted multiple community preparedness clinics
- Maintained compliance with State and Federal emergency planning requirements

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$698,933	$727,191	$727,191	$779,684
Special Revenue	$80,489	$65,638	$65,638	$66,714
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$779,421**	**$792,829**	**$792,829**	**$846,398**

Division: Code Compliance
Division No.: 3240







Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$487,761	$637,108	$637,108	$655,014
Services	$26,681	$81,920	$81,920	$60,410
Commodities	$6,974	$11,380	$11,380	$11,930
Internal Services	$199,554	$296,618	$296,618	$384,256
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$720,970**	**$1,027,026**	**$1,027,026**	**$1,111,610**
Authorized Full-Time Equivalent Positions	**4.50**	**4.50**	**4.50**	**4.50**

Program Details

The Code Compliance Division promotes safe, livable neighborhoods and supports economic vitality through enforcement of municipal codes, public education, and community engagement.

Responsibilities:

- Property maintenance and zoning enforcement
- Multi-family housing inspections
- Public outreach and voluntary compliance programs
- Interdepartmental coordination

2026-2027 Goals and Objectives

- Implement a Pre-Sale Inspection Program
- Establish a Vacant Lot Registration Program
- Expand workforce development and certification programs
- Enhance public outreach and community engagement initiatives

2025-2026 Major Accomplishments

- Completed all State-mandated multi-family inspections
- Implemented enhanced enforcement procedures for unsafe conditions

- Launched business and community engagement programs
- Established partnerships to expand access to community services

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$483,947	$709,188	$709,188	$744,434
Special Revenue	$36,514	$40,683	$40,683	$43,026
Enterprise	$200,510	$277,155	$277,155	$324,150
Internal Service	$0	$0	$0	$0
Total Expenditures	**$720,970**	**$1,027,026**	**$1,027,026**	**$1,111,610**

Library Department

FY 2026-2027 Adopted Budget

Department Values

Welcoming | Inclusive | Innovative | Patron Centered | Community Driven



Department Overview

The mission of the Monterey Park Bruggemeyer Library is to create opportunities for learners of all ages and backgrounds, to foster community connections, and to advance all aspects of literacy in Monterey Park.

Programs and Services

The Library serves the entire community by maintaining a diversified collection of print and electronic books, magazines, periodicals and audio-visual materials in community languages; providing public computer access, Wi-Fi in the building, internet hotspots and laptops for home use to support digital literacy and address the digital divide; teaching English and helping residents become citizens; supporting children and families with collections, services and partnerships to encourage early literacy, school readiness and academic success, and lifelong learning; providing opportunities for personal growth and workforce

development through Career Center services; and preserving Monterey Park's heritage by collecting local information and materials of historical significance.

Significant Changes

There are no significant changes for FY2026-27.

Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Library Admin	6001	$678,109	$683,465	$683,465	$748,922
Adult & Teen Services	6002	$679,735	$894,855	$899,187	$891,793
Operational Support Serv	6003	$587,445	$738,684	$738,684	$835,443
Literacy	6005	$444,355	$592,720	$592,720	$704,918
Children Services	6006	$501,705	$598,815	$598,815	$770,931
Total Expenditures		**$2,891,349**	**$3,508,540**	**$3,512,872**	**$3,952,008**
Authorized Full-Time Equivalent Positions		**26.50**	**26.50**	**26.50**	**26.50**

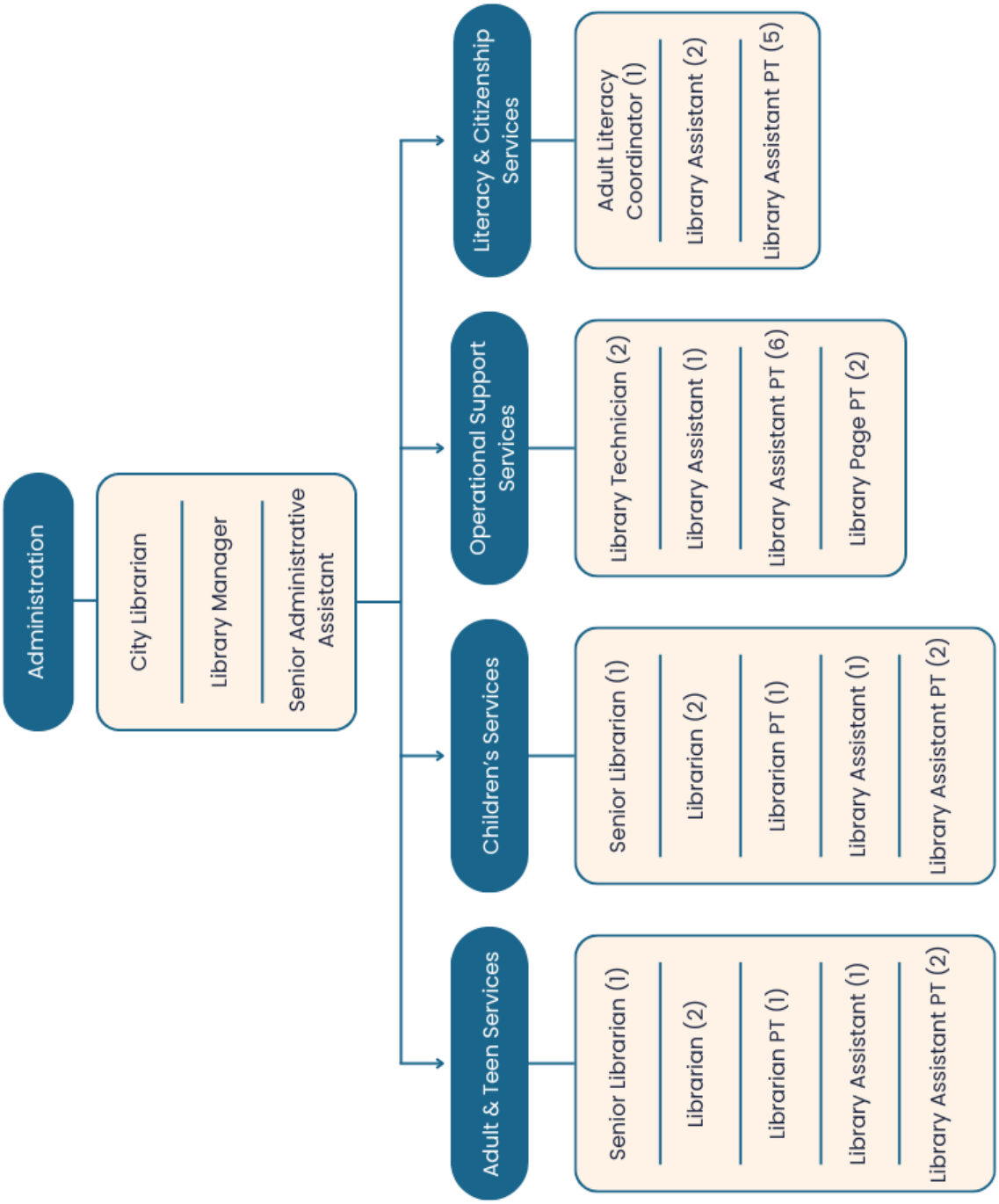
Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
MONTEREY PARK BRUGGEMEYER LIBRARY - 6000						
City Librarian	1	-	1	-	1	-
Library Manager	-	-	1	-	1	-
Adult Literacy Coordinator	1	-	1	-	1	-
Librarian	4	1.00	4	1.00	4	1.00
Library Assistant	5	6.00	5	7.50	5	7.50
Library Page	-	2.50	-	1.00	-	1.00
Library Technician	2	-	2	-	2	-
Senior Administrative Assistant	1	-	1	-	1	-
Senior Librarian	3	-	2	-	2	-
LIBRARY TOTAL	17.00	9.50	17.00	9.50	17.00	9.50

Library Department

FY 2026-2027 Adopted Budget

Department Organizational Chart



Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$2,598,874	$3,289,779	$3,294,111	$3,734,049
Special Revenue	$303,223	$218,761	$218,761	$217,959
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total	**$2,902,097**	**$3,508,540**	**$3,512,872**	**$3,952,008**

Library Department
FY 2026-2027 Adopted Budget



Division: Library Administration
Division No.: 6001

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$303,884	$355,708	$355,708	$388,800
Commodities	$187,568	$206,702	$206,702	$242,672
Internal Services	$24,752	$26,700	$26,700	$16,500
Capital Outlay	$161,905	$94,355	$94,355	$100,950
Debt Service	$0	$0	$0	$0
Total Expenditures	**$678,109**	**$683,465**	**$683,465**	**$748,922**
Authorized Full-Time Equivalent Positions	**2.00**	**2.00**	**2.00**	**2.00**

Program Details

The Administration Division is responsible for the overall leadership, management, coordination and marketing of the Monterey Park Bruggemeyer Library. Specific service objectives are to:

- Direct the operations of all divisions of the Library.
- Develop policies and procedures to ensure free and open access to Library services.
- Serve as liaison to the Library Board of Trustees, which promotes and strengthens the development of the Monterey Park Bruggemeyer Library.
- Coordinate with the Friends of the Monterey Park Library and Monterey Park Library Foundation to support Library programs through fundraising.
- Partner with community organizations and agencies to expand public services.
- Seek out state, federal and private grants to provide additional public services and programs.
- Analyze community needs and library usage to develop collections and services which meet the identified needs.
- Network and share resources with other state and local libraries, and actively participate as a member of the Southern California Library Cooperative (SCLC).

2026-2027 Goals and Objectives

- Procure a bookmobile to facilitate mobile outreach
- Work with contracted architect to redesign library spaces in order to expand public programming opportunities and boost staff efficiency

2025-2026 Major Accomplishments

- Replaced all library HVAC units with modern, energy-efficient heat pumps
- Installed an emergency backup generator, ensuring uninterrupted service and safety during power outages
- Repainted the library's exterior, improving the exterior aesthetic and preserving its structural integrity
- Replaced library carpet to revitalize the building's appearance, eliminate trip hazards and enhance safety for all patrons

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$650,272	$652,864	$652,864	$714,942
Special Revenue	$27,837	$30,601	$30,601	$33,980
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$678,109**	**$683,465**	**$683,465**	**$748,922**





Division: Adult and Teen Services
Division No.: 6002

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$504,797	$643,725	$648,057	$613,086
Commodities	$0	$5,000	$5,000	$0
Internal Services	$40,949	$34,600	$34,600	$35,600
Capital Outlay	$133,989	$211,530	$211,530	$243,107
Debt Service	$0	$0	$0	$0
Total Expenditures	**$679,735**	**$894,855**	**$899,187**	**$891,793**
Authorized Full-Time Equivalent Positions	**6.50**	**6.50**	**6.50**	**6.50**

Programs Details

The Adult and Teen Services Division helps adults and teens access information and materials through the library collection, online and through other research resources. This division is responsible for organizing, selecting and maintaining the

adult, teen and international collections, as well as the Local History collection. Specific service objectives are to:

- Develop and implement a broad variety of adult programs that target diverse community audiences and provide opportunities for recreation, education, health and wellness, cultural enrichment, career and life-skill development, and legal and social support.
- Provide teens with programming that is driven by their interests and encompasses academic support, recreation and cultural activities, and mental health and wellness.
- Answer information requests in-person, by telephone and text, online and by email.
- Help library patrons select recreational reading materials suitable for their taste and reading level.
- Provide adults and teens with information referrals to community partners and local organizations.
- Instruct library users on how to locate materials and information using the Online Public Access Catalog, electronic resources and the internet.
- Assist with technology including computers, laptops, tablets and 3D printing, and provide programs for developing technological skills.
- Maintain a Home Delivery Program that provides seniors and homebound community members with access to library materials and readers' advisory services.
- Provide a volunteer program for teens that allows them to develop their leadership skills by assisting library staff with developing and implementing programs for their peers at the Library and in the community.
- Partner with schools, nonprofits and community organizations to expand and enhance library services.

	Actual 2024-2025	Estimated 2025-2026	Projected 2026-2027
Reference Transactions	5582	5778	5850
Adult/YA Programs Presented	243	225	220
Adult/YA Program Attendance	4428	3200	3600

2026-2027 Goals and Objectives

- Update the Teen Room to be more youth-oriented and reorganize the Young Adult collection to increase visual appeal and browsability.
- Develop a new drop-in space with activities such as community puzzles, art and craft projects and interactive displays to diversify engagement opportunities for adults.
- Create programs and displays that highlight under-utilized collections, thereby increasing circulation and engaging broader audiences.

2025-2026 Major Accomplishments

Adult Services

- Introduced a monthly All Abilities Activities (AAA) Club for adults with developmental disabilities and special needs and collaborated with community agencies to promote the club.
- Provided 15 literature-themed programs including a romance author panel with Asian American authors, an interview with award-winning author Claire Jia, a Bridgerton tea-party, poetry workshop and a monthly Sip & Read book club held in local businesses.
- Presented over 75 programs in partnership with community organizations including Chinatown Service Center, Asian Youth Center, Asian Pacific Islander Forward Movement, Asian Americans Advancing Justice Southern California, Pasadena Audubon Society and UC Master Gardeners. Topics covered encompassed tenants right, legal advice, job seeker support, mental health, nutrition awareness, nature and sustainability, and digital connectivity.
- Joined over 140 libraries to participate in the One Book, One Coast initiative, with programming that promoted the AAPI graphic novel, *They Called Us Enemy*.
- Presented a classic film screening of *The World of Suzie Wong* followed by an interview with star Nancy Kwan to a full-capacity audience of 130 people.
- Promoted diversity and multiculturalism through programming and displays that reflected the many faces of the community and highlighted cultural heritage months.

- Reorganized and refreshed the Non-Fiction collection to increase currency and browsability, resulting in a 41% rise in circulation.

Teen Services

- Partnered with Monterey Park Fire, Police and City Hall departments to deliver a series of tours that promoted civic engagement and gave teens behind-the-scenes knowledge of local government.
- Introduced a Teens Cook! program which used culinary-focused activities to highlight cultural diversity and teach teens life skills.
- Developed the Teen Entrepreneurs program by partnering with local businesses including the Marriott, the Monterey Park Farmers' Market and Leaflet Coffee to give teens real-world insight into running their own business.
- Developed a new partnership with the Center for the Pacific Asian Family (CPAF) to present a three-part workshop focusing on socialization skills, bullying and suicide prevention.
- Held a comprehensive College Prep workshop with Chinatown Service Center that helped 38 graduating teens navigate the college application process, funding options and the realities of college life.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$633,319	$841,331	$845,663	$846,483
Special Revenue	$46,416	$53,524	$53,524	$45,310
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$679,735**	**$894,855**	**$899,187**	**$891,793**



Division: Operational Support Services
Division No.: 6003

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$432,391	$509,685	$509,685	$563,689
Commodities	$40,322	$44,144	$44,144	$41,952
Internal Services	$12,971	$5,200	$5,200	$13,500
Capital Outlay	$101,762	$179,655	$179,655	$216,301
Debt Service	$0	$0	$0	$0
Total Expenditures	**$587,445**	**$738,684**	**$738,684**	**$835,443**
Authorized Full-Time Equivalent Positions	**6.50**	**6.50**	**6.50**	**6.50**

Program Details

The Operational Support Services Division provides both internal and forward-facing customer service. This division is responsible for receiving, cataloging and preparing for circulation all materials purchased for children, teens and adults. Staff maintain the library inventory and maintenance system and electronic resources, and loans all circulating print and non-print materials to cardholders. Collection maintenance and the repair of all materials fall within this program. Staff installs and replaces new computers and software, printers and network connections, and makes recommendations for repair and upgrades.

Specific service objectives are to:

- Implement library circulation policies established by the Library Board of Trustees.
- Manage library card registrations, maintain patron records and ensure patron privacy.
- Check in and check out all circulating library materials; shelve and organize materials to facilitate access to the collection.
- Manage patron reserves of requested materials, including retrieval, notification, processing and pick up.
- Notify cardholders of long overdue, lost or damaged materials; calculate and collect fees; record and deposit money daily.
- Receive, catalog and process all library materials for public and staff use.
- Manage and administer, in conjunction with the City Librarian, the library's integrated automation system and assist as a liaison with the vendor.
- Purchase, install and maintain all in-house and circulating computers, tablets, hotspots, printers, peripherals and network software.
- Maintain the collection by repairing damaged items.
- Conduct training on the usage of new technology for staff.
- Keep circulation and technology use statistics.

PROGRAM MEASUREMENTS

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Total Items Circulated	186,984	188,534	189,000
Annual Circulation Per Capita[1]	3.15	3.18	3.18
Annual Hours of Opening	2,384	2343	2343
Amount Saved by Borrowing	1,732,913	1,732,264	1,735,000

Instead of Purchasing

[1] Population figure used for calculation: 59,269

LIBRARY USERS	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Total User Visits Per Year	216,966	233,586	235,000
New Cardholders Registered	3,985	3,900	4,000
Total Library Cardholders	50,982	56,000	56,000
Number of Holds Fulfilled	4,103	3,544	3,500

LIBRARY COLLECTION	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Cataloged Items	4,450	3,688	4,500
Total Items in Collection	102,973	100,000	100,000

2026-2027 Goals and Objectives

- Enhance online presence by creating short-form videos and participating in social media trends.
- Research technologies to further streamline Library card registration, reducing sign-up time and increasing data-entry accuracy.
- Provide consistent opportunities for OPS staff to contribute to the development and promotion of library programs, which enhances customer service while increasing staff investment in library services.

2025-2026 Major Accomplishments

- Improved book processing and shelving procedures to make items available for checkout more quickly.
- Implemented a library card self-registration station, to make sign-up quicker and easier for library patrons.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$547,919	$701,204	$701,204	$798,262
Special Revenue	$39,526	$37,480	$37,480	$37,181
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$587,445**	**$738,684**	**$738,684**	**$835,443**



Division: Literacy
Division No.: 6005

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$354,213	$424,866	$424,866	$512,193
Commodities	$5,921	$6,906	$6,906	$7,836
Internal Services	$13,942	$23,585	$23,585	$13,150
Capital Outlay	$70,278	$137,363	$137,363	$171,739
Debt Service	$0	$0	$0	$0
Total Expenditures	**$444,355**	**$592,720**	**$592,720**	**$704,918**
Authorized Full-Time Equivalent Positions	***5.50***	***5.50***	***5.50***	***5.50***

Program Details

The Literacy Services Division provides individual tutoring to adult learners with low literacy skills and classroom instruction to English language learners. This division recruits and trains volunteers to tutor adults in one-to-one, small group or large class settings; provides instruction to adult learners to improve their speaking, reading and writing skills to get a job, assist their family or become naturalized citizens; develops partnerships with workforce programs to help new immigrants find work; and maintains program data and generates reports for federal and state grants. Specific service objectives are to:

- Recruit, train, match, monitor and support volunteer tutors.
- Assess learners and assist them in setting personal goals and a path to reach them.
- Monitor, support and provide educational guidance for tutor-learner pairs.
- Select print and non-print consumable and non-consumable materials appropriate to the interest, level and needs of the program's participants.
- Network with neighboring literacy programs, community partners and agencies to provide literacy activities in response to the needs of the community.
- Serve as an authorized Passport Acceptance Facility, executing passport applications per federal guidelines and forwarding application materials to the U. S. Department of State for an issuance determination.

PROGRAM MEASUREMENTS

	Actual 2024-25	Estimated 2025-26	Projected 2026-27
Number of Students	1318	1325	1350
Number of Student Hours	15,347	15,250	15,500
Number of Tutors	48	50	50
Number of Tutor Volunteer Hours	1525	1550	1550
Number of Students who became U.S. Citizens	21	20	25
Number of Passports	1331	1350	1350

2026-2027 Goals and Objectives

- Strengthen the skills of volunteer literacy tutors and improve volunteer retention by increasing the frequency of in-person tutor trainings and peer-support opportunities.
- Develop a writing program for adult learners to strengthen and build confidence in their writing skills and to publish a collection of their stories.

2025-2026 Major Accomplishments

- Approximately 1,300 adult learners attended 840 class meetings this year. Offerings included two 15-week semesters of English as a Second Language (ESL) classes, two six-week series of adult literacy workshops, and weekly citizenship preparation classes and English conversation groups.
- Collaborated with volunteer tutors to increase the number of winter and summer workshops. Workshops targeted specific learning goals, such as learning phonics, using smartphones, reading full-length books and improving grammar. Approximately 180 learners attended the 20 short-term workshops.
- Partnered with the Adult Services Division to host Mahjong at the Library and provide a summer program that built community between English language learners and native English speakers.
- Added 100 high-interest/low-level books to improve access to adult fiction for emerging readers.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$292,251	$524,199	$524,199	$634,675
Special Revenue	$152,104	$68,521	$68,521	$70,243
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$444,355**	**$592,720**	**$592,720**	**$704,918**



Division: Children Services
Division No.: 6006

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$361,935	$372,344	$372,344	$514,542
Commodities	$0	$0	$0	$0
Internal Services	$41,299	$56,149	$56,149	$51,889
Capital Outlay	$98,471	$170,323	$170,323	$204,500
Debt Service	$0	$0	$0	$0
Total Expenditures	**$501,705**	**$598,815**	**$598,815**	**$770,931**
Authorized Full-Time Equivalent Positions	**6.00**	**6.00**	**6.00**	**6.00**

Program Details

The Children's Services Division is responsible for services to children from birth to middle school, caregivers, educators and schools. This division assists children, teachers and caregivers in locating and using library resources; selects and manages the library's print, audiovisual and electronic collections in the Children's area; conducts storytimes, reading programs and other children's events; and provides outreach into the community as well as tours and storytimes for visiting school groups. Specific service objectives are to:

- Answer requests for information and advise the community in the use of materials and services through individual instruction.
- Instruct the community on locating materials and information via the Online Public Access Catalog, electronic databases and the internet.
- Conduct library tours and provide instruction in the use of library materials and services for school classes, community organizations and other interested groups.
- Select print, audiovisual and electronic materials for children in the languages used in the community to meet the educational, informational and recreational needs of the residents.
- Target the informational and educational needs of the community by working with the community and governmental groups to respond with appropriate library services and materials.
- Encourage reading and promote the pleasure of reading by conducting storytimes.
- Encourage reading and improve literacy by conducting reading programs for infants through sixth grade students.
- Schedule cultural and educational programs for children that reflect the needs and desires of the community.
- Provide homework assistance services for elementary school students during the school year via high school volunteers.
- Partner with City departments to expand and enhance services for children and their families.

Program Measurements

	Actual 2024-2025	Estimated 2025-2026	Projected 2026-2027
Reference Transactions	5448	5000	5350
Children's Programs	466	450	475
Children's Program Attendance	24450	24000	25000
Children's Outreach Attendance	3751	3800	3850

2026-2027 Goals and Objectives

- Launch monthly Kid Coders program for ages 7 - 12 to develop STEM skills in older elementary children.
- Reorganize the Children's collection to better reflect the browsing habits and information needs of children.
- Continue to strengthen partnerships with schools in Monterey Park to ensure relevant collections, and to promote the Library's programs and services to families and educators.

2025-2026 Major Accomplishments

- Implemented new programming including Science Squad, which gives school-aged children the opportunity to engage in hands-on science experiments; Quest for the Lost Stories: a Dungeons & Dragons Adventure for children ages 6 to 12; and Coloring Club, which encourages mindfulness and community for children of all ages.
- Implemented multicultural programming, including book displays, passive programs, and other activities in celebration of cultural heritage months, that reflects the diversity of the community.
- Collaborated with community partners to provide in-library programming, including a Cantonese immersion play group, LEGO® robotics showcase, youth empowerment series, smart money habits program, and an Early Learning Resource Fair.
- Provided 13 outreach storytimes and 14 in-library field trips to 840 preschool and elementary students to strengthen connections with community schools.

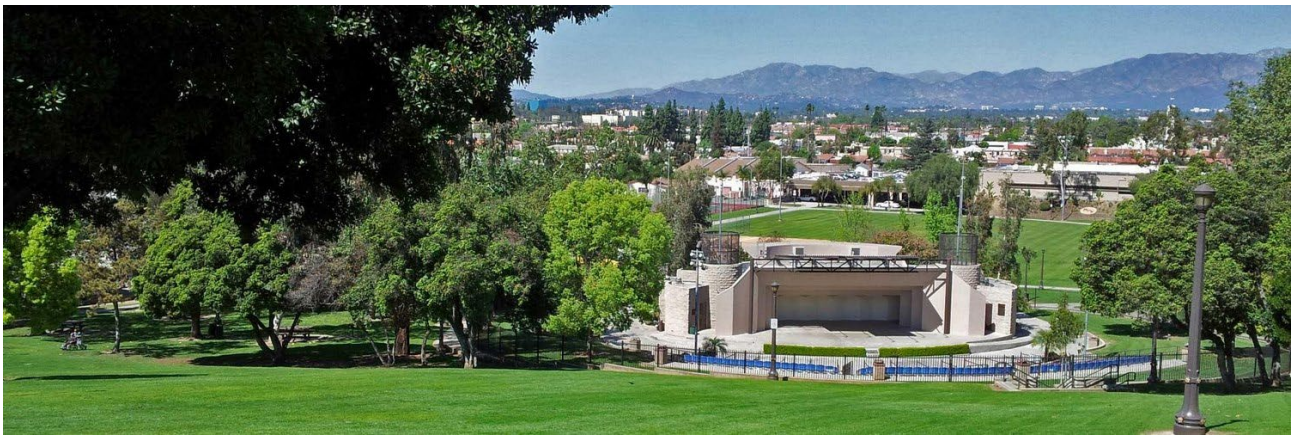
- Connected with community partners to attend outreach events and provide information and activities at Back to School Nights, Open Houses, and City sponsored events.
- Recruited new high school volunteers to provide Homework Help for elementary aged students.
- Presented four reading programs to boost literacy and foster a love of reading:
    - 703 children participated in the Children's Summer Reading Challenge.
    - 1410 children participated in the In-n-Out Cover to Cover Reading Challenge.
    - 161 children participated in the Winter Reading Challenge.
    - 385 children participated in the Read & Ride reading program.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$464,365	$570,181	$570,181	$739,686
Special Revenue	$37,340	$28,635	$28,635	$31,245
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$501,705**	**$598,815**	**$598,815**	**$770,931**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Department Overview



The Recreation and Community Services Department strives to enrich lives and foster harmony within the community through an array of citywide programs and special events. The Department believes quality of life is improved through healthy life styles, educational and recreational opportunities, public participation, respect, compassion, and the enhancement of our urban forest. The Department accomplishes their goals through community outreach, quality programming, activities and events, safe, and well-maintained parks and facilities, and an aesthetically pleasing environment that is provided by professional and caring employees, contractors and volunteers.

Programs and Services

The Recreation and Community Services Department is responsible for the development, implementation, coordination, and delivery of a variety of recreational and leisure time activities and programs to promote the well-being and enjoyment of life of the City's residents through the fulfillment of their recreation, cultural, social and educational needs.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

In addition to traditional programs, the Recreation and Community Services Department operates Community Dial-A-Ride, a volunteer program, and state-licensed Childcare programs and schedules Facility and Picnic Reservations. The department is also the liaison to three City Commissions: Recreation and Parks Commission, Commission on Aging, and Community Participation Commission.

The Recreation and Community Services Department operates many of its programs through alternative revenue sources. Specialized Recreation classes, Aquatics, Day Care, and Reservations are partially self-supported through the levy of user fees and charges. The Dial-A-Ride Program is financed by Los Angeles County voter-approved one-quarter percent sales tax revenue.

Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Facilities Supervision	6502	$1,049,763	$1,082,936	$1,082,936	$1,265,873
Aquatics	6503	$762,066	$935,488	$935,488	$1,110,152
Langley Center	6505	$628,930	$697,337	$697,337	$882,233
Childcare Activities	6506	$189,312	$268,930	$268,930	$337,675
Recreation Activities	6507	$129,492	$97,110	$97,110	$125,175
Community Participation	6508	$217,199	$213,310	$213,310	$226,443
Community Transportation	6511	$691,375	$1,012,653	$1,012,653	$870,399
Total Expenditures		**$3,668,137**	**$4,307,764**	**$4,307,764**	**$4,817,950**
Authorized Full-Time Equivalent Positions		**36.75**	**36.75**	**36.75**	**36.75**

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$2,687,875	$3,112,320	$3,112,320	$3,734,748
Special Revenue	$975,900	$1,195,445	$1,195,445	$1,083,202
Enterprise	$4,363	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total	**$3,668,137**	**$4,307,764**	**$4,307,764**	**$4,817,950**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Significant Changes

There are no significant changes for FY2026-27.

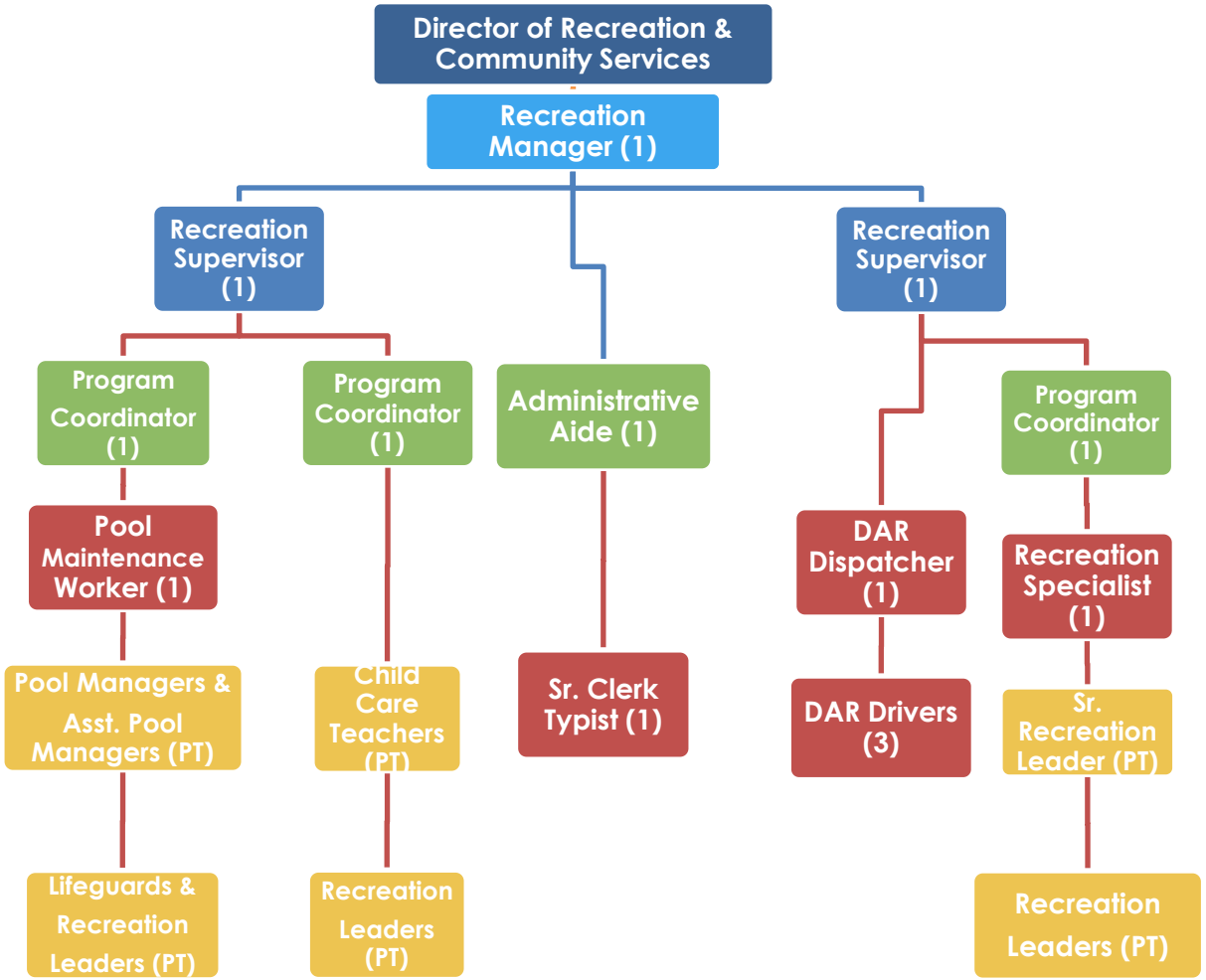
Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
RECREATION / COMMUNITY SERVICES - 6500						
Director of Recreation/Community Services	1	-	1	-	1	-
Adminitrative Aide	1	-	1	-	1	-
Assistant Pool Manager	-	0.50	-	0.50	-	0.50
Dial-A-Ride Driver	3	-	3	-	3	-
Child Care Coordinator	1	-	1	-	-	-
Child Care Teacher	-	3.25	-	3.25	-	3.25
Dial-A-Ride Dispatcher	1	-	1	-	1	-
Janitor	1	-	-	-	-	-
Lifeguard	-	1.50	-	1.50	-	1.50
Pool Maintenance Worker	1	-	1	-	1	-
Pool Manager	-	3.50	-	3.50	-	3.50
Program Coordinator	2	-	2	-	3	-
Recreation Leader	-	10.50	-	10.50	-	10.50
Recreation Manager	1	-	1	-	1	-
Recreation Specialist	-	-	1	-	1	-
Recreation Supervisor	2	-	2	-	2	-
Senior Clerk Typist	1	-	1	-	1	-
Senior Lifeguard	-	1.00	-	1.00	-	1.00
Senior Recreation Leader	-	1.50	-	1.50	-	1.50
RECREATION / COMM. SERVICES TOTAL	15.00	21.75	15.00	21.75	15.00	21.75

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Department Organizational Chart



Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Recreation Facilities
Division No.: 6502

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$553,237	$700,217	$700,217	$798,665
Services	$100,667	$128,000	$128,000	$130,500
Commodities	$54,088	$32,687	$32,687	$32,687
Internal Services	$141,771	$222,031	$222,031	$304,020
Capital Outlay	$0	$0	$0	$0
Debt Service	$200,000	$0	$0	$0
Total Expenditures	**$1,049,763**	**$1,082,936**	**$1,082,936**	**$1,265,873**
Authorized Full-Time Equivalent Positions	**11.50**	**11.50**	**11.50**	**11.50**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Program Details

This activity provides for the supervised operation, maintenance, programming, and scheduling of the City's facilities: gymnasiums, picnic shelters, meeting rooms, and buildings, ball fields, and sports fields that are used by the public, civic organizations, youth, and senior citizen groups, schools, and education classes.
Service objectives are:

- Provide for safe use of parks, facilities, and playgrounds in the participation of activities, programs, and events.
- Provide sufficient diversified facilities conveniently accessible so that residents of all ages may participate in various leisure, community, and athletic activities.
- Provide various locations for youth and/or adult groups to carry out their athletic, social, and cultural programs.
- Provide facilities for non-profit groups, community-based organizations, and the public to utilize for parties, receptions, meetings, concerts, and athletic events.

2026-2027 Goals and Objectives

1. Install an Indigenous Gabrieleño-themed playground at Sierra Vista Park, replacing the existing playground.
2. Collaborate with the Monterey Park Fire Department to develop and implement an Emergency Action Plan (EAP) for recreation facilities.
3. Collaborate with the Public Works Department to repair electrical and lighting at the La Loma Park batting cages.

2025-2026 Major Accomplishments

1. After reopening Barnes Park Gym, staff fully booked the facility by coordinating with local youth organizations and leisure class instructors, while also adding open indoor pickleball and open basketball.
2. Collaborated with the Public Works Department to complete the Outdoor Courts Resurfacing Project, which improved tennis and pickleball courts at

Barnes, Bella Vista, Garvey Ranch, George Elder, Highlands, Sequoia, and Sunny Slopes Parks.

3. Partnered with the Public Works Department to revitalize the Billiards Room at the Langley Center through facility improvements, including new paint, vinyl flooring, window shades, and upgraded billiards equipment.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,016,102	$1,045,277	$1,045,277	$1,218,348
Special Revenue	$33,660	$37,659	$37,659	$47,525
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,049,763**	**$1,082,936**	**$1,082,936**	**$1,265,873**

Division: Aquatics
Division No.: 6503

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$554,613	$480,004	$480,004	$608,424
Services	$116,571	$170,500	$170,500	$160,500
Commodities	$55,288	$141,500	$141,500	$141,500
Internal Services	$35,594	$143,484	$143,484	$199,728
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$762,066**	**$935,488**	**$935,488**	**$1,110,152**
Authorized Full-Time Equivalent Positions	**8.00**	**8.00**	**8.00**	**8.00**

Program Details



This activity supports the operation and maintenance of the Cascades Waterfall and the 70' x 125' pool in George Elder Park. The pool provides opportunities for Swim Development, swim instruction, and public swimming. Mark Keppel High School Water Polo and Swim Teams utilize the pool during the school year. The George Elder Park pool is open for year-round lap swim, the Manta Rays competitive swim team workouts, private party rentals, and for use by elementary schools and local youth organizations for graduation parties, fun days, and year-end awards programs.

Service objectives are:

- Provide an Aquatics instructional program for all levels to ensure that all residents have an opportunity to learn to swim.

- Provide a variety of aquatic programs that include social, recreational, education, safety, fitness, and competitive activities for public enjoyment.
- Maintain optimum water temperature and facility conditions to meet accepted health standards for the overall enjoyment of patrons.
- Provide highly trained, customer-service-friendly aquatics personnel to ensure safe, efficient operations and quality programming at the swimming pool.

2026-2027 Goals and Objectives

1. Collaborate with the Public Works Department to prepare construction documents for the Barnes Park Aquatic Center.
2. Repair and reopen the wading pool at the George Elder Pool to better serve young families and enhance recreational swim opportunities for the community.

2025-2026 Major Accomplishments

1. Awarded Los Angeles County Regional Parks and Open Space District Measure A competitive grants to assist in preparing construction documents for the Barnes Park Aquatic Center.
2. Increased community participation in aquatics programming by hosting a Dive-In Movie Night at George Elder Pool, providing an additional opportunity for residents to enjoy the facility and participate in recreational swimming activities.
3. Repaired the cantilever on the pool deck at the George Elder Pool to improve safety and maintain the structural integrity of the pool facility.
4. Refurbished the Cascades Waterfall by reapplying epoxy paint, helping improve longevity and enhancing the overall look of the cascades.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$606,357	$856,313	$856,313	$1,015,708
Special Revenue	$155,710	$79,175	$79,175	$94,444
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$762,066**	**$935,488**	**$935,488**	**$1,110,152**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Senior Programs
Division No.: 6505

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$422,550	$419,980	$419,980	$579,318
Services	$67,974	$80,300	$80,300	$78,300
Commodities	$29,424	$53,009	$53,009	$53,009
Internal Services	$108,982	$144,049	$144,049	$171,605
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$628,930**	**$697,337**	**$697,337**	**$882,233**
Authorized Full-Time Equivalent Positions	**5.00**	**5.00**	**5.00**	**5.00**

Program Details



This activity provides for the operation of Langley Center, the City's Senior Citizen Center. Langley Center provides activities for local seniors and active older adults, including specialized classes, trips and tours, health and wellness screening, and a range of other services. Activities include dances, lunch programs, billiards, table tennis, fitness classes, computer and technology classes, a mature driver training course, social clubs, health fairs, and special events.

Langley Center offers a comprehensive community-wide program that promotes good health, independence, recreation, education, and social fulfillment for all older adults.

Service objectives are:

- Provide needed services and programs for senior citizens at Langley Center.
- Provide free health screenings, including eye exams, blood pressure checks, periodic heart disease, and stroke screenings, and flu shots through the assistance of local agencies and non-profit organizations.
- Provide a variety of senior programs to include social, recreational, educational, and fitness activities for the seniors' enjoyment.
- Work with local senior citizen clubs and organizations to further cultural goodwill among the growing ethnic community.
- Provide lunches for seniors at Langley Center. The City currently works in conjunction with YWCA Intervale Senior Services of San Gabriel Valley to provide meals at Langley Center.
- Provide a "Cooling Center" relief center on days when the outside temperature is over 95 degrees, or when designated by Los Angeles County.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

2026-2027 Goals and Objectives

1. Develop and implement the 'Generations Together' program to promote intergenerational activities with the Monterey Park Day Care that promote social engagement, learning, and community connection between senior participants and youth.
2. Collaborate with neighboring cities to implement a senior table tennis tournament that fosters community partnerships, promotes social engagement, and encourages friendly intercity competition.

2025-2026 Major Accomplishments

1. Received the California Park & Recreation Society (CPRS) Aging Section, Unique Programming Award for the "Love for Our Elders" program. This collaboration pairs Mark Keppel High School with seniors for intergenerational games and activities.
2. Received the California Parks Recreation Society (CPRS) District 13 Award for the Annual Lunar New Year event at Langley Center under the "Better Together" category.
3. Partnered with the Monterey Park Fire Department to provide a home safety workshop that educates seniors on home safety practices, emergency preparedness, and basic first aid.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$585,816	$643,939	$643,939	$825,249
Special Revenue	$43,113	$53,398	$53,398	$56,983
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$628,930**	**$697,337**	**$697,337**	**$882,233**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Youth Programs
Division No.: 6506

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$133,242	$161,652	$161,652	$199,534
Services	$1,286	$4,000	$4,000	$4,000
Commodities	$12,507	$16,500	$16,500	$16,500
Internal Services	$42,277	$86,779	$86,779	$117,641
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$189,312**	**$268,930**	**$268,930**	**$337,675**
Authorized Full-Time Equivalent Positions	**4.50**	**4.50**	**4.50**	**4.50**

Program Details

The City of Monterey Park provides quality and affordable youth activities. This activity provides after-school recreational programs and care to youth year around. This division also operates a state-licensed program that provides accountability, safety, and a high-quality, low-cost program to the participating families.

Service objectives are:

- Provide an after-school program at Barnes Park Community Center. The program operates during the school year from 11:00 a.m. to 7:00 p.m. and 6:30 a.m. to 7:00 p.m. when schools are closed for vacation or staff development days.
- Provide a Tiny Tots program that gives children 3 to 5 years old an introduction to reading, social skills, math, science, and large & fine motor skills in a fun environment.
- Provide positive reinforcement and build self-esteem in the youth of our community through their participation in the programs and activities offered by the Recreation and Community Services Department.

2026-2027 Goals and Objectives

1. Collaborate with the Langley Senior Center to introduce intergenerational activities that bring together seniors and participants in the Tiny Tots program, creating opportunities for shared learning and community connection.
2. Partner with local professionals and organizations to provide career exposure opportunities and enhance youth learning experiences.

2025-2026 Major Accomplishments

1. Expanded marketing efforts for the Winter and Spring Break Day Camps, resulting in increased awareness and enrollment in the programs.
2. Enhanced communication with families and staff by establishing a quarterly newsletter for the Tiny Tots program, helping keep parents informed about program updates, activities, and important information.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$181,511	$260,533	$260,533	$328,599
Special Revenue	$7,802	$8,397	$8,397	$9,076
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$189,312**	**$268,930**	**$268,930**	**$337,675**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Recreation Programs
Division No.: 6507

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$4,775
Services	$129,492	$97,110	$97,110	$120,400
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$129,492**	**$97,110**	**$97,110**	**$125,175**
Authorized Full-Time Equivalent Positions	**0.00**	**0.00**	**0.00**	**0.00**

Program Details



This activity provides the public with special interest recreation and leisure time programs and activities. Programs include Specialized Recreation Activity Classes, the Summer Youth Lunch Program, and Adult Athletic Leagues. The programs represented in this

activity category are self-sustaining programs and require either a registration or league fee, grant funds, or sponsor donations to cover the cost.

Service objectives are:

- To offer a variety of specialized programs, adult athletic leagues, and special events to allow residents the opportunity to participate and identify with the community, to expand their skills and interests, and social, cultural, and educational horizons.
- Continue to provide opportunities for individuals to initiate and/or maintain physical and mental fitness through a variety of activities.
- Provide opportunities for community residents of all ages to learn, utilize, improve, and enjoy new skills; and to experience recreational, social, and cultural relationships through expanded programs, activities, and events.

2026-2027 Goals and Objectives

1. Collaborate with local fitness gyms and wellness centers to provide informational sessions, training workshops, and guidance on nutrition for residents.
2. Develop drop-in after-school opportunities at the George Elder Gym to increase youth access, including gym use and game room activities.
3. Create and implement youth sports camps and clinics that provide structured activities focused on skill development, teamwork, and physical activity.

2025-2026 Major Accomplishments

1. Received the Alhambra Educational Foundation Award (AEF) for the Service to Education Government Award.
2. Successfully launched a youth basketball league for participants from Kindergarten through 8th grade, providing local youth with a structured program focused on skill development, teamwork, and healthy competition.
3. Established a Taiko Drumming leisure class at the Langley Center, where seniors participate in drumming and learn the cultural and historical aspects of Taiko Drumming.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$129,492	$97,110	$97,110	$120,400
Special Revenue	$0	$0	$0	$4,775
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$129,492**	**$97,110**	**$97,110**	**$125,175**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Special Events
Division No.: 6508

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$45,926	$52,618	$52,618	$51,602
Services	$60,305	$27,000	$27,000	$26,960
Commodities	$69,659	$93,500	$93,500	$103,500
Internal Services	$41,311	$40,192	$40,192	$44,381
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$217,199**	**$213,310**	**$213,310**	**$226,443**
Authorized Full-Time Equivalent Positions	**1.00**	**1.00**	**1.00**	**1.00**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Program Details



This Division coordinates all Citywide Special Events. Traditional events conducted annually include, but are not limited to Lunar New Year Celebration, Cherry Blossom Festival, Cinco de Mayo, MPK Birthday, Summer Movies, Electric Park, Holiday Snow Village, and the Independence Day Celebration. Special functions include Council Reorganization Functions, Farmers' Market, and Volunteer Recognition. The Department serves as the liaison to Commissioners, Special Contractors, and/or Community Organizations in promoting, fundraising, planning, coordinating, and administrating community events and cultural activities. In addition, this division organizes a special recognition program for the volunteers who supplement the City's workforce.

Service objectives are:

- Assist with the recruitment and recognition of volunteers for special programs and events.
- Maintain the overall success of the Special Event Programs through continuous coordination with the individuals and groups.
- Assist with planning, logistics, and implementation of citywide special events.

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

2026-2027 Goals and Objectives

1. Collaborate with East Los Angeles College, Art Department, to host student exhibits and shows at the El Encanto facility.
2. Plan and organize a soccer clinic and community event that brings residents together to watch Team USA play in a 2026 World Cup match.

2025-2026 Major Accomplishments

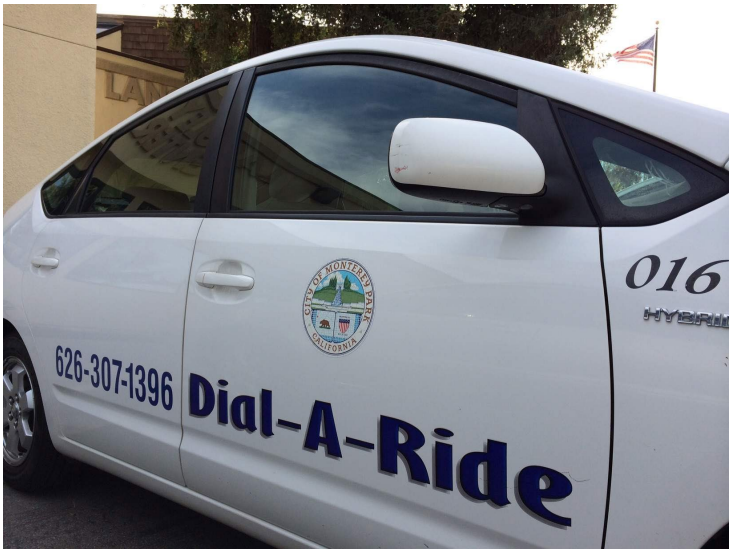
1. Received the California Park and Recreation Society (CPRS) Community Impact Award of Excellence in the category of Connected Communities for Electric Park, for efforts that build social cohesion, celebrate culture, or create a sense of belonging.
2. Received the California Park and Recreation Society (CPRS) Community Impact Award of Excellence in the category of Equity and Inclusion for San Gabriel Valley Pride, for programs that intentionally engage and support underserved or marginalized populations.
3. Enhanced city events by establishing support from local businesses and organizations that resulted in increased sponsorship and donations for the Monster Mash, MPK Spring Egg Hunt, Snow Village, and Summer Movie Nights events.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$168,597	$209,147	$209,147	$226,443
Special Revenue	$44,240	$4,163	$4,163	$0
Enterprise	$4,363	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$217,199**	**$213,310**	**$213,310**	**$226,443**

Recreation and Community Services Department

FY 2026-2027 Adopted Budget



Division: Community Transportation
Division No.: 6511

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$360,161	$512,802	$512,802	$459,965
Services	$19,931	$166,643	$166,643	$56,643
Commodities	$1,592	$15,113	$15,113	$10,613
Internal Services	$309,692	$318,096	$318,096	$343,179
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$691,375**	**$1,012,653**	**$1,012,653**	**$870,399**
Authorized Full-Time Equivalent Positions	**6.75**	**6.75**	**6.75**	**6.75**

Program Details

This activity provides for the City's Dial-A-Ride transportation services for Senior Citizens and persons with disabilities. The transit program allows senior citizens opportunities for mobility and independence to meet their medical, shopping, recreational, cultural, social, and nutritional needs.

Service objectives are:

- Provide for the mobility of the City's residents to accommodate their medical, shopping, social, and recreation needs in the safe, reliable, and courteous operation of the City's Dial-A-Ride transportation service.
- Subsidize M.T.A. bus fares through the sale of TAP cards to encourage residents, especially seniors, and students, to utilize public transit facilities.
- Oversees the supplemental service agreement utilizing taxi services.

2026-2027 Goals and Objectives

1. Improve transportation opportunities by partnering with the on-demand MPK Express services to enhance overall mobility and access to Dial-A-Ride program participants.
2. Collaborate with the Aging Commission to plan and offer quarterly senior excursions, providing opportunities for educational experiences, social interaction, and recreational enjoyment.

2025-2026 Major Accomplishments

1. Collaborated with the Vincent Price Museum to organize a senior excursion, providing an opportunity for cultural enrichment and educational engagement.
2. Provided a senior excursion to the Flower Fields at Carlsbad Ranch, where seniors were able to participate in activities and enjoy the "Sea of Sunflowers".

Recreation and Community Services Department

FY 2026-2027 Adopted Budget

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$691,375	$1,012,653	$1,012,653	$870,399
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$691,375**	**$1,012,653**	**$1,012,653**	**$870,399**

Public Works Department

FY 2026-2027 Adopted Budget

Department Overview

The Public Works Department is responsible for providing and maintaining the City's infrastructure in a manner that ensures the health, safety, and welfare of the City's residents and visitors. This includes the design, construction, repair and maintenance of public land, roadways, sidewalks, sewers, and storm drains; public buildings and structures; water production, storage and delivery facilities; the repair and maintenance of City vehicles and equipment; and transportation services. The Department is made up of five divisions: Maintenance Services, Engineering, Administration, and Water Utility.





Programs and Services

Maintenance Services Division

The Public Works Maintenance Services Division is responsible for the maintenance and repair of the City's streets, alleys, sidewalks, curbs, and gutters. Maintenance activities include street striping, asphalt, and concrete patching and replacement, sidewalk grinding, and traffic and street name sign replacement. The Division also oversees Street Sweeping, Fleet Maintenance and Parks maintenance whose responsibilities include the



development and maintenance of public parks and facilities, landscaped areas, and street medians and trees.

Engineering Division



The Engineering Division is responsible for providing all engineering services to the City, including the design and construction of all public streets, storm drains, traffic signals, parks, recreational facilities, and public buildings that are authorized by the City Council. Additionally, the Division reviews and makes recommendations on development and zoning matters such as tracts, parcel maps, variances, conditional use permits, and building permits. The Division also issues grading permits, public works construction permits, encroachment permits, etc. Another function of the Division is traffic engineering. All traffic issues, including signal timing, traffic related improvements, and citizen complaints are handled by the Division. The Division coordinates retrofits to City facilities necessary under the Americans With Disabilities Act (ADA).



Administrative Division

The Administrative division supports the Public Works department operations with administrative, programming, and analytical duties. The Division also administers the City's contract for solid waste collection and recycling services, storm water pollution prevention program, and transportation services. Transportation services include a local, fixed-route bus system, regional transit service including the Spirit Bus Transportation Program, MPK Transit Express microtransit services and Dial-A-Ride services for senior citizens and residents. The Division also oversees the City's Employee Rideshare Program and Air Quality Management District (AQMD) Rule 2202 Employee Commute Reduction Program

compliance. It is also responsible for being the liaison to the City's Environmental Commission.



Water Utility Division

The Water Utility Division is responsible for supplying water to 95% of Monterey Park's residents. Private water companies service the remaining portions of the City, which include the southwesterly corner, a small neighborhood in the southeasterly corner, and a few properties on North New Avenue.

The City's water system is composed of 12 deep wells in the vicinity of the Rio Hondo River outside the City limits, 134 miles of 2" to 24" mains, approximately 2,073 gate valves, approximately 1,063 fire hydrants, 13 storage reservoirs, and 11 pumping stations. There are approximately 13,643 water meters connected to the City's mains. In addition, the City has five treatment facilities to ensure the City's water meets and exceeds safe drinking water standards.

The quality of water in the City's system is regulated by federal, state and county agencies. The Water Utility Division ensures that the City stays in full compliance with the State and Federal standards. Since the Water Utility Division produces all its water supply from an adjudicated basin, the Main San Gabriel Basin, and the City's annual production exceeds its production rights, the City must replace the amount of water it over-pumps.

Significant Changes

There are no significant changes for Fiscal Year 2026-2027.

Public Works Department
FY 2026-2027 Adopted Budget

Department Budget Summary

Expenditures by Program					
Program Name	Program No	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Community Transporation	4201	$4,662,010	$3,333,881	$3,533,881	$3,813,100
Street Maintenance	4202	$2,812,968	$2,679,983	$2,794,983	$3,687,073
Storm Drain Maintenance	4203	$257,248	$433,286	$433,286	$426,725
Sanitary Sewer Maintenan	4204	$2,888,428	$3,807,198	$3,807,198	$3,646,919
Street Cleaining	4205	$353,442	$431,772	$672,772	$1,117,240
Traffic Control	4206	$620,315	$852,992	$852,992	$877,577
Street Lighting	4207	$874,839	$941,055	$941,055	$1,054,572
Refuse Collections	4208	$1,638,721	$876,288	$925,714	$465,274
Building Maintenance	4210	$1,912,915	$2,729,964	$2,754,964	$3,406,710
Motor Pool Shop	4211	$3,225,708	$3,979,887	$4,051,887	$4,102,345
Engineering	4212	$1,323,062	$1,955,390	$1,955,390	$2,947,975
Parkway Maintenance	4216	$1,077,634	$1,263,459	$1,313,459	$1,315,561
Parks	4217	$1,484,481	$1,680,376	$1,970,376	$2,061,192
Water Admin	4220	$1,399,985	$2,264,595	$2,431,595	$4,972,552
Water Commercial	4221	$2,013,486	$2,082,860	$2,082,860	$2,876,633
Water Production	4222	$4,186,272	$5,138,907	$5,138,907	$4,626,634
Water Distribution	4223	$5,423,776	$3,741,622	$3,741,622	$4,048,160
Well No. 5	4226	$257,617	$264,660	$264,660	$636,269
Well No. 12 Treatment Pla	4227	$545,677	$546,243	$546,243	$1,000,438
Well No's 1, 3, & 10	4229	$412,278	$731,621	$731,621	$1,203,463
Well No. 15	4231	$423,037	$439,337	$439,337	$919,230
CGT System	4234	$1,861,251	$3,198,506	$3,394,506	$4,189,018
Total Expenditures		**$39,655,150**	**$43,373,879**	**$44,779,305**	**$53,394,661**
Authorized Full-Time Equivalent Positions		**74.25**	**74.25**	**74.25**	**74.25**

Funding Sources by Type

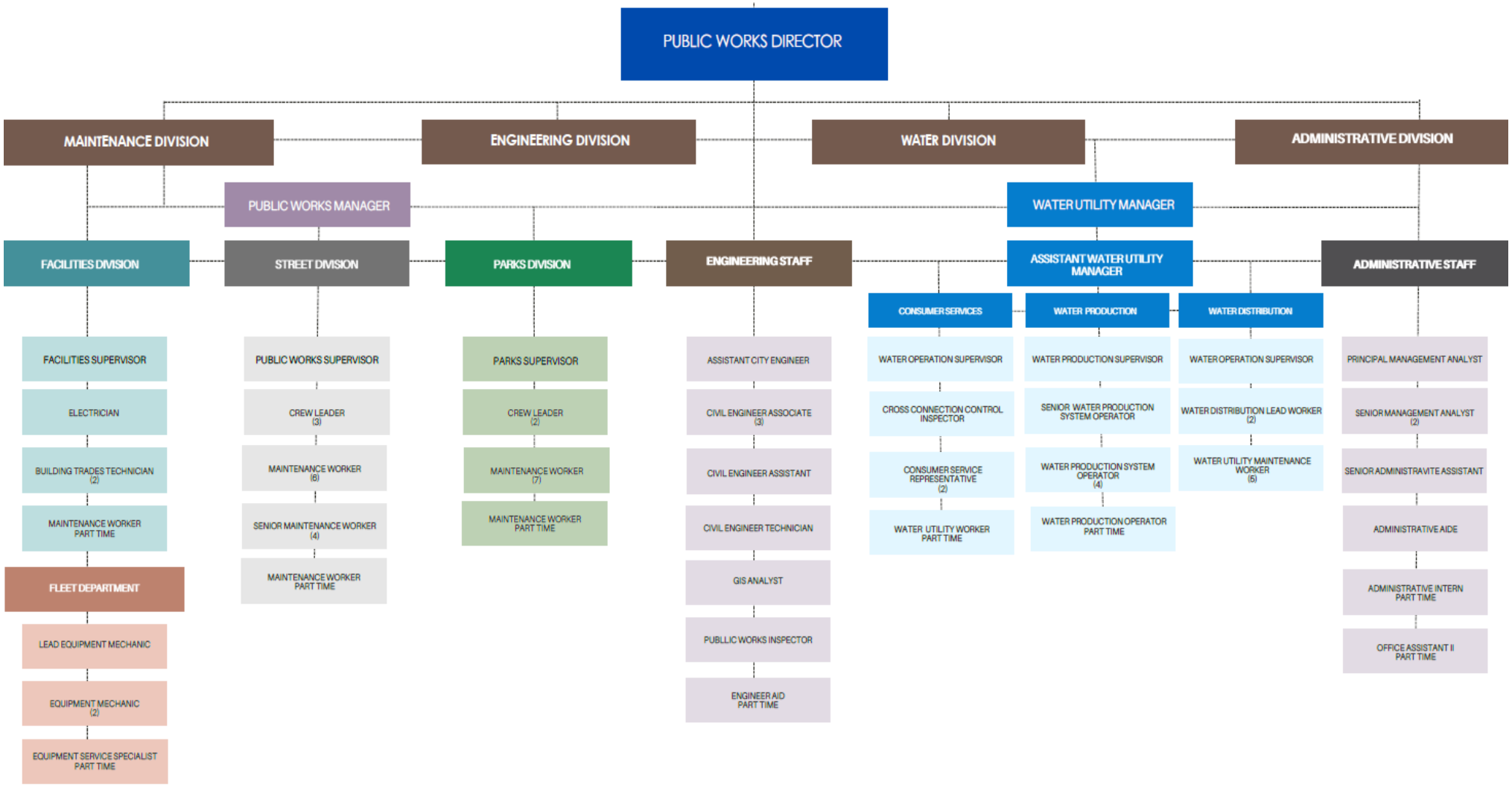
Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$4,036,345	$3,477,125	$3,817,125	$3,803,858
Special Revenue	$7,744,021	$7,842,053	$8,447,479	$9,514,827
Enterprise	$21,907,586	$24,453,168	$24,816,168	$31,681,333
Internal Service	$4,914,998	$6,553,084	$6,650,084	$7,343,693
Debt Service	$1,052,200	$1,048,450	$1,048,450	$1,050,950
Total	**$39,655,150**	**$43,373,879**	**$44,779,305**	**$53,394,661**

Public Works Department
FY 2026-2027 Adopted Budget

Department Personnel Summary

	FY 2024-2025		FY 2025-2026		FY 2026-2027	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
PUBLIC WORKS - 4200						
Administrative Intern	-	0.25	-	0.25	-	0.25
Administrative Aide	1	-	1	-	2	-
Assistant City Engineer	1	-	1	-	1	-
Assistant Water Utility Manager	1	-	1	-	1	-
Auto Shop Technician	1	-	1	-	0	-
Building Trades Technician	2	-	2	-	2	-
Civil Engineering Assistant	1	-	1	-	1	-
Civil Engineering Associate	2	-	2	-	2	-
Civil Engineering Technician	1	-	1	-	1	-
Consumer Services Representative	2	-	2	-	2	-
Crew Leader	3	-	3	-	3	-
Cross Connection Control Inspector	1	-	1	-	1	-
Director of Public Works	1	-	1	-	1	-
Electrician	1	-	1	-	1	-
Engineering Aide	-	1.00	-	1.00	-	1.00
Equipment Mechanic	2	-	2	-	2	-
Equipment Service Specialist	-	0.50	-	0.50	-	0.50
Facilities Maintenance Supervisor	1	-	1	-	1	-
Geographic Information System Analyst	1	-	1	-	1	-
Lead Equipment Mechanic	1	-	1	-	1	-
Maintenance Worker	11	1.50	11	1.50	11	2.00
Park Maintenance Crew Leader	2	-	2	-	2	-
Park Maintenance Worker	3	0.50	3	0.50	3	0.50
Park Supervisor	1	-	1	-	1	-
Principal Management Analyst	2	-	2	-	2	-
Public Works Inspector	1	-	1	-	1	-
Public Works Maintenance Manager	1	-	1	-	1	-
Public Works Maintenance Supervisor	1	-	1	-	1	-
Public Works Manager	1	-	1	-	1	-
Senior Civil Engineer	1	-	1	-	1	-
Office Assistant II	-	0.50	-	0.50	-	0.50
Senior Maintenance Worker	4	-	4	-	4	-
Senior Management Analyst	1	-	1	-	1	-
Senior Water Production System Operator	1	-	1	-	1	-
Water Distribution Lead Worker	2	-	2	-	2	-
Water Operation Supervisor	2	-	2	-	2	-
Water Production Supervisor	1	-	1	-	1	-
Water Production System Operator	4	-	4	-	4	0.50
Water Utility Maintenance Worker	5	1.00	5	1.00	5	1.00
Water Utility Manager	1	-	1	-	1	-
PUBLIC WORKS TOTAL	**68.00**	**5.25**	**68.00**	**5.25**	**68.00**	**6.25**

Department Organizational Chart



Division: Community Transportation
Division No.: 4201

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$81,226	$103,084	$103,084	$176,278
Services	$2,462,920	$2,346,217	$2,546,217	$2,941,220
Commodities	$0	$1,700	$1,700	$1,500
Internal Services	$717,864	$882,880	$882,880	$694,102
Capital Outlay	$0	$0	$0	$0
Debt Service	$1,400,000	$0	$0	$0
Total Expenditures	**$4,662,010**	**$3,333,881**	**$3,533,881**	**$3,813,100**
Authorized Full-Time Equivalent Positions	**0.40**	**0.40**	**0.40**	**0.40**

Program Details

The Community Transportation Program is responsible for the fixed-route and micro transit operation and Employee Ridership Program. Specific service objectives are to:

- Provide for a transit system that is safe, convenient, and reliable through the operation of the local, fixed-route bus, Spirit, on-demand micro transit service, MPK Transit Express, and the support of the Dial-A-Ride service
- Work with outside agencies to improve regional transportation services



- Establish and maintain a transportation infrastructure that encourages the use of public transit, affords mobility, and supports the City's goals of economic vitality and community beautification. Implement a commute program for City employees to comply with air quality requirements and reduce mobile emissions



2026-2027 Goals and Objectives



- Evaluate and identify potential improvements for existing bus stop amenities, such as bus shelters, trash receptacles, signate, and bus pads, to provide an improved transit experience
- Implement recommendations from the transit system evaluation to improve and revitalize the City's transit services to better address the community's mobility needs
- Enter a new contract term with transit operator for transit services for fixed-route and on-demand micro transit

2025-2056 Major Accomplishments

- Completed Spirit Bus and MPK Transit Express transit evaluation and presented recommendations to City Council
- Completed a one-year pilot program with MPK Transit Express for on-demand micro transit service.
- Promoted the use of public transportation through waived fares for Earth Day, Clean Air Day, and free shuttle services for special events such as Lunar New Year Festival, Cherry Blossom Festival, and Public Works Open House.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,400,000	$0	$0	$0
Special Revenue	$3,262,010	$3,333,881	$3,533,881	$3,813,100
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$4,662,010**	**$3,333,881**	**$3,533,881**	**$3,813,100**

Division: Street Maintenance
Division No.: 4202

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$438,358	$581,264	$581,264	$754,506
Services	$56,993	$71,645	$71,645	$125,645
Commodities	$259,766	$346,225	$461,225	$279,225
Internal Services	$515,831	$632,399	$632,399	$1,476,747
Capital Outlay	$491,821	$0	$0	$0
Debt Service	$1,050,200	$1,048,450	$1,048,450	$1,050,950
Total Expenditures	**$2,812,968**	**$2,679,983**	**$2,794,983**	**$3,687,073**
Authorized Full-Time Equivalent Positions	**10.50**	**10.50**	**10.50**	**10.50**

Program Details



Monterey Park has 119.27 miles of improved streets, 10 miles of alleys and 225.22 miles of sidewalks, curbs and gutters. In addition, the City has within its 7.7 square miles two public parking districts, three Civic Center parking lots, one police and fire parking lot, 10 parking lots serving City parks, and 5 parking lots at various other City facilities. To ensure the City maintains the integrity of a sound structural road system, Street Maintenance crews inspect all streets to detect pavement failures. The need for street repair is mainly caused by pavement stresses, base failures, increased traffic volume, pavement oxidation due to age, wear and/or weather conditions. Maintenance of sidewalks, curbs and gutters is also imperative to both safe movement of pedestrian traffic and free flow of runoff nuisance water. Street Maintenance also provides weed abatement services on public rights-of -way throughout the City. Citywide graffiti removal and clean team task are also included in this activity.

Specific Service objectives are:

- Inspect the areas scheduled to be slurry sealed to locate pavement failures, assess the extent of these failures, prioritize the need for their repair, and schedule repairs according to the project schedule.
- Inspect sidewalks to locate uplifted sections that may obstruct or impede pedestrian travel and schedule those for timely repair and/or replacement. Identify and schedule for repair sections of sunken or displaced curbs and gutters that may impede pedestrians or the normal flow of water off the roadway.
- Within two days of notification, ramp sidewalks that are raised ½ inch or more with temporary asphalt, grind down sidewalks that are raised ½ inch or less, and cut problem tree roots to eliminate future uplifts.

2026-2027 Goals and Objectives

- Use the city-wide concrete assessment, to prioritize sidewalk repairs and reduce liabilities throughout the City
- Continue to implement a defined cross-training based rotation of divisional employees between asphalt/concrete operations, sanitary sewer operations, traffic painting/sign operations, and graffiti/clean team operations.



2025-2026 Major Accomplishments

- Completed a Citywide sidewalk assessment that identified lifts and provided recommendations for improvements
- Completed 5,970 citizen Government Outreach (GO) street related requests that included repair to 64,129 potholes, 1,443 Graffiti removals @ 175,651 linear feet, and 2,352 bulky item pick-ups.
- Replaced 9,809 feet of concrete work throughout the city and grinded 337 lifted sidewalks.
- Worked closely with Engineering division to verify road conditions for various streets and alley improvement projects.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$361,257	$538,404	$538,404	$599,782
Special Revenue	$1,264,921	$1,010,393	$1,125,393	$1,078,226
Enterprise	$132,190	$82,736	$82,736	$958,116
Internal Service	$2,400	$0	$0	$0
Debt Service	$1,052,200	$1,048,450	$1,048,450	$1,050,950
Total Expenditures	**$2,812,968**	**$2,679,983**	**$2,794,983**	**$3,687,073**

Division: Storm Drain Maintenance
Division No.: 4203

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$34,467	$77,820	$77,820	$71,949
Services	$173,573	$293,809	$293,809	$282,646
Commodities	$0	$0	$0	$0
Internal Services	$49,208	$61,657	$61,657	$72,130
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$257,248**	**$433,286**	**$433,286**	**$426,725**
Authorized Full-Time Equivalent Positions	**1.45**	**1.45**	**1.45**	**1.45**

Program Details

Monterey Park's storm sewer system is maintained to ensure that all storm water runoff is carried out of the City to prevent and minimize flooding and soil erosion in the community. This system is comprised of 12.43 miles of main lines and 298 catch basins, and 25 miles of open slope drains that are located on 1,096 private properties.



Specific Service objectives are:

- Routinely inspect and clean catch basins and grates prior to the rainy season. During the rainy season, crews supplemented by other Public Works Division personnel, substantially increase the number of catch basins and grates inspected and cleaned to ensure that all drains function properly.

- Inspect and maintain in clean order all 298 City-owned catch basins at a minimum of once a year. Clean priority A & B catch basins quarterly.
- Inspect and clean the 11 City-owned slope drains located on city property.
- Implement the City's National Pollution Discharge Elimination System (NPDES) program and comply with the Los Angeles County municipal storm water permit requirements.
- The City is committed through the MS4 NPDES Permit to implementing its Enhanced Watershed Management Program (EWMP).

2026-2027 Goals and Objectives

- Identify local and regional stormwater capture projects that will reduce trash draining into the storm drain system to comply with the Total Maximum Daily Load (TMDL) requirements.
- Continue to identify locations that require additional and recurring cleaning to provide the most efficient follow-up in removing restricting debris from roadway gutters.
- Develop a Storm Drain Master Plan that will catalogue existing storm drain facilities, create a condition assessment, and propose capital improvement recommendations for the City's storm drain infrastructure.

2025-2026 Major Accomplishments

- Continued to monitor the storm drain system program and implementation of the City's Enhanced Watershed Management Program (EWMP) for compliance with MS4 NPDES Permit requirements.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$142,244	$320,377	$320,377	$346,540
Enterprise	$115,003	$112,909	$112,909	$80,185
Internal Service	$0	$0	$0	$0
Total Expenditures	**$257,248**	**$433,286**	**$433,286**	**$426,725**

Division: Sanitary Sewer Maintenance
Division No.: 4204

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$521,706	$973,429	$973,429	$788,211
Services	$93,997	$86,800	$86,800	$66,800
Commodities	$15,016	$34,500	$34,500	$24,500
Internal Services	$1,739,323	$2,133,098	$2,133,098	$2,767,408
Capital Outlay	$0	$0	$0	$0
Debt Service	$518,387	$579,371	$579,371	$0
Total Expenditures	**$2,888,428**	**$3,807,198**	**$3,807,198**	**$3,646,919**
Authorized Full-Time Equivalent Positions	**6.75**	**6.75**	**6.75**	**6.75**

Program Details

The City's sanitary sewer system is a gravity-flow system connecting to seven county sanitation district trunk lines. These lines collect more than two billion gallons of raw sewage annually and convey it out of the City. While these lines are cleaned annually, these lines are monitored and evaluated to determine if repairs or additional lines are warranted as the City's residential and business footprint grows. The sewer system is comprised of 126 miles of mainline sewers ranging in size from 8" to 15" pipe and approximately 2,498 sewer manholes.



Specific Service objectives are:

- Inspect and clean all main lines annually to ensure proper functioning of the system.
- Minimize stoppages by cleaning mainline

sewers that have restricted flow velocity. Clean selected lines that are known for accumulation of grease deposits. These lines are cleaned at 2-week, 6-week, 3-month, or 6-month intervals depending upon either a history of stoppages or position in the conveyance tract.
- Respond to all sewer problems within 15 minutes during working hours and within 30-45 minutes upon being dispatched after-hours.
- Oversee the construction of infrastructure improvements that are identified in the Sewer Master Plan.

2026-2027 Goals and Objectives

- Continue to conduct visual inspections of City sewer main lines via a Closed-Circuit Television camera (CCTV) as a standard maintenance practice. This maintenance operation is performed in-house with a CCTV equipped truck by trained personnel assigned to Sewer operations.
- To complete a sewer system assessment to identify and prioritize maintenance locations and repairs such as pipe relining and/or replacements
- Train and certify staff to operate the CCTV system and sewer maintenance operations

2025-2026 Major Accomplishments

- Performed hydro-jet cleaning of 25 miles of sanitary sewer mainlines utilizing a combination vactor truck as part of the City's Preventative Maintenance Program and Best Management Practices (BMPs) to mitigate the risk of Sanitary Sewer Overflows (SSOs).
- Conducted CCTV inspection of approximately 5 miles of sanitary sewer mainlines to assess system condition and identify hydraulic deficiencies, pipe offsets, structural defects, and fractured pipe segments as part of the City's preventative maintenance and asset management program.
- Partnered with the Engineering division to develop comprehensive condition assessment reports based on CCTV findings, facilitating timely contractor repairs, supporting capital improvement planning, and enhancing overall sewer system reliability.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$2,888,428	$3,807,198	$3,807,198	$3,646,919
Internal Service	$0	$0	$0	$0
Total Expenditures	**$2,888,428**	**$3,807,198**	**$3,807,198**	**$3,646,919**

Division: Street Cleaning
Division No.: 4205

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$4,732	$10,480	$10,480	$7,617
Services	$316,334	$382,580	$623,580	$1,068,000
Commodities	$0	$0	$0	$0
Internal Services	$32,375	$38,712	$38,712	$41,623
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$353,442**	**$431,772**	**$672,772**	**$1,117,240**
Authorized Full-Time Equivalent Positions	**0.05**	**0.05**	**0.05**	**0.05**

Program Details



Monterey Park has 119.27 miles of streets, 10.7 miles of alleys, and 22 City-owned parking lots, each of which accumulates several thousand cubic yards of litter and debris annually. An effective street cleaning program is necessary to maintain the sanitation and aesthetic requirements of the City's rights-of-way. This program keeps gutters and storm drains clear, and helps protect the value of private properties within the community. In addition, street cleaning is major component of complying with the Los Angeles County municipal storm water permit requirements. The City has an outlay of a.m. / p.m. restricted parking for street sweeping throughout the City. A private contractor provides the City with sweeping services. Approximately 20,576 curb miles are swept annually.

Specific Service objectives are:

- Sweep all residential streets and alleys once every week, and all boulevards four times a week.
- Sweep center medians and parking lots once a week, and commercial Parking Districts No. 1 and No. 2 twice a week

2026-2027 Goals and Objectives

- Work with new Street Sweeping contractor to continue street sweeping services in residential and commercial areas

2025-2026 Accomplishments

- Completed over 18,000 miles of annual street sweeping resulting in approximately 859 tons of trash collected.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$353,442	$431,772	$672,772	$1,117,240
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$353,442**	**$431,772**	**$672,772**	**$1,117,240**

Division: Traffic Control
Division No.: 4206

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$81,582	$160,368	$160,368	$142,105
Services	$308,591	$389,868	$389,868	$402,000
Commodities	$104,817	$144,000	$144,000	$164,000
Internal Services	$125,326	$158,756	$158,756	$169,472
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$620,315**	**$852,992**	**$852,992**	**$877,577**
Authorized Full-Time Equivalent Positions	**1.25**	**1.25**	**1.25**	**1.25**

Program Details

This program is essential to the safe and orderly flow of vehicular and pedestrian traffic throughout the City by providing the maintenance and installation of regulatory and warning signs, maintenance and installation of street name signs, painting of traffic legends that include stops, stop bars, centerlines, curbs, and approximately 335 crosswalks. In addition, there are 62 City-owned, five City/County-owned, six City/State-owned, and two City/County/State-owned traffic signals located in the City that are maintained through this program.



2026-2027 Goals and Objectives

- Prioritize repainting and striping of centerlines, crosswalks, and pavement markings following pavement improvements
- Continue to maintain and inspect traffic control measures and complete adjustments as recommended by MPPD and the City's Local Road Safety Plan.
- Continue systematic sign replacement efforts by addressing multiple grid sections at a time, removing outdated signage, and consolidating multiple signs onto single poles to improve roadway aesthetics, enhance visibility, and reduce infrastructure redundancy.
- Replace regulatory signs to meet new standards according to the Manual on Uniform Traffic Control Devices (MUTCD) yearly.
- Work with new Traffic Signal maintenance contractor for efficient and effective response to traffic signal maintenance needs and emergency response



2025-2026 Major Accomplishments

- Replaced 995 traffic/advisory signs City-wide and installed enhanced stop signs which include high visibility reflective posts.
- Collaborated with the Engineering division to collect and analyze traffic feedback sign data using Excel spreadsheets and pie chart visualizations to identify high-speed traffic patterns, and provided compiled data to the Police Department to support targeted enforcement efforts aimed at reducing speeding and improving roadway safety.
- Restriped stop bars, installed new stop signs, replaced round posts with square channel posts, and enhanced sign visibility with reflective red striping to help improve roadway safety in low-visibility areas by increasing driver awareness and regulatory compliance.

Public Works Department
FY 2026-2027 Adopted Budget





Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$175,734	$205,918	$205,918	$216,633
Special Revenue	$444,581	$647,074	$647,074	$660,945
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$620,315**	**$852,992**	**$852,992**	**$877,577**

Division: Street Lighting
Division No.: 4207

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$115,254	$138,296	$138,296	$134,531
Services	$671,854	$668,647	$668,647	$750,000
Commodities	$0	$28,500	$28,500	$60,500
Internal Services	$87,731	$105,612	$105,612	$109,541
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$874,839**	**$941,055**	**$941,055**	**$1,054,572**
Authorized Full-Time Equivalent Positions	**0.95**	**0.95**	**0.95**	**0.95**

Program Details

Monterey Park's street lighting system consists of 3,359 streetlights, including 376 City-owned lights. Generally, the lighting system assists nighttime driving, reduces nighttime crime while aiding police patrols, facilitates evening traffic flow, and promotes local business and industry during the evening hours.



Specific Service objectives are:

- Replace burned out City-owned lamps within two days after an outage has been reported.
- Repair City-owned faulty circuits within seven days after a failure has been detected.
- Replace City-owned light poles that are damaged in traffic accidents within 14 days of notification.

- Inspect streetlights once a year.
- Inspect bus shelter lighting once a month and perform necessary maintenance.

2026-2027 Goals and Objectives

- Obtain a new streetlighting contract to complete a feasibility report, conduct an inventory audit, and provide ongoing maintenance services.
- Continue to conduct annual after-hours City-wide street light inspections, which proactively yield lighting repairs in addition to those submitted by the citizen Government Outreach (GO).

2025-2026 Major Accomplishments

- City staff completed 9 street light repairs on City-owned lights and light poles. City staff submitted and tracked over 50 repair requests on So. Cal. Edison lights and light poles. These were assigned to and completed by So. Cal. Edison.



Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$99,209	$445,570	$445,570	$311,760
Special Revenue	$775,631	$495,485	$495,485	$742,812
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$874,839**	**$941,055**	**$941,055**	**$1,054,572**

Division: Refuse Collection
Division No.: 4208

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$111,146	$145,342	$145,342	$227,649
Services	$1,515,657	$84,104	$133,530	$140,868
Commodities	$963	$6,100	$6,100	$5,100
Internal Services	$1,638	$640,742	$640,742	$91,657
Capital Outlay	$0	$0	$0	$0
Debt Service	$9,317	$0	$0	$0
Total Expenditures	**$1,638,721**	**$876,288**	**$925,714**	**$465,274**
Authorized Full-Time Equivalent Positions	**0.62**	**0.50**	**0.50**	**0.50**

Program Details

The Refuse Collection Division administers the City's comprehensive solid waste and recycling program, ensuring reliable refuse removal and compliance with all applicable State and federal regulations, including Assembly Bill 939 (AB 939) and SB 1383 organic waste reduction mandates.

The City operates a three-container collection program consisting of:

- Black container for refuse
- Blue container for recyclables
- Green container for organic waste

Single-family residences receive standard cart service, while multi-family and commercial properties are serviced through bin and roll-off collection. Residents are also provided with unlimited year-round, pre-scheduled bulky item pickup to facilitate proper disposal of oversized materials and E-waste pickups for up to (4) times per year.

Public education and outreach programs support proper disposal of hazardous materials, including used motor oil and electronic waste, through special

collection events and permanent facilities. These efforts promote environmental stewardship and regulatory compliance.

Service Objectives:

- Ensure timely, efficient, and environmentally responsible refuse and recycling collection services.
- Maintain public trash receptacles and service high-litter areas at frequencies that prevent overflow and blight.
- Respond to and resolve collection-related service requests within 24 hours.
- Promote resident participation in City and County-sponsored Household Hazardous Waste and E-Waste collection programs.

2026-2027 Goals and Objectives



- Continue coordinating with the City's solid waste haulers to maintain a comprehensive, compliant collection program and sustain the City's per capita disposal rate at or below the State target of five (5) pounds per person per day and strengthen partnership efforts to expand community outreach and public understanding of evolving regulatory requirements.
- Continue hosting scheduled community cleanup events and using CalRecycle grant funding to provide accessible disposal opportunities, including Household Hazardous waste collection, and reducing illegal dumping.
- Maintain and promote monthly compost giveaway events and other organic waste diversion initiatives to encourage community partaking and sustainability.
- Collaborate with local organizations and City departments to provide workshops, outreach materials, and educational campaigns focused on waste reduction, recycling best practices, and food waste prevention.

2025-2026 Major Accomplishments



- Successfully maintained a comprehensive solid waste collection program in compliance with State mandates, ensuring the City's per capita disposal rate remained at or below the State target.
- Increased compost giveaway events to monthly distribution for bagged compost and loose material available on first come first serve basis
- Partnered with Ware Disposal to conduct community outreach and educate residents on updated program requirements and recycling standards.
- Successfully integrated Household Hazardous Waste collection into community cleanup events utilizing CalRecycle grant funding, expanding safe disposal opportunities for residents.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$166,340	$9,605	$59,031	$23,418
Enterprise	$1,472,381	$866,683	$866,683	$441,856
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,638,721**	**$876,288**	**$925,714**	**$465,274**

Division: Building Maintenance
Division No.: 4210

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$339,239	$406,098	$406,098	$440,172
Services	$1,105,843	$1,416,206	$1,416,206	$1,977,554
Commodities	$86,759	$167,750	$192,750	$200,250
Internal Services	$230,908	$392,523	$392,523	$434,253
Capital Outlay	$0	$0	$0	$0
Debt Service	$150,167	$347,386	$347,386	$354,482
Total Expenditures	**$1,912,915**	**$2,729,964**	**$2,754,964**	**$3,406,710**
Authorized Full-Time Equivalent Positions	**3.00**	**3.00**	**3.00**	**3.00**

Program Details

Building Maintenance is responsible for the upkeep of City-owned structures. Monterey Park presently owns 16 major structures and numerous smaller structures that require varying degrees of maintenance, upkeep, rehabilitation, and remodeling. Regular structural, plumbing, electrical, janitorial, and heating and air-conditioning maintenance must be performed to ensure operable working conditions and encourage the public use of all facilities.

Specific Service objectives are:

- Complete minor repairs (leaky faucets, vandalism, light outages, broken windows, etc.) within three days after requests are received.
- Complete major repairs (painting, cabinet work, structural alterations, etc.) within 30 days after work order requests are received.
- Respond to emergency building maintenance repairs such as sewer stoppages, leaking pipes, etc.



- Monitor heating and air-conditioning maintenance contract for City facilities to ensure contractor is performing all required services.
- Perform preventive maintenance on all heating, ventilating and air conditioning units.



2026-2027 Goals and Objectives

- Provide Day Porter services at Langley Center, City Hall, and park restroom facilities.
- Perform termite treatments at Barnes Gym, the Amphitheater, Langley Center.
- Complete fire alarm upgrades at the Langley Center

2025-2026 Major Accomplishments

- Completed improvements at Garvey Ranch Park restrooms including new paint, flooring, partitions, and fixtures.
- Completed re-keying projects for several Citywide facilities.
- Assisted the Engineering division with several Capital Improvement projects including generator, fire alarm, and elevator upgrades at the Library.



Funding Sources by Type

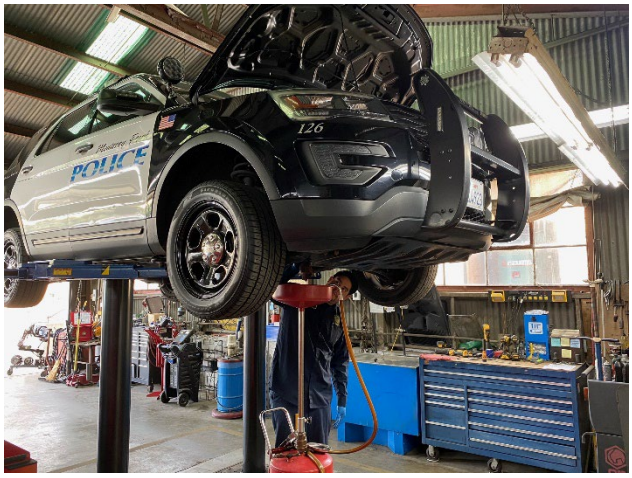
Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$225,621	$156,766	$156,766	$165,362
Special Revenue	$0	$0	$0	$0
Enterprise	$404	$0	$0	$0
Internal Service	$1,686,891	$2,573,197	$2,598,197	$3,241,348
Total Expenditures	**$1,912,915**	**$2,729,964**	**$2,754,964**	**$3,406,710**

Division: Motor Pool Shop
Division No.: 4211

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$519,625	$718,385	$718,385	$629,761
Services	$345,981	$471,900	$543,900	$471,900
Commodities	$598,209	$801,550	$801,550	$877,550
Internal Services	$1,567,312	$1,797,432	$1,797,432	$1,819,514
Capital Outlay	$11,302	$0	$0	$113,000
Debt Service	$183,279	$190,620	$190,620	$190,620
Total Expenditures	**$3,225,708**	**$3,979,887**	**$4,051,887**	**$4,102,345**
Authorized Full-Time Equivalent Positions	**4.65**	**4.65**	**4.65**	**4.65**

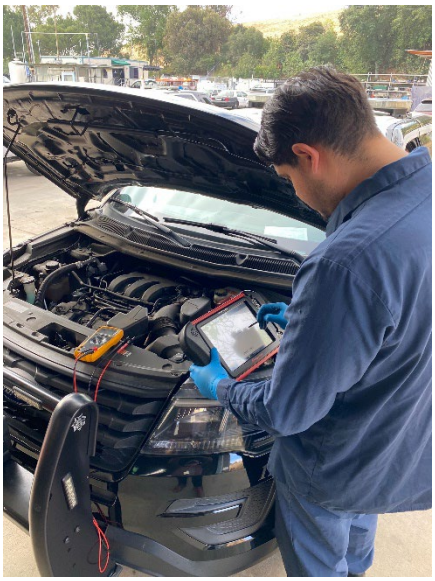
Program Details

Monterey Park's motorized fleet consists of 197 driver-operated vehicles (sedans, trucks, tractors, rollers, etc.) and 454 non-driver type units (air compressors, pumps, lawn mowers, chain saws, etc.). Effective and timely maintenance and repairs are required to ensure all vehicles and equipment are operating in a safe and efficient manner, thus maximizing life expectancy. The shop is operated on a revolving fund basis with vehicle operational costs and depreciation charged to the appropriate department.



Specific Service objectives are:

- Annually identify and replace vehicles that have exceeded their useful life expectancy through an annual appropriation, lease-purchase financing arrangement, or lease.
- Perform preventive maintenance service on vehicles and equipment at regularly required intervals.
- Conduct safety inspections on vital items such as brakes, suspension systems, and fluid levels, etc. on all vehicles during preventive maintenance service.
- Complete mandated reports and maintain City fleet vehicles and equipment to be in compliance with BAR (Bureau of Automotive Repair), SCAQMD (South Coast Air Quality Management District), CARB (California Air Resources Board), CUPA (Certified Unified Program Agencies) and DOSH (Division of Occupational Safety and Health) regulations.



- Purchase fuel for the operation of City vehicles and Monterey Park Spirit buses.
- Complete smog checks of fleet vehicles to meet State requirements. This is a bi-annual program using an odd-even year system that corresponds with the last digit of a vehicle's identification number.
- Maintain City-owned vehicles and equipment per manufacturer's specifications. Maintain records of preventive maintenance and repairs to track the cost for each vehicle to create a cost-based potential schedule for vehicle replacement.

2026-2027 Goals and Objectives

- Replace aging fleet with new vehicles for increased efficiency, regulatory compliance, and to meet operational needs.
- Develop a comprehensive vehicle replacement program and vehicle replacement policy to cycle out fleet that have reached their useful service life.

2025-2026 Major Accomplishments

- Completed the installation of a new fuel delivery system. This system serves all City vehicles at Fire Station 1, the City Yard, and the City's CNG fueling station.
- Purchased four electric Chevy Equinox vehicles through grant funding.
- Successfully installed new, above ground waste oil tanks at Fire Station 61 and City Yard.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$3,225,708	$3,979,887	$4,051,887	$4,102,345
Total Expenditures	**$3,225,708**	**$3,979,887**	**$4,051,887**	**$4,102,345**

Division: Engineering
Division No.: 4212

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$518,850	$1,103,374	$1,103,374	$1,057,486
Services	$357,227	$283,350	$283,350	$322,800
Commodities	$20,293	$28,300	$28,300	$28,850
Internal Services	$426,692	$540,366	$540,366	$1,538,839
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,323,062**	**$1,955,390**	**$1,955,390**	**$2,947,975**
Authorized Full-Time Equivalent Positions	**9.25**	**9.25**	**9.25**	**9.25**

Program Details

The Engineering Division is responsible for providing all engineering services to the City, including the design and construction of all public facilities, streets, water, sewers, storm drains, sidewalks, traffic signals, parks, and recreation facilities. The Division manages the programming, design, contracting, and inspection of all capital improvement projects, and reviews and comments on various development and zoning matters such as tract and parcel maps, variances, and conditional use permits. The Division conducts specialized engineering functions, including studies on grading, geology, traffic, pavement, water systems, sewer systems, and assessment districts, and handles the survey and disposition of City real property. The Division also manages emergency projects involving the





repair/reconstruction of City streets and facilities during and after major environmental disasters such as storms, mudslides, and earthquakes.

The Engineering Division coordinates the administrative activities of the Public Works Department and is also responsible for working with and advising the City Council, the City Manager, the Traffic Commission, the Planning Commission, and other public and private agencies regarding the planning, design, construction, and financing of public works and capital improvement projects in the City. The Division also oversees the City's Americans with Disabilities Act (ADA) Title II compliance activities.

Specific Service objectives are:

- Implement the Water Master Plan and develop a comprehensive street maintenance program in accordance with the City's Pavement Management Study.
- Annually administer the capital improvement program for City streets, water system, and parks.
- Leverage Local Return Funds and various State and Federal Program funds to obtain maximum use of financial resources for local roadway improvement projects and actively pursue additional funding sources.
- Work with other City Departments/Divisions to support various City programs, such as economic development projects and community events.

2026-2027 Goals and Objectives

- Complete Library Facility Improvements pursuant to Building Forward grant
- Prioritize SR710 – Capacity improvement projects including
    - Monterey Pass Road Complete Street Design
    - Garvey Capacity Improvement Design
    - Garfield Avenue Capacity Improvements
    - Adaptive Traffic/Traffic Responsive Control System
- Sewer Master Plan
- Garvey Parking Structure
- Citywide Rekeying
- Fire Station 61 design and construction
- Memorial Concept design and construction
- Implement sidewalk repair program

- Sierra Vista Park Playground design and new equipment
- Garvey Ranch Gazebo Shades
- Bus Stop Improvements
- Sewer Manhole Rehabilitation

2025-2026 Major Accomplishments

- The following Capital Improvement Projects were completed in fiscal year 2025-26:
    - 2024-25 Street Rehab Project
    - Emerson Parallel Sewer Line
    - Russell St Reservoir
    - George Elder Pool Improvements
    - Geroge Elder Pool Epoxy Work
    - Langley Center, Garvey Ranch Museum, George Elder Gym Roof Replacement
    - Barnes Gym Exterior Painting
    - Langley Center & George Elder Flooring
    - Bruggemeyer Library Exterior Painting
    - Library Generator
    - Concrete Improvements
    - ADA Improvements
    - 2025-26 Concrete Improvements
    - MAT Cycle 1
    - S. Garfield Water Main Replacement
    - Underground Storage and Tank Removal & Replacement
    - City Fuel Pumps
    - Tennis/Pickleball Resurfacing

Program Measurements

	Actual 2024-25	Actual 2025-26	Projected 2026-27
Capital Improvement Projects (CIP) Commenced and/or Completed	53	18	31
Dollar Value of CIP Projects Completed ($ Millions)	$23.25	$25.3	$65
Development Review	28	23	20
Tentative/Vesting Tract Map Reviews	2	5	4
Lot Line Adj/Cert. Of Compliance Reviews	5	2	2
Grading/Drainage Plan Check and Permits	29	44	35
Public Works Construction Permits (Combined with Encroachment Permits)	315	198	175
Address Change - ADU/JADU	57	59	50

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$309,867	$406,656	$406,656	$432,103
Special Revenue	$329,975	$484,487	$484,487	$516,717
Enterprise	$683,220	$1,064,247	$1,064,247	$1,999,155
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,323,062**	**$1,955,390**	**$1,955,390**	**$2,947,975**

Division: Parkway Maintenance
Division No.: 4216

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$315,568	$374,884	$374,884	$371,543
Services	$623,091	$683,150	$733,150	$722,150
Commodities	$10,061	$21,100	$21,100	$21,600
Internal Services	$128,913	$184,325	$184,325	$200,268
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,077,634**	**$1,263,459**	**$1,313,459**	**$1,315,561**
Authorized Full-Time Equivalent Positions	**3.00**	**3.00**	**3.00**	**3.00**

Program Details



This activity provides for the care and maintenance of approximately 10,000 City Street & Parkway trees and 358,087 sq. ft. of work areas that include 68 boulevard medians, gardens, selected parkways, and parking lots. City trees consist of 37 different species, and are of various sizes, shapes and age. These trees are strategically placed along approximately 203 miles of easements and parkways, to create visually appealing neighborhoods. Trees are an excellent means for enhancement of the environment, by way of air filtration, noise absorption, aesthetics, and safety of vehicular and pedestrian movement. The City boulevard medians cover 182,990 sq. ft. of turf, trees, plants, and irrigation.

This division plays a vital role in maintaining the City's attractive overall appearance. The results of this Division's efforts serve to create a positive

impression of the City for current and potential homeowners, and businesses. The work accomplished by this division in properly maintaining the tree inventory, helps the environment by providing the cooling and cleaning effect trees have on surrounding air quality.



The majority of tree work tasked to this division is provided by contractors. Each tree, under contract, is electronically inventoried and trimmed based on our 14-grid system that schedules between four to five grids each year. Trees may also be trimmed when service requests are submitted by residents. The trees located along the three main corridors (Atlantic, Garvey, & Garfield) are trimmed every year, and are delegated to their own separate grid (Grid #13). The contractor is also responsible for tree removals and planting of new trees. Specific service objectives are:

- Trimming of trees as needed to provide for effective aesthetic value, traffic sign visibility, streetlamp clearance, and for proper mobility on streets and sidewalks.
- Provide attractive and healthy trees through regularly scheduled inspection, trimming, removal, and replacement when possible.

2026-2027 Goals and Objectives

- Install landscape and irrigation at the new City Hall parking lot.
- Install new picnic tables, benches, trash cans, and new drinking fountains along with several tree plantings at Sierra Vista Park.
- Library landscape planter project.
- Reconnect irrigation main at the old Monterey Hills demolition site.

2025-2026 Major Accomplishments

- Installed Deep Root Watering Systems at 6-new tree sites in front of City Hall that will be tied into new irrigation system during new parking lot renovation. installed tree grates over each tree well. Repair broken sprinklers and pipe caused by sidewalk demolition and forming. Lower grass level to match new sidewalk elevation.
- Assisted with removal and install of the Garvey Ranch Park sign located on Alhambra Av during the Eagle Scout refurbishing project.
- Refurbished the Barnes Park sign located on McPherrin Av.
- Completed the rerouting of the 2-inch irrigation main at Sequoia Park play area.
- Renovated raised planter at Library introducing low growing plants to allow a clear line of sight for PD to prevent homeless using it as a restroom.
- Replaced wood boards on all tennis court benches to blend in with new resurfacing.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$346,242	$396,928	$446,928	$424,466
Special Revenue	$731,392	$866,532	$866,532	$891,095
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,077,634**	**$1,263,459**	**$1,313,459**	**$1,315,561**

Division: Parks
Division No.: 4217

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$389,079	$611,093	$611,093	$531,445
Services	$504,614	$436,795	$436,795	$760,205
Commodities	$102,522	$69,700	$359,700	$130,350
Internal Services	$488,266	$562,787	$562,787	$626,192
Capital Outlay	$0	$0	$0	$13,000
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,484,481**	**$1,680,376**	**$1,970,376**	**$2,061,192**
Authorized Full-Time Equivalent Positions	**6.00**	**6.00**	**6.00**	**6.00**

Program Details



This activity provides for the maintenance of the City's eight large parks, five small parks, one hiking trail, and one demonstration garden, totaling 113.64 acres. There is a park located within one-half mile of every Monterey Park household. This activity also provides for the exterior maintenance of 13 free standing restroom facilities, 16 tennis courts and two warm up courts, three outdoor basketball courts, and multiple picnic facilities. Additionally, this Division also provides the landscape maintenance for the Monterey Park Bruggemeyer Library, the Service Club House, Langley Center, El Encanto, Beth Ryan Park, and City employee parking lots.

The Parks Division maintains a very important part of our City's infrastructure. The Division makes a significant impact, helping enrich the lives of residents and all Park users. This Division provides staffing to all parks, 365 days a year. The Parks

Division plays an integral role part in maintaining a safe and clean environment. Residents and all Park users can relax, exercise, and enjoy their family and friends in parks that are clean and green. Residents have the choice of participating in various programs and sports leagues that all are offered in our healthy and friendly atmosphere. Our park sites are host to many of the City's special event celebrations throughout the year that welcomes thousands of participants.

Specific service objectives are:

- Maintain Parks to meet or exceed the Standards as set forth by the Recreation and Parks Commission, providing safe, attractive, and user-friendly recreation facilities.
- With water conservation no longer a goal, but a standard, continued use of drought tolerant turf, plants and shrubs, and irrigation techniques.

2026-2027 Goals and Objectives

- Improve park amenities throughout City parks with the the installation of new picnic tables, benches, trash cans and new drinking fountain along with several tree plantings.

2025-2026 Major Accomplishments

- Installed new drinking fountain at Sierra Vista Park
- Assisted with the refurbishment of the Garvey Ranch Park and Barnes Park signs
- Completed significant irrigation main repairs at Sequoia Park play area.
- Assisted the Engineering Division with the Courts Resurfacing project, including replacement of wood boards on all tennis court benches



Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,118,414	$1,326,884	$1,616,884	$1,653,753
Special Revenue	$273,485	$242,447	$242,447	$279,736
Enterprise	$92,582	$111,045	$111,045	$127,702
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,484,481**	**$1,680,376**	**$1,970,376**	**$2,061,192**

Division: Water Administration
Division No.: 4220

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$236,477	$246,480	$246,480	$236,940
Services	$69,871	$100,700	$100,700	$2,666,445
Commodities	$7,839	$78,250	$245,250	$79,750
Internal Services	$205,642	$226,590	$226,590	$373,592
Capital Outlay	$0	$0	$0	$0
Debt Service	$880,156	$1,612,575	$1,612,575	$1,615,825
Total Expenditures	**$1,399,985**	**$2,264,595**	**$2,431,595**	**$4,972,552**
Authorized Full-Time Equivalent Positions	**1.75**	**1.75**	**1.75**	**1.75**

Programs Details

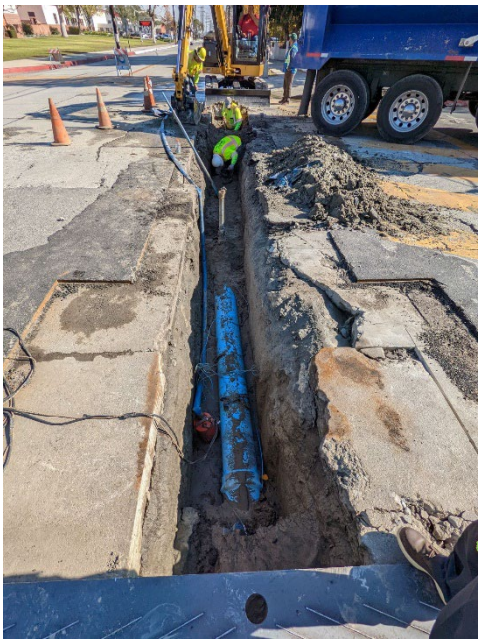
This activity provides overall direction and administrative guidance for the Water Utility Division, including preparation of all required water quality and production reports.

Specific Service objectives are:

- Represent the City in the management of the Main San Gabriel Basin WaterMaster by attending monthly meetings.
- Develop long range planning alternatives and strategies to enable the utility to maintain water usage, including the development and construction of water treatment facilities and alternatives, to conform to State and Federal potable water quality requirements.
- Monitor and assess the costs to produce, treat, and deliver water to each category of customer and determine the overall efficiency of water operations.
- Prepare numerous operations, production, and water quality reports to meet WaterMaster, Federal, State, County, and City requirements.

- Continue involvement with the San Gabriel Valley Groundwater clean-up projects with special emphasis on the South El Monte Operable Unit (SEMOU) to recover costs and the possibility of obtaining Title 16 and/or Federal Restoration Funds.
- Identify and track Federal and State regulations that could require large capital investments for treatment of specific contaminants (e.g., PFOS/PFOA, arsenic, volatile organic compounds, Perchlorate, 1,4-Dioxane, 1,1-DCA, MTBE, Chromium 6, etc.).

2026-2027 Goals and Objectives



1. **Regulatory Compliance, Reporting, and Planning (Including UWMP)**

- Maintain full compliance with all State and Federal drinking water requirements through proactive agency coordination, timely submittals, and complete documentation, including completion and adoption of the 2025 Urban Water Management Plan (UWMP).

2. **AMI / Customer Portal Implementation Support**

- Support completion of the AMI meter program from an administrative and customer-service standpoint, including readiness for the Customer Service Portal rollout (billing/customer-service workflows, customer communications, and data/reporting needs for leak and high-use notifications).

3. **Multi-Year Financial Planning & Cost Control**

- Develop and maintain a multi-year operations and maintenance (O&M) financial forecast for major cost drivers (treatment, power, sampling, maintenance, and asset replacement) and identify specific cost-control measures for incorporation into the adopted budget.

4. **External Funding & Grant/Loan Readiness**

- Pursue and support funding opportunities (grants/loans/cost recovery) for priority water projects by maintaining "shovel-ready" administrative

documentation (scopes, schedules, cost estimates, and required supporting materials) and coordinating submittals as opportunities arise.

2025-2026 Major Accomplishments

- Maintained full compliance with all State and Federal potable water regulations, ensuring safe and reliable drinking water for the community.
- Continued implementation of enhanced water quality monitoring, improving the City's ability to identify and respond to emerging water quality concerns.
- Strengthened coordination with key regulatory and partner agencies—including the **U.S. Environmental Protection Agency (EPA)**, **Water Quality Authority (WQA)**, and **Department of Toxic Substances Control (DTSC)**—supporting efficient compliance communication and reporting.
- Advanced priority administrative support for key infrastructure upgrades and capital planning efforts aligned with the Water Master Plan to improve overall system reliability and service continuity.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$1,399,985	$2,264,595	$2,431,595	$4,972,552
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,399,985**	**$2,264,595**	**$2,431,595**	**$4,972,552**

Division: Water Commercial
Division No.: 4221

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$699,094	$1,026,161	$1,026,161	$948,167
Services	$56,794	$85,300	$85,300	$27,000
Commodities	$61,693	$163,700	$163,700	$293,925
Internal Services	$1,188,817	$807,698	$807,698	$1,607,541
Capital Outlay	$0	$0	$0	$0
Debt Service	$7,089	$0	$0	$0
Total Expenditures	**$2,013,486**	**$2,082,860**	**$2,082,860**	**$2,876,633**
Authorized Full-Time Equivalent Positions	**6.75**	**6.75**	**6.75**	**6.75**

Programs Details



This program, in coordination with the Finance Department, provides for approximately 80,249-meter readings, billing, and collection of revenue from approximately 13,643 water meters. The City's consumers average 917 requests for service per month for routine problems including billing, leaks, water quality, general water service inquiries, backflow/cross-connection, and water conservation education.

Specific Service objectives are:

- Provide all City served water accounts with a water meter calibrated to American Water Works Association (AWWA) standards for accuracy to be read, billed, and maintained on a bi-monthly schedule.

- Notify consumers of high consumption when reading appears to be significantly higher than normal.
- Perform annual tests on 101 City-owned backflow devices and report results to the Los Angeles County Department of Health Services.
- Track and maintain 1,383 private backflow prevention assemblies for water system protection as required by the State Water Resources Control Board Division of Drinking Water (DDW) standards.
- On a monthly reading cycle, report any safety hazards or code violations to the proper department.
- In conjunction with the Water Distribution section continue to evaluate and upgrade large meter installations to replace older water meters to ensure meter accuracy.

2026–2027 Goals and Objectives



- Complete the conversion from **Automated Meter Reading (AMR)** to **Advanced** Metering Infrastructure (AMI) meters citywide.
- Launch a Customer Service Portal aligned with AMI completion, enabling Monterey Park water account holders to:
    - monitor real-time/near real-time consumption, and
    - receive above-average use alerts and leak detection notifications.
- Replace the aging 10-inch Reduced Pressure Principle (RP) backflow prevention assembly at the Delta Production Plant Backwash with two (2) 8-inch RP assemblies installed in parallel to maintain continuous operation during maintenance and add a 12-inch meter to monitor consumption during service activities.

2025–2026 Major Accomplishments

- Initiated the citywide transition from the AMR meter reading system to AMI meters.
- In coordination with Water Distribution, inspected installed work, identified deficiencies, and implemented corrective actions associated with the South Atlantic Blvd and South Garfield main replacement projects.

- Identified and repaired three (3) large water meters, restoring accuracy for high-volume commercial accounts and improving billing integrity.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$2,013,486	$2,082,860	$2,082,860	$2,876,633
Internal Service	$0	$0	$0	$0
Total Expenditures	**$2,013,486**	**$2,082,860**	**$2,082,860**	**$2,876,633**

Division: Water Production
Division No.: 4222

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$424,840	$421,757	$421,757	$525,144
Services	$3,126,944	$3,229,520	$3,229,520	$1,796,600
Commodities	$133,059	$278,700	$278,700	$280,700
Internal Services	$501,430	$1,208,930	$1,208,930	$2,024,190
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$4,186,272**	**$5,138,907**	**$5,138,907**	**$4,626,634**
Authorized Full-Time Equivalent Positions	**1.00**	**1.00**	**1.00**	**1.00**

Programs Details



This program provides for producing, treating, and delivering to the City's customers, potable water that meets or exceeds all water quality standards established by Federal and State regulatory agencies. The operation and inspection of 12 wells, 11 pumping stations, and 13 reservoirs are provided by California Department of Public Health certified water treatment personnel to meet an average daily demand of approximately 8 million gallons of water.
Water quality is ensured by use of mandated State Water Resources Control Board Division of Drinking Water (DDW) certified water treatment operators and

regulated operations for the safe and efficient production of water for the community. In compliance with Title 22, State of California, Department of Public Health, weekly, monthly, quarterly, and yearly samples are collected for volatile organic chemicals, perchlorate, and general mineral levels. Additionally, production personnel collect a monthly average of 180 chlorine residuals, 90 bacteriological samples, and 19 general physical samples at the wells, pump stations, treatment plants, reservoirs and at various locations in the water distribution system. Continuously conduct maintenance and/or supervise the maintenance of the wells, pump stations, treatment plants, and reservoirs. In addition, maintain, monitor, and control the wells, booster stations, and pumps through use of the newly integrated SCADA System.



2026–2027 Goals and Objectives

- Develop and implement a sustainable financial plan to support ongoing operations, preventive maintenance, and lifecycle replacement needs for the Centralized Groundwater Treatment System (CGTS).
- Expand monitoring and treatment planning to address emerging contaminants beyond PFAS (e.g., microplastics and pharmaceutical/personal care residues), as regulatory expectations and industry best practices continue to evolve.
- Continue evaluating and piloting advanced treatment technologies to improve groundwater remediation efficiency, operational reliability, and long-term compliance resilience.

2025–2026 Major Accomplishments

- Successfully operated the CGTS to meet the City's water demand throughout calendar year 2025, maintaining consistent treatment performance and system reliability.
- Completed a comprehensive technical training program, ensuring personnel have the knowledge and hands-on skills required to operate and maintain the CGTS safely and efficiently.
- Developed a comprehensive CGTS sampling plan that improves cost control while maintaining appropriate monitoring coverage and data quality.
- Completed the Russell Reservoir Rehabilitation Project, including key upgrades such as:
    - Installation of a new external staircase to improve safety and maintenance access, along with exterior repainting to enhance durability and protection from environmental wear.
    - Complete interior coating to prevent corrosion.
    - Additional interior structural reinforcement improvements.
    - Valve replacements to ensure tight sealing and effective isolation.
    - Sediment removal to extend the reservoir's service life and improve long-term operability.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$4,186,272	$5,138,907	$5,138,907	$4,626,634
Internal Service	$0	$0	$0	$0
Total Expenditures	**$4,186,272**	**$5,138,907**	**$5,138,907**	**$4,626,634**

Division: Water Distribution
Division No.: 4223

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$494,114	$530,466	$530,466	$664,261
Services	$392,821	$195,000	$195,000	$211,000
Commodities	$152,506	$297,600	$297,600	$355,600
Internal Services	$1,142,957	$992,525	$992,525	$1,708,748
Capital Outlay	$0	$0	$0	$180,000
Debt Service	$3,241,379	$1,726,031	$1,726,031	$928,551
Total Expenditures	**$5,423,776**	**$3,741,622**	**$3,741,622**	**$4,048,160**
Authorized Full-Time Equivalent Positions	**6.75**	**6.75**	**6.75**	**6.75**

Programs Details

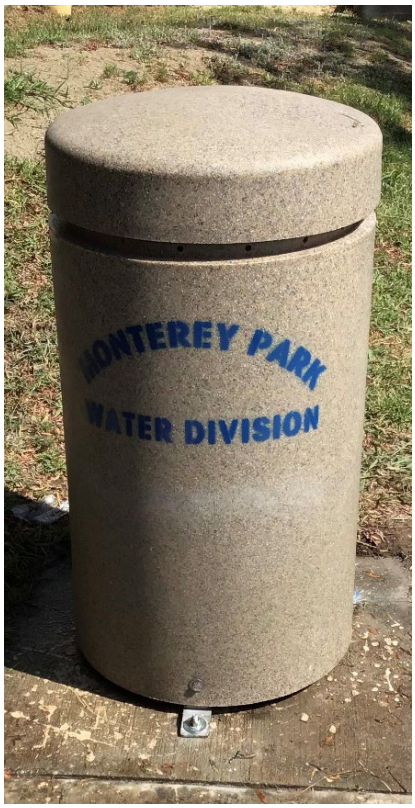


This program provides for the installation of new service taps, renewed water service taps, repair of water mains and services as necessary, and the maintenance of water facilities. Within the distribution system there are 13,456 water accounts, 134 miles of distribution mains, approximately 1,063 fire hydrants, and 2,073 gate valves.

This program also provides maintenance and new installations of piping for the entire system. Water Distribution personnel are California Department of Health Services certified, licensed and prepared to perform expedient and professional services under emergency conditions.

Specific service objectives are:

- Ensure water section personnel productivity and safety through adherences to annual training objectives.



- Operate annual valve exercise program for 2,073 distribution system valves.
- Maintain water service standards by repairing City water distribution facilities to ensure that residents and commercial accounts will have reliable water service.
- Continue to upgrade service and meter installation to current standards.
- Help maintain water quality with an active flushing program.
- Maintain all pressure relief stations, pressure-sustaining stations, and check valve stations in the distribution system to increase reliability.
- Identify needs to improve distribution system reliability.

2026–2027 Goals and Objectives

- Complete potholing along North Garfield Avenue and East Garvey Avenue in support of Water Main Improvements Phase IV.
- Support Engineering with preparation of project specifications for the water main replacement at North Garfield Avenue and East Garvey Avenue.
- Perform routine service, troubleshooting, and repair of Cla-Val pressure regulating valves (PRVs) throughout the distribution system.
- Install a new water main on East Emerson Avenue from North Garfield Avenue to North Nicholson Avenue.

2025–2026 Major Accomplishments

- Supported Engineering during the main water replacement project on South Atlantic Boulevard.
- Supported Engineering during the water main replacement project on South Garfield Avenue.
- Replaced inoperable distribution system valves, improving system reliability and operability.
- Assisted Engineering with the Barnes Park Pool demolition project.

- Increased Delta Plant Pond flushing capacity, improving operational efficiency and system performance.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$45,000
Enterprise	$5,423,776	$3,741,622	$3,741,622	$4,003,160
Internal Service	$0	$0	$0	$0
Total Expenditures	**$5,423,776**	**$3,741,622**	**$3,741,622**	**$4,048,160**

Division: Well No. 5
Division No.: 4226

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$60,418	$107,081	$107,081	$94,852
Services	$59,824	$84,661	$84,661	$84,661
Commodities	($1,018)	$25,000	$25,000	$25,000
Internal Services	$138,394	$47,919	$47,919	$431,756
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$257,617**	**$264,660**	**$264,660**	**$636,269**
Authorized Full-Time Equivalent Positions	**2.00**	**2.00**	**2.00**	**2.00**

Program Details



This activity provides for the costs associated with Well No. 5. This includes the operation and maintenance of the well that is an Environmental Protection Agency (EPA)-designated *remedy* well, along with Wells 12 and Well 15. EPA-remedy wells are part of a regional control program to contain volatile organic compound (VOC) contamination in the groundwater basin.

Costs for this activity include personnel costs, electricity, and laboratory analyses. This activity will also cover costs for possible future remediation.

In 2018, Well 5 was connected to the Centralized Groundwater Treatment System (CGTS) where its groundwater will be treated. The Granular Activated Carbon (GAC) treatment system that was previously located at this well was re-

purposed into the per-and polyfluoroalkyl substances (PFAS) treatment system that was constructed at the CGTS.

Specific Service objectives are:

- Continue to seek outside funding for operation and maintenance of this facility from South El Monte Potentially Responsible Parties and other potential sources.
- Continue to operate and maintain plant per State Water Resources Control Board Division of Drinking Water (DDW) requirements.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$257,617	$264,660	$264,660	$636,269
Internal Service	$0	$0	$0	$0
Total Expenditures	**$257,617**	**$264,660**	**$264,660**	**$636,269**

Division: Well No. 12
Division No.: 4227

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$58,947	$102,254	$102,254	$92,214
Services	$332,763	$391,818	$391,818	$400,000
Commodities	($1,038)	$10,000	$10,000	$10,000
Internal Services	$155,005	$42,170	$42,170	$498,224
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$545,677**	**$546,243**	**$546,243**	**$1,000,438**
Authorized Full-Time Equivalent Positions	**2.50**	**2.50**	**2.50**	**2.50**

Program Details
This activity provides for the costs associated with Well No. 12 that include personnel, electricity, laboratory analyses, rehabilitation/equipment maintenance, and legal fees.

In 2018, the Air Stripper Treatment Plant that was previously included with this activity was replaced by the CGTS.

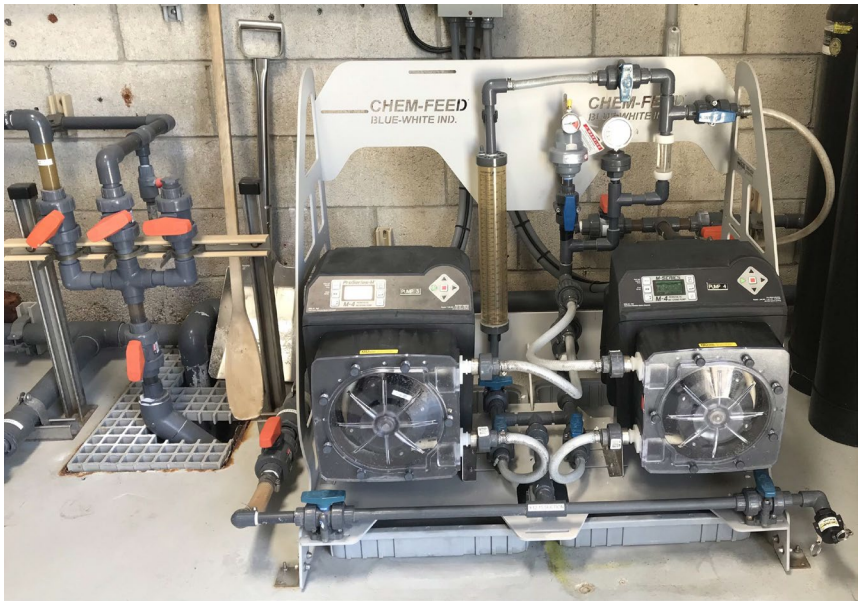
Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$545,677	$546,243	$546,243	$1,000,438
Internal Service	$0	$0	$0	$0
Total Expenditures	**$545,677**	**$546,243**	**$546,243**	**$1,000,438**

Division: Well No. 1, 3, & 10
Division No.: 4229

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$145,325	$181,845	$181,845	$214,533
Services	$168,199	$173,764	$173,764	$178,000
Commodities	$0	$325,000	$325,000	$325,000
Internal Services	$98,754	$51,012	$51,012	$485,931
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$412,278**	**$731,621**	**$731,621**	**$1,203,463**
Authorized Full-Time Equivalent Positions	**2.00**	**2.00**	**2.00**	**2.00**

Program Details



This activity provides for the costs associated with ground water remediation for Wells No. 1, No. 3, No. 10 and Fern Well for volatile organic compounds (VOC) and future contaminants that may be found in the system. This includes the operation and maintenance of the Granular Activated Carbon (GAC) treatment system for these wells. This treatment plant has a capacity of 4,500 gallons per minute and requires continual scheduled maintenance and monitoring.

Costs for this activity include personnel costs, GAC replacement, electricity, capital lease payments, equipment maintenance, and laboratory analyses. This activity will also cover costs for possible future remediation activities.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$412,278	$731,621	$731,621	$1,203,463
Internal Service	$0	$0	$0	$0
Total Expenditures	**$412,278**	**$731,621**	**$731,621**	**$1,203,463**

Division: Well No. 15
Division No.: 4231

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$33,015	$64,257	$64,257	$59,174
Services	$272,990	$305,227	$305,227	$360,000
Commodities	$684	$50,000	$50,000	$50,000
Internal Services	$116,350	$19,853	$19,853	$450,056
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$423,037**	**$439,337**	**$439,337**	**$919,230**
Authorized Full-Time Equivalent Positions	**1.50**	**1.50**	**1.50**	**1.50**

Program Details

This activity is for the operation and maintenance of Well No. 15. Costs for this activity include equipment maintenance.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$423,037	$439,337	$439,337	$919,230
Internal Service	$0	$0	$0	$0
Total Expenditures	**$423,037**	**$439,337**	**$439,337**	**$919,230**

Division: Centralized Groundwater Treatment System
Division No.: 4234

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$471,830	$472,032	$472,032	$483,353
Services	$912,491	$1,007,300	$1,007,300	$1,007,300
Commodities	$476,930	$1,653,000	$1,653,000	$2,023,000
Internal Services	$0	$66,174	$262,174	$675,365
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$1,861,251**	**$3,198,506**	**$3,394,506**	**$4,189,018**
Authorized Full-Time Equivalent Positions	**1.50**	**1.50**	**1.50**	**1.50**

Program Details

The Central Groundwater Treatment System (CGTS) project was initiated in 2016 to address the contaminant, 1,4-dioxane, and to create one central treatment facility using the latest combination of technologies including ultraviolet advanced oxidation processes (UVAOP). The new treatment system was constructed at the existing facility - Delta Plant - in the City of Rosemead. Another benefit of the CGTS project was to be able to increase the flow of the Delta Plant - if needed - to serve the future demands of the city. The new UVAOP system was further enhanced to include an ion exchange system to be used with catalytic Granular Activated Carbon (CGAC) for the purpose of removing per-and polyfluoroalkyl substances (PFAS).

Groundwater pumped from Wells 5, 9, 12 and 15 are treated at this centralized treatment system. The Division of Drinking Water (DDW) issued the permit for the new CGTS project on
March 20, 2023 and water production started on November 7, 2023.

Water treatment prior to the CGTS included the *GAC Treatment Plant* at Well 5, the *Air Stripper Treatment Plant* at Well 12, and the *Dual Barrier Facility* at the Delta Plant. These three systems have been re-purposed into the CGTS. In the FY 2025 Budget, Activities 4226 and 4227 have been modified accordingly, and Activity

4230 has been removed. Costs for this activity include personnel, electricity, chemical and GAC media, laboratory analyses, contractual maintenance, and legal fees. Costs related to VOC removal are reimbursed by DTSC.
Specific Service objectives are:

- Continue to seek outside funding for operation and maintenance of this facility from South El Monte Potentially Responsible Parties and other potential sources.
- Continue to operate and maintain plant per State Water Resources Control Board Division of Drinking Water (DDW) requirements.

Funding Sources by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$1,861,251	$3,198,506	$3,394,506	$4,189,018
Internal Service	$0	$0	$0	$0
Total Expenditures	**$1,861,251**	**$3,198,506**	**$3,394,506**	**$4,189,018**

Non-Department
FY 2026-2027 Adopted Budget

Department Overview

The Non-Departmental function accounts for costs that are not generally associated with a specific department. These programs include General Liability, Post Employment, and Workers' Compensation.

Programs and Services

The General Liability Internal Service Fund was established for the management and funding of the City's general liability risk exposure. Charges are made to all City funds to pay for operating expenses as well as to fund the outstanding liabilities of the General Liability Fund.

The costs of retiree medical insurance premiums and separation benefits are included in the Post-Employment program. Charges are made to all City funds to pay for the benefits at separation and for the retiree medical insurance premiums. A true-up is completed at year-end.

The Workers' Compensation Internal Service Fund was established for the management and funding of the City's workers' compensation risk exposure. Charges are made to all City funds to pay for operating expenses as well as to fund the liabilities of the Worker's Compensation Fund.

Non-Department Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Liability	5101	$5,631,145	$8,192,386	$8,192,386	$8,363,088
Post-Employment	5102	$12,754,562	$14,779,943	$14,779,943	$16,760,410
Worker's Comp	8301	$5,442,807	$4,108,161	$4,108,161	$5,504,794
Total Expenditures		**$23,828,514**	**$27,080,490**	**$27,080,490**	**$30,628,292**
Authorized Full-Time Equivalent Positions		**0.00**	**0.00**	**0.00**	**0.00**

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$521,548	$1,275,857	$1,275,857	$1,251,646
Special Revenue	$8,307,038	$9,831,134	$9,831,134	$11,313,993
Enterprise	$118,692	$0	$0	$0
Internal Service	$14,881,235	$15,973,499	$15,973,499	$18,062,652
Total	**$23,828,514**	**$27,080,490**	**$27,080,490**	**$30,628,292**

Division: General Liability
Division No.: 5101

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$4,237,626	$6,691,058	$6,691,058	$7,040,000
Commodities	$0	$0	$0	$0
Internal Services	$1,263,132	$1,497,828	$1,497,828	$1,323,088
Capital Outlay	$0	$0	$0	$0
Debt Service	$130,387	$3,500	$3,500	$0
Total Expenditures	**$5,631,145**	**$8,192,386**	**$8,192,386**	**$8,363,088**

Program Details

The General Liability Internal Service Fund was established for the management and funding of the City's general liability risk exposure. The City maintains General Liability, property, cyber, and auto insurance coverage through the City's participation in a Joint Power Authority risk sharing pool for Liability and Workers Compensation Programs.

Charges are made to all City funds to pay for operating expenses as well as to fund the outstanding liabilities of the City. FY 2026-2027 expenses are anticipated to be $8.4 million. This includes earthquake, property damage insurance, and the City's JPA member costs.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$521,548	$625,857	$625,857	$601,646
Special Revenue	$401,191	$401,191	$401,191	$203,583
Enterprise	$0	$0	$0	$0
Internal Service	$4,708,406	$7,165,338	$7,165,338	$7,557,858
Total Expenditures	**$5,631,145**	**$8,192,386**	**$8,192,386**	**$8,363,088**

Division: Post Employment
Division No.: 5102

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$5,477,387	$7,365,238	$7,365,238	$9,346,233
Services	$121,044	$75,000	$75,000	$75,000
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$0	$0	$0	$0
Debt Service	$7,156,131	$7,339,705	$7,339,705	$7,339,177
Total Expenditures	**$12,754,562**	**$14,779,943**	**$14,779,943**	**$16,760,410**

Programs Details

Separation Benefits

The Separation Benefits Internal Service Fund provides an ongoing method of financing the costs associated with employee separation from City service. Upon separation, an employee is entitled to compensation for accrued vacation, holiday, compensation time earned in-lieu of overtime, and a percentage of his or her accrued sick leave depending on provisions of each particular bargaining unit. Charges are made to City departments to pay for operating expenses as well as to fund outstanding liabilities of the Separation Benefits Fund. Liabilities and charges of employee accrued leaves are recorded as compensated absences payable in the general ledger and the amount for 2025-2026 is estimated for $7.4 million.

Post-Employment Benefits

The costs of retiree medical insurance premiums are presented in this activity, as are contributions to the Empower Retirement Plan. Administrative and actuarial fees for retirement plan administration are also presented herein. The City joined in the OPEB trust program to pre-fund its OPEB liabilities. As a result of this prefunding plan, the City's retiree medical unfunded liabilities were substantially reduced. The Actuarially Determined Contribution (ADC) for the fiscal year ending June 30, 2026, is $2 million. The Empower Retirement Plan predates the

commencement of the City's participation in the California Public Employees' Retirement System (CalPERS) in 1976. The Plan provides partial retirement benefits for miscellaneous employees over age 55 at April 1, 1976 and currently, there are 32 vested members in the Empower Plan. As for the OPEB, there are 588 inactive employees, retirees, and active employees eligible for City-paid retiree medical benefits.

On February 16, 2021, the City issued Pension Obligation Bonds in the amount of $106,335,000; paying off in its entirety the City's Unfunded Accrued Liability. The fifth bond payment is scheduled for July 2025.

Costs in this division include OPEB Medical prefunding of $1,000,000 million to be deposited in the retiree medical trust account (CERBT) and the fourth payment of the Pension Obligation Bond Series 2021 in the amount of $7,339,176 million.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$650,000	$650,000	$650,000
Special Revenue	$7,905,848	$9,429,943	$9,429,943	$11,110,410
Enterprise	$118,692	$0	$0	$0
Internal Service	$4,730,022	$4,700,000	$4,700,000	$5,000,000
Total Expenditures	**$12,754,562**	**$14,779,943**	**$14,779,943**	**$16,760,410**

Division: Workers' Compensation
Division No.: 8301

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$4,460,544	$2,725,000	$2,725,000	$4,255,000
Services	$735,611	$1,024,000	$1,024,000	$978,477
Commodities	$0	$0	$0	$0
Internal Services	$246,652	$359,161	$359,161	$271,318
Capital Outlay	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$5,442,807**	**$4,108,161**	**$4,108,161**	**$5,504,794**

Program Details

The Workers' Compensation Internal Service Fund was established for the management and funding of the City's workers' compensation risk exposure. Workers' compensation laws in the State of California, both those of constitutional and statutory origin, create a compulsory responsibility for all employers to compensate any and all of their workers for injuries or disabilities arising out of the scope and in the course of employment.

California workers' compensation law provides medical treatment, temporary disability benefits, permanent disability benefits, vocational rehabilitation benefits, medical benefits and death benefits for work related injuries. The law also provides for preventative measures in the form of safety laws and administrative rules.

The City maintains workers compensation insurance coverage to statutory limits per occurrence (policy will pay out per statute with no coverage limit) through the City's participation in a Joint Power Authority risk sharing pool Workers Compensation Program. Both the Human Resources/Risk Management and Finance Departments manage the Workers' Compensation Fund.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$0	$0	$0	$0
Internal Service	$5,442,807	$4,108,161	$4,108,161	$5,504,794
Total Expenditures	**$5,442,807**	**$4,108,161**	**$4,108,161**	**$5,504,794**

Capital Improvement Program
FY 2026-2027 Adopted Budget

Department Overview

The Capital Improvement Program (CIP) is a projection of the City's capital investments over a five-year period. The CIP is a fiscal and planning tool that allows the City to monitor all capital project costs, funding sources, departmental responsibilities, and timing. Each year, the CIP will be reviewed within the context of ongoing city, county, state, and federal planning programs and policies. Capital investments involve major City projects that produce outputs having long and useful life spans.

Programs and Services

The CIP includes projects and funding sources in the following three (3) categories:

- Enterprise Capital Projects
- Street Construction Projects
- Community Improvement Capital Projects

The City's CIP projects can be viewed by scanning the QR code below:

Capital Improvement Program Budget Summary

Expenditures by Program					
Program Name	Program No.	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Enterprise Capital	5005	$4,153,396	$2,950,000	$2,950,000	$3,300,000
Street Construction	5001	$8,800,197	$8,234,585	$8,234,585	$5,263,256
Community Capital Improvem	5002	$2,926,473	$6,154,762	$6,154,762	$7,470,000
		$15,880,066	**$17,339,347**	**$17,339,347**	**$16,033,256**

FY 2026-2027 Proposed Projects

Enterprise Capital Projects

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
99026	411	Sewer Fund	Manhole Rehabilitation	$300,000
99027	411	Sewer Fund	Sewer Repairs at Various Locations	$1,500,000
NEW	411	Sewer Fund	Sewer Lines Video Assessment	$1,000,000
99029	408	Water Fund	Water Main Replacement - (Garfield to Alhambra)	$300,000
NEW	408	Water Fund	Restrooms and Locker Improvements at City Yard	$150,000
NEW	408	Water Fund	Office Space Restructure at City Yard	$50,000
			Street Construction Capital Projects Total	**$3,300,000**

Street Construction Projects

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
96005	241	Proposition C	Traffic Signal Upgrades	$200,000
96048	362	Community Development Block Grant (CDBG)	ADA Improvements	$250,000
96048	236	Transportation Development Act (TDA)	ADA Improvements	$97,243
NEW	237	Senate Bill 1 (SB1)	Pavement Improvements	$1,716,013
NEW	240	Measure M	Pavement Improvements	$1,500,000
NEW	241	Proposition C	Pavement Improvements	$1,000,000
NEW	240	Measure M	Concrete Improvements	$250,000
NEW	240	Measure M	Sidewalk Repairs	$250,000
			Street Construction Capital Projects Total	**$5,263,256**

Capital Improvement Program
FY 2026-2027 Adopted Budget

Community Improvement Capital Projects

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
95035	101	General Fund	City Roof Repairs	$520,000
95048	101	General Fund	Fire Station #61	$1,000,000
95065	101	General Fund	Council Chambers Renovation	$850,000
95065	506	Building Maintenance	Council Chambers Renovation	$850,000
95065	114	Video Service Franchise	Council Chambers Renovation	$750,000
NEW	502	Information Technology	City Servers	$620,000
NEW	247	Air Quality Management District (AQMD)	EV Infrastructure and Equipment	$150,000
NEW	101	General Fund	Barnes Park Service Club Renovation and ADA Upgrades	$600,000
NEW	232	Measure A (Grant)	Barnes Park Pool Design	$500,000
NEW	232	Measure A (Grant)	Garvey Ranch Trail Design	$500,000
NEW	101	General Fund	Langley Friendship Room/City Hall Community Room	$30,000
NEW	231	Parks - Development Impact Fees	George Elder Park- Switchgear Replacement	$500,000
NEW	231	Parks - Development Impact Fees	Garvey Ranch Park - Switchgear Replacement	$500,000
NEW	231	Parks - Development Impact Fees	Langley and La Loma Facility Fire Alarm Updates	$100,000
			Community Capital Improvement Projects Total	**$7,470,000**

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$3,168,949	$3,733,279	$3,733,279	$3,750,000
Special Revenue	$7,079,838	$10,656,069	$10,656,069	$7,513,256
ARPA Funds	$0	$0	$0	$0
Enterprise	$4,153,396	$2,950,000	$2,950,000	$3,300,000
Internal Service	$0	$0	$0	$1,470,000
Bond Funds	$1,477,883	$0	$0	$0
Total	**$15,880,066**	**$17,339,347**	**$17,339,347**	**$16,033,256**

Division: Street Construction
Division No.: 5001

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$0	$0	$0	$0
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$8,800,197	$8,234,585	$8,234,585	$5,263,256
Debt Service	$0	$0	$0	$0
Total Expenditures	**$8,800,197**	**$8,234,585**	**$8,234,585**	**$5,263,256**

Programs Details

The City contains 119.27 miles of streets, 225.22 miles of sidewalk, 75 traffic signals and 10 miles of improved alleys. Major improvements are needed to accommodate the increased flow of pedestrian and vehicle traffic. This program provides for street improvements including parking, lighting, traffic signals, and landscaping administered through the Public Works Department.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,805,678	$2,244,907	$2,244,907	$0
Special Revenue	$5,516,636	$5,989,678	$5,989,678	$5,263,256
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$0
Bond Funds	$1,477,883	$0	$0	$0
Total Expenditures	**$8,800,197**	**$8,234,585**	**$8,234,585**	**$5,263,256**

The 2026-2027 street improvements include the following:

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
96005	241	Proposition C	Traffic Signal Upgrades	$200,000
96048	362	Community Development Block Grant (CDBG)	ADA Improvements	$250,000
96048	236	Transportation Development Act (TDA)	ADA Improvements	$97,243
NEW	237	Senate Bill 1 (SB1)	Pavement Improvements	$1,716,013
NEW	240	Measure M	Pavement Improvements	$1,500,000
NEW	241	Proposition C	Pavement Improvements	$1,000,000
NEW	240	Measure M	Concrete Improvements	$250,000
NEW	240	Measure M	Sidewalk Repairs	$250,000
			Street Construction Capital Projects Total	**$5,263,256**

Division: Community Improvements
Division No.: 5002

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$0	$0	$0	$0
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$2,926,473	$6,154,762	$6,154,762	$7,470,000
Debt Service	$0	$0	$0	$0
Total Expenditures	**$2,926,473**	**$6,154,762**	**$6,154,762**	**$7,470,000**

Programs Details

Community capital improvements includes any physical improvement to the City's capital assets of a permanent nature as well as acquisition of equipment. Community capital improvements are typically funded by grants, reserves, and specified revenue sources.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$1,363,271	$1,488,372	$1,488,372	$3,750,000
Special Revenue	$1,563,202	$4,666,391	$4,666,391	$2,250,000
Enterprise	$0	$0	$0	$0
Internal Service	$0	$0	$0	$1,470,000
Total Expenditures	**$2,926,473**	**$6,154,762**	**$6,154,762**	**$7,470,000**

The FY 2026-2027 community improvements include the following:

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
95035	101	General Fund	City Roof Repairs	$520,000
95048	101	General Fund	Fire Station #61	$1,000,000
95065	101	General Fund	Council Chambers Renovation	$850,000
95065	506	Building Maintenance	Council Chambers Renovation	$850,000
95065	114	Video Service Franchise	Council Chambers Renovation	$750,000
NEW	502	Information Technology	City Servers	$620,000
NEW	247	Air Quality Management District (AQMD)	EV Infrastructure and Equipment	$150,000
NEW	101	General Fund	Barnes Park Service Club Renovation and ADA Upgrades	$600,000
NEW	232	Measure A (Grant)	Barnes Park Pool Design	$500,000
NEW	232	Measure A (Grant)	Garvey Ranch Trail Design	$500,000
NEW	101	General Fund	Langley Friendship Room/City Hall Community Room	$30,000
NEW	231	Parks - Development Impact Fees	George Elder Park- Switchgear Replacement	$500,000
NEW	231	Parks - Development Impact Fees	Garvey Ranch Park - Switchgear Replacement	$500,000
NEW	231	Parks - Development Impact Fees	Langley and La Loma Facility Fire Alarm Updates	$100,000
			Community Capital Improvement Projects Total	**$7,470,000**

Division: Enterprise Capital Projects
Division No.: 5005

Expenditures by Character	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
Salary and Benefits	$0	$0	$0	$0
Services	$0	$0	$0	$0
Commodities	$0	$0	$0	$0
Internal Services	$0	$0	$0	$0
Capital Outlay	$4,153,396	$2,950,000	$2,950,000	$3,300,000
Debt Service	$0	$0	$0	$0
Total Expenditures	**$4,153,396**	**$2,950,000**	**$2,950,000**	**$3,300,000**

Programs Details

This program provides for the continued capital replacement, improvement and upgrading of the Enterprise (Water, Sewer and Refuse) projects.

Funding Source by Type

Funding Sources by Type	FY 2024-25 Actual	FY 2025-26 Original Budget	FY 2025-26 Projected Budget	FY 2026-27 Budget
General Fund	$0	$0	$0	$0
Special Revenue	$0	$0	$0	$0
Enterprise	$4,153,396	$2,950,000	$2,950,000	$3,300,000
Internal Service	$0	$0	$0	$0
Debt Service	$0	$0	$0	$0
Total Expenditures	**$4,153,396**	**$2,950,000**	**$2,950,000**	**$3,300,000**

The FY 2026-2027 community improvements include the following:

Project No.	Fund No.	Fund Type	Project Description	New Funding Request
99026	411	Sewer Fund	Manhole Rehabilitation	$300,000
99027	411	Sewer Fund	Sewer Repairs at Various Locations	$1,500,000
NEW	411	Sewer Fund	Sewer Lines Video Assessment	$1,000,000
99029	408	Water Fund	Water Main Replacement - (Garfield to Alhambra)	$300,000
NEW	408	Water Fund	Restrooms and Locker Improvements at City Yard	$150,000
NEW	408	Water Fund	Office Space Restructure at City Yard	$50,000
			Street Construction Capital Projects Total	**$3,300,000**

Project	Fund	Project Description	Appropriation Amount	Year To Date Estimated Expenditures	FY 2025-2026 Carryover Balance	New Funding Request FY 2026-2027	Planned FY 2027-2028	Planned FY 2028-2029	Planned FY 2029-2030	Planned FY 2030-2031	Planned FY 2031-2032	Total Project Needs
		Enterprise Capital Projects										
86005	411	SEWER MASTER PLAN	$424,733.00	$0.00	$424,733.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$424,733.00
86005	419	SEWER MASTER PLAN	$23,275.00	$0.00	$23,275.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,275.00
99021	411	PIPELINE REPLACEMENT - CIPRIANO AND EL PORTAL	$300,966.00	$5,000.00	$295,966.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300,966.00
99026	411	SEWER MANHOLE REHABILITATION	$706,739.00	$0.00	$706,739.00	$300,000.00	$300,000.00	$300,000.00	$300,000.00	$300,000.00	$0.00	$2,206,739.00
99027	411	SEWER REPAIRS AT VARIOUS LOCATIONS	$4,499,808.00	$1,875,053.00	$2,624,755.00	$1,500,000.00	$1,500,000.00	$1,500,000.00	$1,500,000.00	$1,500,000.00	$0.00	$11,999,808.00
NEW	411	SEWER LINES VIDEO ASSESSMENT	$0.00	$0.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
		Sewer Sub-total	$5,955,521.00	$1,880,053.00	$4,075,468.00	$2,800,000.00	$1,800,000.00	$1,800,000.00	$1,800,000.00	$1,800,000.00	$0.00	$15,955,521.00
99024	408	WATER METER REPLACEMENTS	$9,795,215.00	$9,795,215.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,795,215.00
99029	408	WATER MAIN REPLACEMENT - EMERSON (GARFIELD TO ALHAMBRA)	$0.00	$0.00	$0.00	$300,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300,000.00
99030	408	WATER MAIN REPLACEMENT - NORTHEAST (GARFIELD/GARVEY)	$21,350.50	$21,350.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$21,350.50
99031	409	S. GARFIELD & S. ATLANTIC WATER MAIN REPLACEMENT	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
99031	408	S. GARFIELD & S. ATLANTIC WATER MAIN REPLACEMENT	$2,348,507.59	$2,016,660.36	$331,847.23	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,348,507.59
99032	408	S. ATLANTIC WATER MAIN REPLACEMENT (NEWMARK TO HARDING)	$187,945.66	$187,945.66	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$187,945.66
99033	408	E GARVEY - GARFIELD TO NEW - WATER MAIN REPLACEMENT	$4,567,900.00	$0.00	$4,567,900.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,567,900.00
99033	409	E GARVEY - GARFIELD TO NEW - WATER MAIN REPLACEMENT	$600,000.00	$0.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600,000.00
NEW	408	N. GARFIELD - GARVEY TO HELLMAN - WATER MAIN REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
NEW	408	WATER LOCKER AND RESTROOM IMPROVEMENTS	$0.00	$0.00	$0.00	$150,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00
NEW	408	WATER OFFICE SPACE RESTRUCTURE	$0.00	$0.00	$0.00	$50,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00
NEW	408	WATER MAIN REPLACEMENT - ALLEY S. OF GARVEY	$0.00	$0.00	$0.00	$0.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$750,000.00
96001	408	N. ATLANTIC WATER IMPROVEMENT	$7,500.00	$7,500.00	$0.00	$0.00	$1,500,000.00	$0.00	$0.00	$0.00	$0.00	$1,507,500.00
99022	409	PLC UPGRADE	$0.00	$0.00	$0.00	$0.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00
99006	408	MPK GOLF COURSE WATER MAIN EXTENSION	$0.00	$0.00	$0.00	$0.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$750,000.00
NEW	408	EMERGENCY GENERATOR FOR WATER FACILITIES	$0.00	$0.00	$0.00	$0.00	$12,612,600.00	$0.00	$0.00	$0.00	$0.00	$12,612,600.00
99005	408	MIRA VALLE WATER PROJECT	$0.00	$0.00	$0.00	$0.00	$0.00	$650,000.00	$0.00	$0.00	$0.00	$650,000.00
NEW	408	DE LA FUENTE ST MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$6,000,000.00	$0.00	$0.00	$0.00	$6,000,000.00
NEW	408	MONTECHICO DR MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$1,300,000.00	$0.00	$0.00	$0.00	$1,300,000.00
NEW	408	RUSSELL BOOSTER STATION	$0.00	$0.00	$0.00	$0.00	$0.00	$2,800,000.00	$0.00	$0.00	$0.00	$2,800,000.00
NEW	408	RUSSELL RESERVOIR REHABILITATION (PHASE 2)	$0.00	$0.00	$0.00	$0.00	$0.00	$1,700,000.00	$0.00	$0.00	$0.00	$1,700,000.00
NEW	408	BROCKWELL AVE MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$5,500,000.00	$0.00	$0.00	$0.00	$5,500,000.00
NEW	408	REPLACE DELTA SETTLING TANKS	$0.00	$0.00	$0.00	$0.00	$0.00	$2,700,000.00	$0.00	$0.00	$0.00	$2,700,000.00
NEW	408	EAST GRAVES AVE MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$670,000.00	$0.00	$0.00	$670,000.00
NEW	408	BRIGHTWOOD BOOSTER STATION REHAB	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,900,000.00	$0.00	$0.00	$1,900,000.00
NEW	408	GRAYLOCK AVE MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000,000.00	$0.00	$0.00	$3,000,000.00
NEW	408	PIPELINE SEISMIC UPGRADE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$200,000.00	$0.00	$0.00	$200,000.00
NEW	408	DELTA BOOSTER STATION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,100,000.00	$0.00	$1,100,000.00
NEW	408	DONCREST ST MAINLINE REPLACEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$578,000.00	$0.00	$578,000.00
NEW	408	HIGHLAND SCHOOL WATERLINE LOOP	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		Water Sub-total	$18,528,418.75	$13,028,671.52	$5,499,747.23	$500,000.00	$17,612,600.00	$20,650,000.00	$5,770,000.00	$1,678,000.00	$0.00	$64,739,018.75
		Enterprise Capital Projects Subtotal	**$24,483,939.75**	**$14,908,724.52**	**$9,575,215.23**	**$3,300,000.00**	**$19,412,600.00**	**$22,450,000.00**	**$7,570,000.00**	**$3,478,000.00**	**$0.00**	**$80,694,539.75**
		Street Construction Capital Projects										
96012	101	POTRERO GRANDE RENOVATION	$2,732,045.32	$328,744.50	$2,403,300.82	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,732,045.32
96023	239	GARFIELD AVENUE CAPACITY IMPROVEMENT	$675,061.00	$0.00	$675,061.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$675,061.00
96024	239	ATLANTIC AVENUE CAPACITY IMPROVEMENT	$1,897,913.50	$0.00	$1,897,913.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,897,913.50
96025	239	RAMONA ROAD CAPACITY IMPROVEMENT	$2,397,836.25	$0.00	$2,397,836.25	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,397,836.25
96026	239	ADAPTIVE TRAFFIC/TRAFFIC RESPONSIVE CONTROL SYSTEM	$8,188,715.75	$697,167.16	$7,491,548.59	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,188,715.75
96055	239	GARVEY PARKING STRUCTURE	$47,258,000.00	$0.00	$47,258,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$47,258,000.00
96052	239	GARVEY ROAD CAPACITY IMPROVEMENT	$18,191,312.66	$1,396,280.66	$16,795,032.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$18,191,312.66
96047	239	MONTEREY PASS COMPLETE STREETS PROJECT	$20,454,188.34	$1,273,452.34	$19,180,736.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$20,454,188.34
96035	239	CESAR CHAVEZ AVE. PAVING PROJECT	$53,670.00	$0.00	$53,670.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$53,670.00
96038	240	MAT CYCLE 1- POTRERO GRANDE REGIONAL PROJECT	$8,014,452.57	$7,957,186.47	$57,266.10	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,014,452.57
96005	241	TRAFFIC SIGNAL UPGRADES	$311,149.00	$0.00	$311,149.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$1,311,149.00

Project	Fund	Project Description	Appropriation Amount	Year To Date Estimated Expenditures	FY 2025-2026 Carryover Balance	New Funding Request FY 2026-2027	Planned FY 2027-2028	Planned FY 2028-2029	Planned FY 2029-2030	Planned FY 2030-2031	Planned FY 2031-2032	Total Project Needs
96044	218	SAFE STREETS FPR ALL (SS4A)	$984,000.00	$967,140.00	$16,860.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$984,000.00
96044	239	SAFE STREETS FPR ALL (SS4A)	$244,040.00	$20,250.00	$223,790.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$244,040.00
96045	241	BUS STOP IMPROVEMENTS	$600,000.00	$0.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600,000.00
96041	101	SLURRY SEAL	$500,000.00	$284,761.00	$215,239.00	$0.00	$500,000.00	$500,000.00	$500,000.00	$500,000.00	$0.00	$2,500,000.00
96048	362	ADA IMPROVEMENTS	$262,468.45	$192,234.98	$70,233.47	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$250,000.00	$0.00	$1,512,468.45
96048	236	ADA IMPROVEMENTS	$0.00	$0.00	$0.00	$97,243.00	$0.00	$0.00	$0.00	$0.00	$0.00	$97,243.00
96056	101	ALLEYS REHABILITATION	$0.00	$0.00	$0.00	$0.00	$1,000,000.00	$1,000,000.00	$1,000,000.00	$1,000,000.00	$0.00	$4,000,000.00
96057	601	PAVEMENT IMPROVEMENTS	$425,000.00	$425,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$425,000.00
96057	101	PAVEMENT IMPROVEMENTS	$1,406,937.61	$13,000.00	$1,393,937.61	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,406,937.61
96057	204	PAVEMENT IMPROVEMENTS	$800,000.00	$800,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$800,000.00
96057	237	PAVEMENT IMPROVEMENTS	$1,602,727.00	$1,602,727.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,602,727.00
96057	240	PAVEMENT IMPROVEMENTS	$500,000.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
96057	241	PAVEMENT IMPROVEMENTS	$181,512.00	$181,512.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$181,512.00
96057	242	PAVEMENT IMPROVEMENTS	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
95061	101	SIDEWALK ASSESSMENT & REPAIRS	$203,900.00	$196,309.21	$7,590.79	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$203,900.00
NEW	237	PAVEMENT IMPROVEMENTS 26-27	$0.00	$0.00	$0.00	$1,716,013.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,716,013.00
NEW	240	PAVEMENT IMPROVEMENTS 26-27	$0.00	$0.00	$0.00	$1,500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,500,000.00
NEW	241	PAVEMENT IMPROVEMENTS 26-27	$0.00	$0.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
NEW	240	CONCRETE IMPROVEMENTS	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250,000.00
NEW	240	SIDEWALK REPAIRS (PRECISION)	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250,000.00
		Street Sub-total	$118,884,929.45	$17,835,765.32	$101,049,164.13	$5,263,256.00	$1,950,000.00	$1,950,000.00	$1,950,000.00	$1,950,000.00	$0.00	$131,948,185.45
96040	248	STORM DRAIN MASTER PLAN/TMDL STUDY	$64,000.00	$0.00	$64,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$64,000.00
96051	248	STORMWATER INFILTRATION TRENCHES/DEMONSTRATION GARDEN	$350,000.00	$0.00	$350,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$350,000.00
NEW	248	STORM DRAIN LINING ON BRADSHAWE RESERVOIR TO GRANDRIDGE	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
		Drainage Sub-total	$414,000.00	$0.00	$414,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$414,000.00
		Street Construction Capital Projects Subtotal	**$119,298,929.45**	**$17,835,765.32**	**$101,463,164.13**	**$5,263,256.00**	**$1,950,000.00**	**$1,950,000.00**	**$1,950,000.00**	**$1,950,000.00**	**$0.00**	**$132,362,185.45**
		Community Capital Improvement Projects										
81401	502	IT EMERGENCY / MASTER PLAN	$50,000.00	$0.00	$50,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00
91401	502	NETWORK EQUIPMENT (ERP)	$217,498.89	$0.00	$217,498.89	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$217,498.89
91402	502	NETWORK EQUIPMENT (ERP) PSA	$154,535.61	$0.00	$154,535.61	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$154,535.61
96018	101	DOWNTOWN PARKING LOT IMPROVEMENTS	$567,153.00	$0.00	$567,153.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$567,153.00
EFD03	501	PUBLIC SAFETY	$60,000.00	$0.00	$60,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$60,000.00
EPW02	501	PUBLIC WORKS VEHICLE	$2,228.41	$0.00	$2,228.41	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,228.41
E0001	501	PUBLIC WORKS VEHICLE	$492,000.00	$492,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$492,000.00
###	408	PUBLIC WORKS VEHICLE (WATER)	$70,000.00	$0.00	$70,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$70,000.00
EFD01	101	AMBULANCE	$815,275.64	$808,882.88	$6,392.76	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$815,275.64
EPD01	101	POLICE VEHICLE	$744,933.48	$509,397.70	$235,535.78	$0.00	$200,000.00	$0.00	$0.00	$0.00	$0.00	$944,933.48
95031	362	FACILITIES RESTROOM IMPROVEMENTS	$215,203.50	$14,259.00	$200,944.50	$0.00	$400,000.00	$400,000.00	$400,000.00	$400,000.00	$0.00	$1,815,203.50
95035	101	CITY ROOF REPAIRS	$2,128,874.45	$334,666.57	$1,794,207.88	$520,000.00	$1,209,000.00	$800,000.00	$0.00	$0.00	$0.00	$4,657,874.45
95038	101	LIBRARY GRANT - NEW PROJECT	$350,093.00	$10,464.00	$339,629.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$350,093.00
95038	360	LIBRARY GRANT - NEW PROJECT	$423,843.00	$329,910.80	$93,932.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$423,843.00
95046	101	LA LOMA PARK ADA RESTROOM & UTILITIES	$345,902.00	$5,000.00	$340,902.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$345,902.00
95048	101	FIRE STATION #61	$6,149.25	$4,606.25	$1,543.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,006,149.25
95048	381	FIRE STATION #61	$1,500,000.00	$5,000.00	$1,495,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,500,000.00
95049	101	FIRE STATION #63	$3,999,520.00	$3,299,506.50	$700,013.50	$0.00	$12,000,000.00	$0.00	$0.00	$0.00	$0.00	$15,999,520.00
95049	381	FIRE STATION #63	$2,000,000.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000,000.00
95050	101	CITY HALL PARKING LOT IMPROVEMENT	$890,384.00	$12,500.00	$877,884.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$890,384.00
95051	101	CITYWIDE VEHICLES	$750,000.00	$0.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750,000.00
95052		SOLAR/EV CHARGING PROJECT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
95065	101	COUNCIL CHAMBERS RENOVATION	$492,000.00	$144,300.00	$347,700.00	$850,000.00	$2,200,000.00	$0.00	$0.00	$0.00	$0.00	$3,542,000.00
95065	506	COUNCIL CHAMBERS RENOVATION	$0.00	$0.00	$0.00	$850,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$850,000.00
NEW	114	TECHNOLOGY UPGRADES - CHAMBERS	$0.00	$0.00	$0.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750,000.00

Project	Fund	Project Description	Appropriation Amount	Year To Date Estimated Expenditures	FY 2025-2026 Carryover Balance	New Funding Request FY 2026-2027	Planned FY 2027-2028	Planned FY 2028-2029	Planned FY 2029-2030	Planned FY 2030-2031	Planned FY 2031-2032	Total Project Needs
NEW	502	TECHNOLOGY UPGRADES - SERVERS	$0.00	$0.00	$0.00	$620,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$620,000.00
95053	101	CITYWIDE REKEYING PROJECT	$125,000.00	$0.00	$125,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$125,000.00
95057	231	SIERRA VISTA PARK PLAYGROUND	$255,000.00	$2,000.00	$253,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$255,000.00
95057	232	SIERRA VISTA PARK PLAYGROUND	$683,975.00	$0.00	$683,975.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$683,975.00
95060	231	LIBRARY INTERIOR REDESIGN	$150,000.00	$101,285.00	$48,715.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00
95062	101	GARVEY RANCH GAZEBO REPLACEMENT	$47,540.00	$6,276.50	$41,263.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$47,540.00
95062	231	GARVEY RANCH GAZEBO REPLACEMENT	$150,000.00	$0.00	$150,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00
95063	501	CITY FUEL PUMP IMPROVEMENTS	$233,289.00	$143,597.36	$89,691.64	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$233,289.00
BOA01	501	FIRE ENGINE	$1,542,006.01	$1,302,970.00	$239,036.01	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,542,006.01
BOA02	501	DUMP TRUCK	$136,085.73	$117,294.18	$18,791.55	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$136,085.73
BOA03	501	HVAC	$1,183,457.11	$0.00	$1,183,457.11	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,183,457.11
BOA03	101	AIR CONDITIONING UNIT REPLACEMENT - PHASE 2	$500,000.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
95064	101	PARKS MASTER PLAN	$250,000.00	$43,396.00	$206,604.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250,000.00
95069	362	SERVICE CLUB AND SIERRA VISTA DOORS	$26,012.57	$0.00	$26,012.57	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$26,012.57
95069	231	SERVICE CLUB AND SIERRA VISTA DOORS	$19,150.00	$0.00	$19,150.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$19,150.00
NEW	247	EV INFRASTRUCTURE AND EQUIPMENT	$0.00	$0.00	$0.00	$150,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00
NEW	101	CONCRETE BARRIER WALL AT EOC	$0.00	$0.00	$0.00	$0.00	$50,000.00	$0.00	$0.00	$0.00	$0.00	$50,000.00
NEW	101	BARNES PARK SERVICE CLUB RENOVATION & ADA UPGRADES	$0.00	$0.00	$0.00	$600,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$600,000.00
NEW	101	Barnes Park Pool design	$1,000,000.00	$0.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
NEW	232	Barnes Park Pool design (Measure A grant)	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	232	Garvey Ranch Trail Design (Measure A grant)	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	101	Langley Friendship Room/CH Community Room	$0.00	$0.00	$0.00	$30,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$30,000.00
NEW	231	Replacement of Switchgear at George Elder - PRIORITY 1-	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	231	Replacement of Switchgear at Garvey Ranch Park - PRIORITY 2	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	231	Replacement of Switchgear at La Loma Park- PRIORITY 3- UNFUNDED	$0.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	231	Replacement of Switchgear at Sequoia Park - PRIORITY 4 - UNFUNDED	$0.00	$0.00	$0.00	$0.00	$500,000.00	$0.00	$0.00	$0.00	$0.00	$500,000.00
NEW	231	Replacement of Switchgear at City Hall - PRIORITY 5 - UNFUNDED	$0.00	$0.00	$0.00	$0.00	$0.00	$50,000.00	$0.00	$0.00	$0.00	$50,000.00
NEW	231	FACILITIES FIRE ALARM UPGRADES - LANGLEY, LA LOMA,	$0.00	$0.00	$0.00	$100,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100,000.00
NEW	101	Library Remodel	$0.00	$0.00	$0.00	$0.00	$400,000.00	$0.00	$0.00	$0.00	$0.00	$400,000.00
NEW	101	Library Internal painting	$0.00	$0.00	$0.00	$0.00	$250,000.00	$0.00	$0.00	$0.00	$0.00	$250,000.00
NEW	231	George Elder Toddler pool	$0.00	$0.00	$0.00	$0.00	$56,000.00	$0.00	$0.00	$0.00	$0.00	$56,000.00
NEW	231	George Elder Bleachers replacement	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00	$0.00	$0.00	$0.00	$150,000.00
			$22,577,109.65	**$9,687,312.74**	**$12,889,796.91**	**$7,470,000.00**	**$17,765,000.00**	**$1,400,000.00**	**$400,000.00**	**$400,000.00**	**$0.00**	**$50,012,109.65**
ALL FUNDS												
	101	GENERAL FUND	$17,855,707.75	$6,001,811.11	$11,853,896.64	$3,000,000.00	$17,809,000.00	$2,300,000.00	$1,500,000.00	$1,500,000.00	$0.00	$43,964,707.75
	114	VIDEO SERVICE FRANCHISE	$0.00	$0.00	$0.00	$750,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$750,000.00
	204	CIRCULATION SYSTEM DIF FUND	$800,000.00	$800,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$800,000.00
	218	SS4A	$984,000.00	$967,140.00	$16,860.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$984,000.00
	231	PUBLIC/PARKS/LIBRARY DIF	$574,150.00	$103,285.00	$470,865.00	$1,100,000.00	$1,056,000.00	$200,000.00	$0.00	$0.00	$0.00	$2,930,150.00
	232	MEASURE A - PARKS	$683,975.00	$0.00	$683,975.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,683,975.00
	236	TRANSPORTATION DEVELOPMENT ACT 3	$0.00	$0.00	$0.00	$97,243.00	$0.00	$0.00	$0.00	$0.00	$0.00	$97,243.00
	237	SB1	$1,602,727.00	$1,602,727.00	$0.00	$1,716,013.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,318,740.00
	238	PROP A	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	239	MEASURE R	$99,360,737.50	$3,387,150.16	$95,973,587.34	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$99,360,737.50
	240	MEASURE M	$8,514,452.57	$8,457,186.47	$57,266.10	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$10,514,452.57
	241	PROP C	$1,092,661.00	$181,512.00	$911,149.00	$1,200,000.00	$200,000.00	$200,000.00	$200,000.00	$200,000.00	$0.00	$3,092,661.00
	242	GAS TAX	$1,000,000.00	$1,000,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000,000.00
	246	HIGHWAY SAFETY IMPROV PROGRAM	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	247	AQMD	$0.00	$0.00	$0.00	$150,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$150,000.00
	248	MEASURE W	$414,000.00	$0.00	$414,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$414,000.00
	281	ATP CYCLE 4	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	360	LIBRARY GRANTS	$423,843.00	$329,910.80	$93,932.20	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$423,843.00
	362	CDBG	$503,684.52	$206,493.98	$297,190.54	$250,000.00	$650,000.00	$650,000.00	$650,000.00	$650,000.00	$0.00	$3,353,684.52
	379	MTA MONTEREY PASS BIKE GRANT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	381	PUBLIC WORKS GRANT	$3,500,000.00	$2,005,000.00	$1,495,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,500,000.00
	387	PER CAPITA 68 GRANT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	401	WATER	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00

Project	Fund	Project Description	Appropriation Amount	Year To Date Estimated Expenditures	FY 2025-2026 Carryover Balance	New Funding Request FY 2026-2027	Planned FY 2027-2028	Planned FY 2028-2029	Planned FY 2029-2030	Planned FY 2030-2031	Planned FY 2031-2032	Total Project Needs
	402	WATER TREATMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	403	WATER TREATMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	408	WATER REVENUE BONDS	$16,998,418.75	$12,028,671.52	$4,969,747.23	$500,000.00	$15,612,600.00	$20,650,000.00	$5,770,000.00	$1,678,000.00	$0.00	$61,209,018.75
	409	WATER - DIF	$1,600,000.00	$1,000,000.00	$600,000.00	$0.00	$2,000,000.00	$0.00	$0.00	$0.00	$0.00	$3,600,000.00
	411	SEWER	$5,932,246.00	$1,880,053.00	$4,052,193.00	$2,800,000.00	$1,800,000.00	$1,800,000.00	$1,800,000.00	$1,800,000.00	$0.00	$15,932,246.00
	419	SEWER - DIF	$23,275.00	$0.00	$23,275.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$23,275.00
	501	SHOP	$3,649,066.26	$2,055,861.54	$1,593,204.72	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,649,066.26
	502	TECHNOLOGY	$422,034.50	$0.00	$422,034.50	$620,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,042,034.50
	506	FACILITIES	$0.00	$0.00	$0.00	$850,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$850,000.00
	601	STREET BONDS	$425,000.00	$425,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$425,000.00
	621	SALES TAX BONDS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	GRANT	GRANTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL ALL FUNDS			**$166,359,978.85**	**$42,431,802.58**	**$123,928,176.27**	**$16,033,256.00**	**$39,127,600.00**	**$25,800,000.00**	**$9,920,000.00**	**$5,828,000.00**	**$0.00**	**$263,068,834.85**

DEBT SERVICES

Debt service obligations of the City and budgeted amounts required to meet these obligations are presented in this section. These obligations involve long-term debt, which was used to build capital facilities or to acquire equipment that the City is now using.

Sales Tax Revenue Bonds Series 2021

On October 1, 2021, the City issued Sales Tax Revenue Bonds Series 2021 to fund the rehabilitation of various City streets. This is a 30-year bond funded with Measure M, Measure R and Proposition C revenues.

Siemens Energy Efficiency Project

On September 23, 2014, the City entered into a 15-year lease purchase agreement with Siemens Public, Inc. for the purchase and installation of interior lighting retrofits, exterior lighting retrofits, HVAC equipment replacement at select sites, building automation system and water meter replacements. Funding for this lease purchase is approximately 85% water fund,401, and 15% general fund,101.

Police Mobile Radios & System

In March 2021, the City entered into a 10-year lease purchase agreement with Motorola Solutions, Inc., for the purchase of Motorola APX radios and related accessories for the Police Department. This lease purchase is funded using the COPS Fund, 308.

Pension Obligation Bonds 2021 Series A

On February 16, 2021, the City issued Pension Obligation Bond 2021 Series A. The bond merged POB 2004 and paid off the full Unfunded Actuarial Liability through FY2020-2021. This is a 22-year bond payment and is funded with the City's retirement fund, 506.

Water Revenue Bond

On May 1, 2024, the City issued Water Revenue Bonds Series 2024 to fund aging water infrastructure. This is a 30-year bond with an aggregate interest rate of 4.14%.

San Gabriel Valley Municipal Water District

In March of 2021, the City entered into a 10-year loan agreement with the San Gabriel Valley Municipal Water District for the PFAS treatment system. This loan is funded using the water fund, 401. Payment for this loan will begin when project is complete.

Fire Truck; Public Works Dump Truck; and Citywide HVACs

On May 16, 2025 the City entered into a 9-year lease purchase agreement with Banc of America Capital Corp., Inc. for the purchase of one fire engine truck, one dump truck and various HVACs for City buildings. Funding for this lease purchase is from the internal service shop fund 501 and building maintenance fund 506.

Debt Services

FY2026-2027 Adopted Budget

Fund	Type of Debt	Description	Fiscal Year 2025-2026	Fiscal Year 2026-2027
621	Bonds	**Sales Tax Revenue Bonds Series 2021** (Final date: 06/2051)	1,048,450	1,050,950
101	Lease Purchase	**SIEMENS Energy Efficiency Project**	156,766	163,862
401		(Final date: 06/2030)	888,341	928,551
		Sub-Total	1,045,107	1,092,413
308	Lease Purchase	**Police Mobile Radios & System** (Final date: 09/2032)	307,745	307,745
202	Bonds	**Pension Obligation Bonds 2004**	1,435,283	1,433,941
		Pension Obligation Bonds 2021 Series A Merge with 2004 POBs (Final date: 06/2043)	5,904,422	5,905,235
		Sub-Total	7,339,705	7,339,176
401	Bonds	**Water Revenue Bonds** (Final date: 02/2054)	1,212,575	1,212,825
401	Loan	**SGVMWD** (Final date: 12/2036)	400,000	400,000
501	Lease Purchase	**Fire Engine Truck**	190,620	190,620
506	Lease Purchase	**Dump Truck; Citywide HVACS** (Final date: 05/2034)	190,620	190,620
		Total	$11,734,821	$11,787,348

RESOLUTION NO.

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-2027 FINAL OPERATING, DEBT AND CAPITAL BUDGET FOR THE CITY OF MONTEREY PARK; THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY; THE MONTEREY PARK FINANCING AUTHORITY; THE MONTEREY PARK HOUSING AUTHORITY; AND THE GEOLOGIC HAZARD ABATEMENT DISTRICT

The City Council for the City of Monterey Park and the City Council acting on behalf of the Successor Agency (collectively referred to, for convenience, as the "City") does resolve as follows:

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

A. The City Council reviewed the proposed final Operating and Debt Budget ("Budget") for the City and Capital Improvement Plan ("CIP") for fiscal year 2026-2027;

B. The Budget and CIP are based upon appropriate estimates and financial planning for the City's operations, debt and capital improvements;

C. The City Council conducted a public study session on May 27, 2026;

D. The City Council is fully informed regarding the City's current finances, projected revenue, and financial obligations; and

E. It is in the public interest for the City Council to adopt the Budget and CIP as proposed by the City Manager.

SECTION 2: **Adoption**. The Budget and the Capital Improvement Projects as incorporated by reference to this Resolution are approved and adopted subject only to the authorizations set forth below. Such approval and adoption includes, without limitation, the Position Control Listing of Authorized Positions, Classification and Compensation Plans set forth in the Budget which recognizes new classifications and removes unused classifications.

SECTION 3: **Appropriations Limit**.

A. Article XIIIB of the California Constitution requires the City to set its Appropriations Limit on an annual basis;

B. The City's Appropriations Limit may be adjusted annually based upon inflation and population growth.

C. The City Council may choose the method of calculating adjustments to the City's Appropriations Limit on an annual basis. For inflation, pursuant to Article XIIIB, § 8(e)(2), adjustments to the Appropriations Limit may be calculated using either the percentage change in per capita personal income from the preceding year or the percentage change in the local assessment roll from the preceding year because of local nonresidential new construction. For population growth, pursuant to Government Code § 7901(b), the City may either use the percentage growth either in its jurisdiction or from the surrounding county.

D. Pursuant to Article XIIIB of the California Constitution, and those Government Code sections adopted pursuant to Article XIIIB, § 8(f), the City Council chooses to adjust the City's Appropriations Limit by calculating inflation using the California per capita personal income growth and calculating population growth by using the percentage change in population in Los Angeles County.

E. As a result of the adjustments made to the City's Appropriations Limit, the City Council sets the Appropriations Limit for fiscal year 2026-2027 at $126,618,391 million.

SECTION 4: **Budget Appropriations**. Based upon the Budget, the total General Fund operating budget, including transfers, is $77.8 million. The Overall City Budget is $188.2 million including Capital Improvement Projects. The City Manager, or designee, is authorized to implement the appropriations for City Departments.

SECTION 5: **CIP Appropriations**. Based upon the CIP, a total of $16.0 million is appropriated for capital improvement projects for fiscal year 2026-2027. The City Manager, or designee, is authorized to implement the CIP.

SECTION 6: **Reappropriation**. The City Manager, or designee, is authorized to reappropriate any unused appropriations for capital projects, special projects, and grant programs at the close of fiscal year 2026-2027 for the Budget and CIP.

SECTION 7: **Fund Operating Reserves**. The City Manager, or designee, may appropriate any remaining revenues at the close of fiscal year 2026-2027 into the applicable Fund operating reserve per Governmental Accounting Standards Board (GASB) Statement No. 54.

SECTION 8: **Budget Adjustments**. The Budget may be subsequently adjusted as follows:

A. By majority vote of the City Council;

B. By the City Manager, or designee, for all appropriation transfers between programs and sections within a City department and between appropriation units (e.g., salaries and benefits, services and supplies, and capital outlay) within programs;

C. Objects code expenditures within appropriation units in a program are not

restricted so long as funding is available in the appropriation unit as a whole.

SECTION 9: **Contracting Authority.**

A. Pursuant to Monterey Park Municipal Code ("MPMC") Chapter 3.20, the City Manager, or designee, is authorized to bid and award contracts for the equipment, supplies, and services approved in the Budget.

B. Pursuant to MPMC § 3.90.050(c), the City Manager or designee, is authorized to execute all contracts awarded for equipment, supplies, and services approved in the Budget.

C. For all other services, equipment, and supplies, the City Manager or designee, is authorized to execute contracts in accordance with the MPMC.

SECTION 3: **Electronic Signatures**. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 4: **Recordation**. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

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

PASSED AND ADOPTED this 17th day of June 2026.

Elizabeth Yang, Mayor

ATTEST:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

CITY OF MONTEREY PARK
MANAGEMENT AND BUDGET POLICIES
FISCAL YEAR 2026-2027

Management and Budget Policies are developed and maintained to set forth the framework for not only the development of the budget for the upcoming year, but the ongoing operations and future needs of the citizens of Monterey Park. The following policies are the foundation that supports the services that our citizens expect and deserve.

1. *Legal Requirements Regarding Annual Budget*
2. *Budgetary/Accounting Basis*
3. *Description of Reporting Entities*
4. *Budgetary Fund Structure*
5. *General Management and Budget Policies*
6. *Revenue Policy*
7. *Purchasing Policy*
8. *Fund Balance Policy for Governmental Funds*
9. *Other Postemployment Benefits (OPEB) Sustainability Policy*
10. *Capital Improvement Program Policy*
11. *Investment Policy*
12. *Debt Administration and Policies*
13. *Grant Administration Policy*
14. *Cost Accounting Application*
15. *Article XIIIB Appropriations Limit*
16. *Source of Funds by Departments*

CITY OF MONTEREY PARK
MANAGEMENT AND BUDGET POLICIES
FISCAL YEAR 2026-2027

1. LEGAL REQUIREMENTS REGARDING ANNUAL BUDGET

Monterey Park Municipal Code Section 2.08.070, Subsection 8, establishes the City Manager's responsibility to prepare and submit to the City Council the annual budget for the operations of the City of Monterey Park during each fiscal year.

The annual budget adopted by the City Council serves as a guideline for operations of the City. From the effective date of the budget, the date of formal adoption by the City Council, expenditure amounts as proposed are appropriated to departments and offices for the respective expenditure objects and purposes named or described.

Budgeted expenditures are controlled at the fund and department level. The City Manager is authorized to transfer appropriations between the accounts of any department within individual funds. Council approval is required only for transfers between funds, or for an increase in total appropriations.

2. BUDGETARY/ACCOUNTING BASIS

The annual budget adopted by the City Council serves as a guideline for operations of the City. It includes proposed expenditures and estimated revenues and is legally adopted for all General, Special Revenue, and Proprietary Fund Types.

Budgets for the General, and Special Revenue Fund Types are adopted on a basis consistent with generally accepted accounting principles (GAAP). The modified-accrual basis of accounting is employed in the preparation of the budget for these fund types.

Budgets for proprietary funds are adopted on the "funds available" basis. Major differences for the GAAP basis of accounting include: Capital outlay is budgeted as expenditure in the year purchased; Accrued compensated absences are not considered expenditures until paid; Purchases of inventories are considered expenditures when purchased; Depreciation is not budgeted.

The budget is formally integrated into the accounting system and employed as a management control device during the year for all funds. At fiscal year-end, unexpended and unencumbered budget appropriations lapse. Encumbrances outstanding at year-end are carried into the following year for continuing appropriation.

3. DESCRIPTION OF REPORTING ENTITIES

Monterey Park's Municipal Services Program includes presentation of the annual budgets and operational activities of four distinct reporting entities: The City of Monterey Park, the Monterey Park Public Financing Authority, and the Monterey Park Housing Authority.

The City of Monterey Park

The City of Monterey Park was incorporated on May 29, 1916, under the general laws of the State of California and enjoys all rights and privileges pertaining to general law cities.

The Monterey Park Financing Authority

The Monterey Park Public Financing Authority was established in June of 2021 under a joint exercise of power agreement to provide for the financing of public capital improvements for the City and Agency through the acquisition of obligations pursuant to debt purchase agreements.

The Monterey Park Housing Authority

The Monterey Park Housing Authority was established in September 1992 to provide affordable housing within the City. The members of the City Council act as the governing board of the Monterey Park Housing Authority.

The Successor Agency

The Successor Agency was established in February 2012 to replace the Former Monterey Park Redevelopment Agency. The members of the City Council act as the governing board of the Successor Agency.

4. BUDGETARY FUND STRUCTURE

- ***Governmental Fund Types***

  - General Fund – the general operating fund of the City.
  - Special Revenue Funds – are utilized to account for revenues derived from specific sources, which are usually required, by law or administrative regulations to be accounted for in a separate fund. Special Revenue Funds include Retirement, Gas Taxes, Park Facilities, Proposition A, Proposition C, Measure R, Measure M, Measure W, RMRA (SB1), SB2, Asset Forfeiture, Business Improvement District #1, Air Quality,

Maintenance District 1972 Act, Developer Impact Fees, Public Safety Augmentation, CERCLA Liability, Housing, and Grant Funds.

- Major Funds include General Fund, Grants Fund, Retirement Fund, and Housing Fund.

- ***Proprietary Fund Types***

  - Water Operation Fund – is used to account for water operations that are financed and operated in a manner similar to private business enterprises.

  - Water Treatment Fund – is used to account for water treatment activities that are financed and operated in a manner similar to private business enterprises.

  - Refuse Fund – is used to account for receipts and expenditures relating to waste management activities including refuse collection, disposal, and recycling.

  - Sewer Fund – is used to account for construction and improvement to deficient sanitary sewer mains identified in the Sewer Master Plan, as established pursuant to Monterey Park Municipal Code Section 14.06.060.

  - Internal Service Funds – are used to account for the financing of services provided by one department to the other departments of the City on a cost-reimbursement basis. Internal Service Funds include Auto Shop, Separation Benefits, Workers' Compensation, Technology/Communications, Building Maintenance, General Liability, and Other Post-Employment Benefits (OPEB) Funds.

All funds indicated in the above are included in the audited financial statements.

5. GENERAL MANAGEMENT AND BUDGET POLICIES

- The City's long-term financial plan takes into account of its capital improvement plan (CIPs) and financial forecast as part of its expenditure projections, revenue estimates as well as future debt position.

- The City will avoid budgetary procedures that finance current expenditures at the expense of meeting future year's obligations, such as postponing expenditures, accruing future year revenues, or rolling over short-term debt.

- Budgetary and accounting procedures will conform to Generally Accepted Accounting Principles (GAAP) for government agencies.

- The City Council shall be presented a midyear fiscal (budget) review, which provides written analysis of the City's financial health. The Midyear Review document is an update for significant events and charges occurring since the last update in the previous year. All of the key assumptions are reviewed and revised as necessary.

- The City Manager will provide a financial impact analysis of all policy initiatives, service changes and new projects.

- The City's General Fund will be self-supporting, as will the various enterprise or special purpose funds. The objective is to maintain budgets, which do not borrow from one fund to support another. Where fund transfers are made, they are to be based on sound financial policy and will not be carried out for the sake of expedience.

- The City is required to adopt a balanced budget for its General Fund prior to the beginning of the fiscal year. A balanced budget means current revenues equal current expenditures. The City will make all current expenditures with current revenues, avoiding procedures that balance current budgets by postponing needed expenditures, accruing future revenues, or rolling over short-term debt.

6. REVENUE POLICY

- The City will endeavor to maintain a diversified and stable revenue base to minimize the effects of economic fluctuations on revenue accumulation.

- The City will estimate revenue using objective, analytical processes; in cases of assumption uncertainty, conservative projections will be utilized. The estimated growth rates used to project revenues are based on analysis, as adjusted for Monterey Park's experience and outlook, as well as state economic conditions.

- The City will fund all current expenditures from current revenues, avoiding procedures that balance current budgets by postponing

needed expenditures, accruing future revenues, or rolling over short-term debt.

- The City will identify basic tax-provided services and will establish user fees and charges for services provided in excess of basic services and/or to non-taxpaying users.

7. PURCHASING POLICY

- MPMC Chapter 3.90, entitled "Execution of Contracts," establishes the means by which the City can generally become legally obligated under a contract. Persons authorized to sign contracts on the City's behalf include the mayor, the City Manager for contracts up to $60,000, and department directors for contracts up to $25,000.

- MPMC Chapter 3.20 and 3.90 generally establishes the procedures for obtaining supplies and services. The purchasing officer must approve purchases of supplies that either are not identified in the City's current budget or constitute special supplies.

- Departments will be responsible to inform to the Finance Department for the use of the City's credit card in accordance with the City's Credit Card Usage Policy.

- Purchase Orders must be complete and have supporting documentation attached i.e., agreement cover page, quotes/bids/justification memo, etc.

- MPMC Section 3.20.040 requires formal bidding for matters over $60,000. MPMC Section 3.20.060 allows informal bidding for matters up to $60,000.

- Please refer to MPMC §3.90.050 Signature authority for approved signature authority thresholds.

- Please refer to Administrative Policy #50-09 for the disposal of surplus property.

- MPMC Chapter 3.90.010 requires that the City Attorney approve all contracts.

- Whenever Federal Award funds are used the following criteria must be followed in addition to the City's Purchasing Policy guidelines. The

Office of Management and Budget (OMB) issued the Uniform Administrative Requirements, Cost Principles,
and Audit Requirements for Federal Awards, Final Rule (aka Uniform Guidance) which applies to all non-federal entities receiving Federal awards, and to all new federal awards and existing awards that receive additional funding (or funding increments) after December 12, 2014.

8. FUND BALANCE POLICY

- The City's fund balance classification includes five components: Nonspendable, Restricted, Committed, Assigned, and Unassigned.

- Unrestricted General Fund balance, including Committed, Assigned, and Unassigned, will be maintained at a minimum level of two months, as recommended by the Government Finance Officers' Association (GFOA), of the General Fund regular revenues or operating expenditures. The City's maximum unrestricted fund balance shall not exceed 50% of General Fund operating expenditures.

- General Fund committed fund balance will include amounts for Potential Catastrophic Events and Economic Stabilization. The funding of this committed fund balance account will be reviewed each year during the midyear fiscal review.

- An Assigned Fund Balance for future Capital Projects account will be established to capture accumulated, nonrecurring or unanticipated revenues or expenditures savings, and will be carried forward from year to year to provide resources for the City Council to fund future infrastructure and other onetime expenditure needs of the City.

- The City will maintain adequate reserve to fund annual paid and committed claims in the General Liability Fund and Workers' Compensation Fund, scheduled vehicle maintenance and replacement in the Auto Shop Fund, accrued leave liability in the Separation Benefit Fund, technology and telephone replacement in the Technology/Data Processing Fund.

- Working Capital (current assets minus current liabilities) in the City's Enterprise Funds, including Water, Refuse, and Sewer, must be maintained at a minimum of two months' annual operating expenses. In addition, of one quarter (25%) of accumulated depreciation of the Capital Assets of the enterprise funds is necessary to ensure adequate resources for reconstructing or rehabilitating capital assets as they

reach the end of their useful lives.

- It is the City's goal to reduce its total future pension and retiree medical liabilities. The City participates in the California Employers' Retiree Benefit Trust Program ("CERBT") to prefund its Other Post Employment Benefits (OPEB) and funding is set aside through the annual budget process.

- The City issued Pension Obligation Bonds 2021 Series A on February 16, 2021, reducing the Unfunded Actuarial Liability (UAL) to zero during fiscal year 2020-2021. Mitigation strategies to pay or reduce any new UAL are included with the UAL policy included in the Budget Book under tab Resolutions & Policies and are presented to the Council each year and updated according to Council's directions.

9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) SUSTAINABILITY

- The City's post-employment medical benefits represent a significant employee-related compensation cost.

- The City adopted Resolution No. 11663 to prefund retiree health care benefits through the California Employers' Retiree Benefit Trust Program (CERBT).

- The CERBT program is an irrevocable trust and funds set aside in the Program cannot be used to meet any other City needs.

- The total annual contributions to the CERBT will be determined each year through the budget process and payments are shared by the City's various funds.

- The City will continue to search and implement healthcare cost containment measures to meet the OPEB funding challenge, including besting rules which are commensurate with years of service and a tiered system of benefits based on hiring dates.

10. CAPITAL IMPROVEMENT PROGRAM POLICY

- The City will utilize a Five-Year Capital Improvement Program to systematically plan, schedule, and finance capital projects as determined by the City Council. The Five-Year Program will include major ongoing maintenance and rehabilitation costs to existing infrastructure and facilities, as well as the cost of new facilities or capital improvements.

- The City's Capital Improvement Plan (CIP) identifies each proposed project, the year the project will start, and the proposed method of financing.

- The City will actively pursue grant and other outside funding sources for all capital improvements projects.

- The City will maintain all of its assets at a level adequate to protect the City's capital infrastructure and to minimize future maintenance and replacement costs.

- Whenever the City finances capital projects by issuing bonds, it will repay the bonds within a period not to exceed the expected useful life of the project.

- The City will confine long-term borrowing to capital improvements or projects that cannot be financed from current revenues.

11. INVESTMENT POLICY

- This Statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash and outline the policies for maximizing the efficiency of the City's cash management system. The ultimate goal is to enhance the economic status of the City while protecting its pooled cash.

- The policy shall direct the investment of the City's temporarily idle monies for all funds, including the general fund, special revenue funds, debt service funds, trust and agency funds, and proprietary funds. Employee deferred compensation, pension, and bond reserves are not managed by the City and are not subject to the City's Investment Policy.

- Criteria for selecting investments and the order of priority are: Safety, Liquidity, and Yield.

- The Policy provides for the creation of a Treasury Committee ("The Committee"). The Committee is comprised of the City Treasurer, the City Manager, the Assistant City Manager, and the Director of Finance.

- It should be noted that any newly developed derivative of an allowable investment that is not specifically mentioned in the policy

must be recommended by the City Treasurer for inclusion in the policy and any amendments to the policy must be submitted to the City Council for approval.

- The Treasury Committee shall maintain an approved list of primary security dealers and brokers and government sponsored investment pools. The Committee will review and amend the approved list periodically to ensure that the institutions continue to meet the selection criteria.

- Purchases of investments shall, whenever practical, be made directly from the issuer, from a member of a Federal regulated securities exchange, from a national or state chartered bank, or from a brokerage firm.

- Only commercial banks and savings and loan associations that demonstrate financial strength and are insured by the federal government may be selected to provide investment services.

- Only primary dealers registered with the Federal Reserve Bank of New York shall be used for Broker/Dealer instrument transactions.

- Other financial institutions shall be selected using the following selection criteria: financial strength, reputation, area of expertise and ability to conform to the City and state mandated investment parameters.

- All transactions described above shall be executed on a delivery versus payment basis. The custodian shall hold assets until the investments mature or the bank receives a request from the City to dispose of the securities.

- Maturities of investment instruments in the portfolio shall be staggered as much as practical and shall be consistent with projected cash requirements.

- All forecasted operating requirements shall be satisfied by maintaining an adequate level of liquidity in the portfolio.

- Within the parameters established by Section III., Investment Selection Criteria, and Section VI., Allowable Investments, investments should be diversified by security type and institution.

- The Annual Investment Report shall provide a summary of the year's

investment activities and shall include a proposed statement of Investment Policy to be approved by the City Council during the first sixty days of the fiscal year.

- The City of Monterey Park will follow the prudent investor standards of Government Code Section 53600.3. Investment officers acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided that deviations from expectation are reported in a timely and accurate fashion and appropriate action is taken to control adverse developments.

- As part of the City's annual audit, the City's external auditor shall review the City's investment activities to ensure compliance with the Investment Policy.

- At the direction of the City Treasurer, the City's Investment Policy shall be reviewed and updated annually by the Committee to reflect changes in the California State Codes, general market conditions or to provide further clarification of the City's policies. The Investment Policy shall be adopted by the City Council annually.

12. DEBT ADMINISTRATION AND POLICIES

(A) COMPUTATION OF LEGAL DEBT MARGIN
(Fiscal Year 2024-2025) (In thousands)

Total Assessed Value of all Real and Personal Property	$	**10,198,145**
Debt Limit Percentage		**15%**
Total Debt Limit		**1,529,722**
Amount of Debt Applicable to Debt Limit		**101,580**
Legal Debt Margin	$	**1,428,142**

(1) In accordance with California Government Code Section 43605, total general obligation bonds outstanding cannot exceed 15 percent of total assessed valuation. **As of June 30, 2025, the City had no general obligation bonds outstanding.**

(B) DEBT POLICY

The City's key debt management goal is to protect and enhance the viability of the General Fund and other associated operating funds to enable the City to continue to deliver top services to Monterey Park residents.

- The City uses debt financing only for capital improvements or projects that cannot be financed from current revenues.
- The project's useful life, or the estimated service life of the equipment (lease-purchase), will be equal to or exceed the term of the financing.
- Debt financing is not considered appropriate for any recurring purpose such as current operating and normal maintenance expenditures.
- The City will comply with a policy of full disclosure on every financial report and bond prospectus. The City will maintain good communications with bond rating agencies regarding the City's financial condition and other relevant data related to the debt.
- The City's complete Debt Policy and Disclosure Policy is included in the Budget Book under tab Resolutions & Policies.

(C) ANNUAL DEBT SERVICES BY PROJECT

Fund	Type of Debt	Description	Fiscal Year 2025-2026	Fiscal Year 2026-2027
621	Bonds	**Sales Tax Revenue Bonds Series 2021** (Final date: 06/2051)	1,048,450	1,050,950
101	Lease Purchase	**SIEMENS Energy Efficiency Project**	156,766	163,862
401		(Final date: 06/2030)	888,341	928,551
		Sub-Total	1,045,107	1,092,413
308	Lease Purchase	**Police Mobile Radios & System** (Final date: 09/2032)	307,745	307,745
202	Bonds	**Pension Obligation Bonds 2004**	1,435,283	1,433,941
		Pension Obligation Bonds 2021 Series A Merge with 2004 POBs (Final date: 06/2043)	5,904,422	5,905,235
		Sub-Total	7,339,705	7,339,176
401	Bonds	**Water Revenue Bonds** (Final date: 02/2054)	1,212,575	1,212,825
401	Loan	**SGVMWD** (Final date: 12/2036)	400,000	400,000
501	Lease Purchase	**Fire Engine Truck**	190,620	190,620
506	Lease Purchase	**Dump Truck; Citywide HVACS** (Final date: 05/2034)	190,620	190,620
		Total	$11,734,821	$11,787,348

13. GRANT ADMINISTRATION POLICY

To aggressively seek and apply for federal, state and other agencies grant funding to support a variety of social, recreation, public safety, and public works programs. And, to effectively administer grants to ensure the grants can be best integrated into the City's service goals and financial planning.

Grant Application:

- Programs and projects proposed for grant funding should be those that are consistent with the City's service goals, objectives and priorities.

- When contemplating a grant application, the applying department shall consider the cost
  and benefit of the grant activity including the cost of administering the proposed grant, the matching requirement, and the potential impact on the operating budget.

- Regardless of grant dollar amount or application medium, the department shall, prior to application, submit a report to the City Manager.

- Applications for grants that require the City to provide matching funds of $25,000 or more must first be submitted to the City Manager, and then, seek formal Council approval.

Expending the Grant Funds:

- Grant expenditures are appropriated and expended following the City's budget and accounting procedures. The department shall not expend or commit any grant funds until the grant is incorporated into the accounting system.

- If the grant expenditures are funded by multiple sources, the most restricted funding source should be used first. Grant funds should be planned so they will be fully expended at the grant expiration.

Grant Compliance:

- The department in charge is to administer the grant, to ensure compliance with grant requirements, to submit to the grantor any compliance or progress reports of a programmatic nature and to monitor grant expenditures. Finance is responsible for preparing all financial

reports to the granting agency as well as coordinating all financial audits relating to grant activities.

14. COST ACCOUNTING APPLICATION

The City applies cost accounting in the two following areas: cost recovery from Federal, State and other agencies, and internal service operations.

Indirect Cost Allocation Plan

Indirect costs are costs that cannot be practically assigned to any particular department and/or division, but are necessary for the functioning of the City as a whole. Most of the City's indirect costs are either for general administrative support or facilities maintenance. Each year, the City updates its Indirect Cost Allocation Plan according to OMB Circular A-87 to establish the indirect costs.

Internal Services Charges

Internal Service Funds account for goods and services provided by one department to other departments on a cost reimbursement basis. Currently, the City maintains six Internal Services Funds; they are: Shop Fund, Technology/Data Processing Fund, Building Maintenance Fund, General Liability Fund, Workers' Compensation Fund, and Separation Benefits Fund. Internal service charges are developed as follows: Shop Fund based on mileage and annual depreciation, Technology/Data Processing Fund based on the number of computer equipment and telephones, Building Maintenance is based on square footage, General Liability Fund and Workers' Compensation Fund based on claims history, Separation Benefits Fund based on the number of employees, and other Post-Employment Benefits Fund based on Council Budget directions.

The City routinely updates internal service charges to ensure adequate charges for the City's current costs and future liabilities.

15. ARTICLE XIIIB APPROPRIATIONS LIMIT (GANN APPROPRIATIONS LIMIT)

Background and Calculations

Article XIIIB of the California State Constitution, more commonly known as the Gann or "Prop 4" Appropriations Limit, was adopted by the California voters in 1980. The Gann Limit places limits on the amount of tax proceeds that government agencies can receive and appropriate each year.

The appropriations limit is based on actual appropriations during the 1978-79 Fiscal Year, and is adjusted each year using the growth in population and

inflation. The City's limit is adopted each year via resolution of the City Council.

In 1990, Proposition 111 made changes to the manner in which the Appropriations Limit is calculated by allowing government agencies choice of annual growth factors. Proposition 111 also provides for the exclusion from the limit capital expenditures for fixed assets of $100,000 or more in value that have an expected life of ten years or more.

Derivation of the 2026-2027 Gann Appropriations Limit follows:

FISCAL YEAR 2026-2027 ARTICLE XIIIB APPROPRIATIONS LIMIT

A. Appropriations Limit:

2025-2026 Adopted Limit		$121,155,247
Annual Adjustment Factors:		
Change in CA Personal Income	1.0495	
Change in Population	0.9958	1.045092
2026-2027 Appropriation Limit		$126,618,391

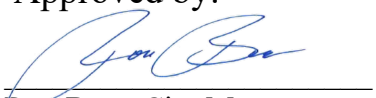
B. Appropriations Subject to Limit and Amount Under Legal Limit:

2026-2027 Preliminary Budget Total	$150,260,054
Less Exclusions:	
Non-Proceeds of Taxes	$8,024,991
Budget Appropriations Subject to Limit	$69,198,092
Amount Under Legal Limit	$81,061,962

Implications and Future Trends of GANN Limit

The margin between the City's appropriations limit and its appropriations subject to limit remains high. As it has been the case in many years, the City's budget appropriations subject to limit are on average 40% below the legal limit.

Based on the past trend and projected future growth, the City believes its appropriations will continue remaining within the legal limit.

City of Monterey Park Administrative Policy	Policy Number: 20-28
	Issue Date: 01/20/2021
	Revised Date:
Subject: DEBT ISSUANCE AND MANAGEMENT POLICY	Approved by:  Ron Bow, City Manager
	Page Number Page 1 of 19

PURPOSE

The purpose of this Debt Issuance and Management Policy (this "Policy") is to establish guidelines and parameters for the effective governance, management and administration of debt and other financing obligations issued by the City of Monterey Park and its related entities.

"City" means the City of Monterey Park and any related entity; "debt" means, without limitation, bonds, notes, certificates of participation, financing leases or other financing obligations. The use of "debt" in this Policy is solely for convenience and may not be interpreted to characterize any such obligation as an indebtedness or debt within the meaning of any statutory or constitutional debt limitation where the substance and terms of the obligation fall within exceptions to such limitation. This Policy applies to all debt issued or sold to third party lenders or investors and does not pertain to City internal interfund borrowings or any employee benefit obligations.

BACKGROUND

The City is committed to fiscal sustainability by employing long-term financial planning efforts, maintaining appropriate reserves levels and employing prudent practices in governance, management, budget administration and financial reporting.

Debt levels and their related annual costs are important long-term obligations that must be managed within available resources. A disciplined thoughtful approach to debt management includes policies that provide guidelines for the City to manage its collective debt program. An objective of this Policy, therefore, is to provide written guidelines and restrictions concerning the amount and type of debt and other financing obligations issued by the City and the ongoing management of its debt portfolio.

This Policy is intended to improve the quality of decisions, assist with the determination of the structure of debt issuance, identify policy goals and demonstrate a commitment to long-term financial planning, including a multi-year capital plan. Adherence to a Debt Issuance and Management Policy signals to rating agencies and the capital markets that a government is well managed and should meet its obligations in a timely manner.

CONDITIONS AND PURPOSES OF DEBT ISSUANCE

1. Acceptable Conditions for the Use of Debt

The City believes that prudent amounts of debt can be an equitable and cost-effective means of financing infrastructure, and capital asset and project needs of the City. Debt will be considered to finance such projects if:

a) The project is included in the City's capital improvement plan or has otherwise been coordinated with the City Council's planning goals and objectives.

b) The project can be financed with debt not exceeding the term specified in Section E.1 of this Policy, to assure that long-term debt is not issued to finance projects with a short useful life.

c) It is the most cost-effective funding means available to the City, taking into account cash flow needs and other funding alternatives.

d) It is fiscally prudent and meets the guidelines of this Policy. Any consideration of debt financing must consider financial alternatives, including pay-as-you-go funding; proceeds derived from development or redevelopment of existing land and capital assets owned by the City; and use of existing or future cash reserves, or combinations thereof.

2. Acceptable Uses of Debt and Proceeds of Debt

The primary purpose of debt is to finance one of the following:

a) The City will consider long-term financing for the acquisition, substantial refurbishment, replacement, or expansion of capital assets (including, without limitation, land improvements, infrastructure projects, and equipment) for the following purposes:

i. *Acquisition and or improvement of land, right-of-way or long-term easements.*

ii. *Acquisition of a capital asset with a useful life of three or more years.*

iii. *Construction or reconstruction of a facility.*

iv. *Although not the primary purpose of the financing effort, project reimbursables that include project planning design, engineering and other preconstruction efforts; project-associated furniture fixtures and equipment; capitalized interest (prefunded interest); original issue discount; underwriter's discount; and other costs of issuance.*

b) Refunding, refinancing or restructuring debt (including, without limitation, the refinancing or advance funding of City pension obligations), subject to refunding objectives and parameters discussed in Section G.

3. Short-Term Debt

a) In the event of temporary shortfalls in cash flow for City operation costs due to timing of receipt of revenues and the lack of cash on hand to cover a temporary deficit, the City may consider interim or cash flow financing, such as anticipation notes. In compliance with California law, any such notes must be payable either: (i) not later than the last day of the fiscal year in which it is issued; or (ii) during the fiscal year succeeding the fiscal year in which issued, but in no event later than 15 months after the date of issue, and only if such note is payable only from revenue received or accrued during the fiscal year in which it was issued.

b) Short-term debt may also be used to finance short-lived capital projects, such as lease-purchase financing or equipment.

c) Before the City issues any short-term debt, it must identify a reliable revenue source for repayment of the debt.

4. Internal Control Procedures Concerning Use of Proceeds of Debt

One of the City's priorities in the management of debt is to ensure that the proceeds of the debt will be directed to the intended use for which the debt has been issued. In furtherance of this priority, the following procedures apply:

a) The Management Services Director must retain, for the applicable period specified in Section H.4. of this Policy, a copy of each annual report filed with the California Debt and Investment Advisory Commission ("CDIAC") pursuant to Government Code § 8855(k) concerning (1) debt authorized during the applicable reporting period (whether issued or not); (2) debt outstanding during the reporting period; and (3) the use during the reporting period of proceeds of issued debt.

b) In connection with the preparation of each annual report to be filed with CDIAC pursuant to Government Code § 8855(k), the Management Services Director must keep a record of the original intended use for which the debt has been issued, and provide a written statement whether the proceeds spent during the applicable one-year reporting period for such annual report comport with the intended use (at the time of original issuance or as modified pursuant to the following sentence). If a change in intended use is authorized after the original issuance of the debt, the Management Services Department must provide a written statement when the change in use was authorized and whether the City Council, City Manager or another City official has authorized the change in intended use. The Management Services Director or designee must report apparent deviations from the intended use in debt proceeds to the City Manager for further discussion. Additionally, the City Attorney and City Council must be informed.

c) If the debt is issued to finance a capital project and the project timeline or scope of project changed in a way that all or a portion of the debt proceeds cannot be expended on the original project, the Management Services Director must consult with the City Manager and City Attorney as to available alternatives for the expenditure of the remaining debt proceeds (including prepayment of the debt).

TYPES OF FINANCING INSTRUMENTS; AFFORDABILITY AND PLANNING POLICIES

The City recognizes that there are numerous types of financing structures and funding sources available, each with specific benefits, risks and costs. All potential funding sources are reviewed by management within the context of this Policy and the overall portfolio to ensure that any financial product or structure is consistent with the City's objectives. Regardless of what financing structure(s) is utilized, due diligence review must be performed for each transaction, including the quantification of potential risks and benefits and analysis of the impact on City creditworthiness and debt affordability and capacity.

Before the City issues debt or assumes other financing obligations to finance a project, the City will carefully consider the overall long-term affordability of the proposed debt issuance. The City may not assume more debt or other financing obligations without conducting an objective analysis of the City's ability to assume and support additional debt service payments. The City will consider its long-term revenue and expenditure trends, the impact on operational flexibility and the overall debt burden on the taxpayers. The evaluation process must include a review of generally accepted measures of affordability and will strive to achieve and or maintain debt levels consistent with its current operating and capital needs.

1. **General Fund-Supported Debt** – General Fund Supported Debt generally include Certificates of Participation ("COPs") and Lease Revenue Bonds ("LRBs") which are lease obligations that are secured by a lease-back arrangement between the City and another public entity. Typically, the City appropriates available General Fund moneys to pay the lease payments to the other public entity and, in turn, the public entity uses such lease payments received to pay debt service on the bonds or Certificates of Participation.

   General Fund Supported Debt may also include bonds issued to refund obligations imposed by law, such as judgments (judgment obligation bonds ("JOBs")) or unfunded accrued actuarial liabilities for pension plans (pension obligation bonds ("POBs")).

   These obligations do not constitute indebtedness under the state constitutional debt limitation and, therefore, are not subject to voter approval.

   Without limiting the foregoing, the City may also enter into operating leases and lease purchase agreements on an as-needed basis without voter approval.

   Payments to be made under valid leases are payable only in the year in which use and occupancy of the leased property is available, and lease payments may not be accelerated as a default remedy. Lease financing requires the fair market rental value of the leased property to be equal to or greater than the required debt service or lease payments. The lessee (the City) is obligated to include in its Annual Budget and appropriate the rental payments that are due and payable during each fiscal year the lessee has use of the leased property.

   The City should strive to maintain its net General Fund-backed annual debt service at or less than 8% of available annually budgeted revenue. This ratio is defined as the City's annual debt service requirements on General Fund Supported Debt (including, but not limited to, COPs, LRBs, JOBs, and POBs) compared to total annual General Fund Revenues net of interfund transfers out.

2. **Revenue Bonds** – Long-term obligations payable solely from specific special fund sources, in general, are not subject to a debt limitation. Examples of such long-term obligations include those

which are payable from a special fund consisting of restricted revenues or user fees (e.g., enterprise revenues) and revenues derived from the system of which the project being funded is a part.

In determining the affordability of proposed revenue bonds, the City will perform an analysis comparing projected annual net revenues (exclusive of depreciation which is a non-cash related expense) to estimated annual debt service. The City should strive to maintain an annual coverage ratio of 110% (or such higher coverage ratio included in the City's existing financing documents), using historical and/or projected net revenues to cover annual debt service for bonds. To the extent necessary, the City must undertake proceedings for a rate increase to cover both operations and debt service costs, and create debt service reserve funds to maintain the required coverage ratio.

3. **Special Districts Financing** – The City may undertake proceedings to form Community Facilities Districts pursuant to the Mello-Roos Community Facilities District Act of 1982 or assessment districts pursuant to the Improvement Act of 1911, the Municipal Improvement Act of 1913, or other applicable law. The City will consider requests for special district formation and debt issuance when such requests address a public need or provide a public benefit. Each application will be considered on a case by case basis, and the Management Services Director may not recommend a financing if it is determined that the financing could be detrimental to the debt position or the best interests of the City.

4. **General Obligation Bonds** – Notwithstanding their name, General Obligation Bonds are not general obligations of the City, but instead they are payable from and secured by a dedicated, voter-approved property tax override rate (*i.e.,* a property tax in excess of the 1% basic *ad valorem* property tax rate which has received the approving two-thirds vote of the City's electorate). While the dedicated revenue stream to repay the debt makes General Obligation Bonds an attractive option, additional considerations for this financing mechanism include the time and expense of an election, the possibility that the electorate will not approve the ballot measure, and the legal bonding capacity limit of the assessed value of all taxable property within the City.

5. **Tax Increment Financing** – Tax increment financing is a financing method whereby a portion of *ad valorem* property taxes (commonly called the "tax increment") that are allocated to an entity, such as an enhanced infrastructure financing district ("EIFD"), a community revitalization and investment authority ("CRIA") or an infrastructure and revitalization financing district ("IRFD"), and the entity is permitted to incur debt payable from and secured by the tax increment revenues. While tax increment debt for redevelopment agencies and Successor Agencies is entitled to the benefits of Article XVI, Section 16, of the California Constitution, no similar provision exists for EIFDs, CRIAs and IRFDs at the time of adoption of this Policy. Therefore, when considering EIFD, CRIA or IRFD financing or other types of tax increment financing which may be permitted by law in the future, debt limit concerns should be analyzed with respect to the proposed structure and taken into account in determining the practical viability of the proposed financing.

6. **Conduit Debt** – Conduit financing provides for the issuance of securities by a government agency to finance a project of a third party, such as a non-profit organization or other private entity. The City may sponsor conduit financings for those activities that have a general public purpose and are consistent with the City's overall service and policy objectives. Unless a compelling public policy rationale exists, such conduit financings will not in any way pledge the City's faith and credit.

STRUCTURE OF DEBT

1. **Term of Debt** – To comply with Internal Revenue Service regulations for tax-exempt financing obligations, the weighted average maturity of the debt should not exceed 120% of the weighted average useful life of the facilities or projects to be financed, unless specific circumstances exist that would mitigate the extension of time to repay the debt and it would not cause the City to breach any covenants to maintain the tax-exempt status of such debt, if applicable.

2. **Rapidity of Debt Payment**; **Level Payment** – To the extent practical, bonds will be amortized on a level repayment basis, and revenue bonds will be amortized on a level repayment basis considering the forecasted available pledged revenues to achieve the lowest rates possible. Bond repayments should not increase on an annual basis in excess of 2% without a dedicated and supporting revenue funding stream.

Accelerated repayment schedules reduce debt burden faster and reduce total borrowing costs. The Management Services Director will amortize debt through the most financially advantageous debt structure and to the extent possible, match the City's projected cash flow to the anticipated debt service payments. "Backloading" of debt service will be considered only when one or more of the following occur:

a) Natural disasters or extraordinary or unanticipated external factors make payments on the debt in early years prohibitive.

b) The benefits derived from the debt issuance can clearly be demonstrated to be greater in the future than in the present.

c) Such structuring is beneficial to the City's aggregate overall debt payment schedule or achieves measurable interest savings.

d) Such structuring will allow debt service to more closely match projected revenues, whether due to lower project revenues during the early years of the project's operation, inflation escalators in the enterprise user rates, or other quantifiable reasons.

3. **Serial Bonds, Term Bonds, and Capital Appreciation Bonds** – For each issuance, the City will select serial bonds or term bonds, or both. On the occasions where circumstances warrant, Capital Appreciation Bonds ("CABs") may be used. The decision to use term bonds, serial bonds, or CABs is driven based on market conditions. However, the use of CABs should be used as a last resort unless a compelling financing need is presented and acceptable rates and terms can be secured.

4. **Reserve Funds** – To the extent that the use of available City moneys to fund a reserve fund provides an economic benefit that offsets the cost of financing the reserve fund from bond proceeds (as determined by the Management Services Director in consultation with the City's municipal advisor and, if applicable, the underwriter for the bonds), the City may use legally permitted moneys to fund a reserve fund (in cash or through the purchase of a debt service reserve surety bond or insurance policy) for the proposed bonds, up to the maximum amount permitted by applicable law or regulation. Typically, this amount is equal to the least of: (i) maximum annual debt service on the bonds, (ii) 10% of the principal amount of the bonds (or 10% of the sale proceeds of the bonds, within the meaning of Section 148 of the federal Internal Revenue Code), or (iii) 125% of average annual debt service on the bonds.

USE OF ALTERNATIVE DEBT INSTRUMENTS

Alternative debt instruments and financing structures sometimes can provide a lower cost of borrowing in the short run, but may involve greater medium-term or long-term risk. Due diligence review must be performed for each transaction, including the quantification of potential risks and benefits, analysis of the impact on City creditworthiness and debt affordability and capacity, and an evaluation of the ability of the City to withstand the medium-term or long-term risk attendant to alternative debt instruments, including the feasibility of exit strategies.

1. Variable Rate Debt

Variable rate debt affords the City the potential to achieve a lower cost debt depending on market conditions. However, the City will seek to limit the use of variable-rate debt due to the potential risks of such instruments.

a) Purpose

The City may consider the use of variable rate debt for the purposes of:

i. Reducing the costs of debt issues.

ii. Increasing flexibility for accelerating principal repayment and amortization.

iii. Enhancing the management of assets and liabilities (matching short-term "priced debt" with the City's short-term investments).

b) Considerations and Limitations on Variable-Rate Debt

The City may consider the use of all alternative structures and modes of variable rate debt to the extent permissible under California law and will make determinations among different types of modes of variable rate debt based on cost, benefit, and risk factors. The Management Services Director must consider the following factors in considering whether to utilize variable rate debt:

i. With respect to General Fund supported debt, one of the following two criteria should be met as determined by the Management Services Director in his or her discretion: 1) any variable rate debt should not exceed 20% of total City General Fund supported debt; or 2) annual debt service on any variable rate debt should not exceed 5% of the annual General Fund Revenue.

ii. Any variable rate debt should be fully hedged by expected future capital fund reserves or unrestricted General Fund reserve levels, as applicable.

iii. Whether interest cost and market conditions (including the shape of the yield curves and relative value considerations) are unfavorable for issuing fixed rate debt.

iv. The likelihood of projected debt service savings when comparing the cost of fixed rate bonds.

v. Costs, implementation and administration are quantified and considered.

vi. Cost and availability of liquidity facilities (lines of credit necessary for variable rate debt obligations and commercial paper in the event that the bonds are not successfully remarketed) are quantified and considered.

vii. Whether the ability to convert debt to another mode (daily, monthly, fixed) or redeem at par at any time is permitted.

viii. Cost and availability of derivative products to hedge interest rate risk.

ix. The findings of a thorough risk management assessment.

c) Risk Management

A decision to issue variable rate debt first requires a rigorous risk assessment including, without limitation, factors discussed in this section. Variable rate debt subjects the City to additional financial risks (compared to fixed rate bonds) including interest rate risk, tax risk, and certain risks related to providing liquidity for certain types of variable rate debt.

The City will properly manage the risks as follows:

i. ***Interest Rate Risk and Tax Risk*** – The risk that market interest rates increase on variable-rate debt because of market conditions, changes in taxation of municipal bond interest or reductions in tax rates. *Mitigation* – Limit total variable rate exposure per the defined limits, match the variable rate liabilities with short term assets, and/or purchase appropriate derivative products to hedge against the risk (see also Section F.2 below).

ii. ***Liquidity/Remarketing Risk*** – The risk that holders of variable rate bonds exercise their "put" option, tender their bonds, and the bonds cannot be remarketed requiring the bond liquidity facility provider to repurchase the bonds. This will result in the City paying a higher rate of interest to the facility provider and the potential rapid amortization of the repurchased bonds. *Mitigation* - Limit total direct variable-rate exposure. Seek liquidity facilities which allow for longer (5-10 years) amortization of any draws on the facility. Endeavor to secure credit support facilities that result in bond ratings of the highest short-term ratings and long-term ratings not lower than the second highest rating category (without taking into account numerical or plus/minus sign modifiers). If the City's bonds are downgraded below these levels (or such other rating levels as provided in the applicable financing documents) as a result of the facility provider's ratings, a replacement provider shall be sought.

iii. ***Liquidity/Rollover Risk*** – The risk that arises due to the shorter term of most liquidity provider agreements (1-5 years) compared to the longer-term amortization schedule of the City's variable-rate bonds. Liquidity and rollover risk includes the following risks: (1) the City may incur higher renewal fees when renewal agreements are negotiated; and (2) the liquidity bank market may constrict

such that it is difficult to secure third party liquidity at any interest rate. *Mitigation* – Negotiate longer terms on provider contracts to minimize the number of rollovers.

2. Derivatives

Using certain derivative products to hedge variable rate debt, such as interest rate swaps, may be considered by the City to the extent it has such outstanding debt. The City must exercise extreme caution in the use of derivative instruments for hedging purposes and will consider their utilization only when sufficient understanding of the products and sufficient expertise for their appropriate use is developed by the Management Services Director. A comprehensive derivative policy must be adopted by the City Council before any utilization of such instruments.

REFUNDING GUIDELINES

The Management Services Director must monitor all outstanding City debt obligations for potential refinancing opportunities. The City will consider refinancing of outstanding debt to achieve annual savings or to refinance a bullet payment or spike in debt service. Except for instances in which a bullet payment or spike in debt service is being refinanced, absent a compelling reason or financial benefit to the City, any refinancing should not result in an increase to the weighted average life of the refinanced debt.

Except for instances in which a bullet payment or spike in debt service is being refinanced or another City policy objective is being accomplished, the City will generally seek to achieve debt service savings which, on a net present value basis, are at least 3% of the debt being refinanced. The net present value assessment shall factor in all costs, including issuance, escrow, and foregone interest earnings of any contributed funds on hand. Any potential refinancing must additionally consider whether an alternative refinancing opportunity with higher savings is reasonably expected in the future. Refunding which produce a net present value savings of less than 3% will be considered on a case-by-case basis.

MARKET COMMUNICATION, ADMINISTRATION, AND REPORTING

1. Rating Agency Relations and Annual or Ongoing Surveillance – The Management Services Director is responsible for maintaining the City's relationships with the major rating agencies that rate municipal bond issues (such as S&P Global Ratings, Fitch Ratings and Moody's Investors Service). These agencies' rating criteria often change and the City cannot control the decisions made by any rating agency. However, for each debt issue that the City will seek a rating assignment, the City will strive to obtain and maintain the highest possible underlying, uninsured rating. In addition to general communication, the Management Services Director must:

a) Ensure the rating agencies are provided updated financial statements of the City as they become publicly available.

b) Communicate with credit analysts at each agency as may be requested by the agencies.

c) Before each proposed new debt issuance, schedule meetings or conference calls with agency analysts and provide a thorough update on the City's financial position, including the impacts of the proposed debt issuance.

2. **Council Communication** – The Management Services Director should report to the City Council regarding feedback from rating agencies, when and if available, on the City's financial strengths and weaknesses and areas of concern relating to weaknesses as they pertain to maintaining the City's existing credit ratings.

3. **Continuing Disclosure Compliance** – The City will remain in compliance with Securities and Exchange Commission Rule 15c2-12 (17 CFR § 240.15c2-12) by filing (to the extent required by the applicable continuing disclosure undertaking). To that end, the "Continuing Disclosure Compliance Procedures," attached as Appendix I, is incorporated as part of this Policy as if fully set forth.

4. **Debt Issue Record-Keeping** – A copy of all debt-related records must be retained in the City Clerk's office. At minimum, these records must include all official statements, bond legal documents/transcripts, resolutions, trustee statements, leases, and title reports for each City financing (to the extent available).

   Such records must be retained while any bonds of an issue are outstanding and during the six-year period following the final maturity or redemption of the bond issue or, if later, while any bonds that refund bonds of that original issue are outstanding and for the six year period following the final maturity or redemption date of the latest refunding bond issue.

5. **Arbitrage Rebate** – The use of bond proceeds and their investments must be monitored to ensure compliance with all arbitrage rebate requirements of the Internal Revenue Code and related Internal Revenue Service regulations, in keeping with the covenants of the City and/or related entity in the tax certificate for any federally tax-exempt financing. The Management Services Director must ensure that all bond proceeds and investments are tracked in a manner which facilitates accurate calculation; and, if a rebate payment is due, such payment is made in a timely manner.

CREDIT RATINGS

The City will consider published ratings agency guidelines regarding best financial practices and guidelines for structuring its capital funding and debt strategies to maintain the highest possible credit ratings consistent with its current operating and capital needs.

CREDIT ENHANCEMENT

Credit enhancement may be used to improve or establish a credit rating on a City debt obligation. Types of credit enhancement include letters of credit, bond insurance and surety policies. The City, in consultation with the City municipal advisor, may determine the use of a credit enhancement, for any debt issue, if it reduces the overall cost of the proposed financing or if the use of such credit enhancement furthers the City's overall financing objectives.

SB 1029 COMPLIANCE

Government Code § 8855 requires issuers to adopt debt policies addressing each of the five items below:

i. The purposes for which the debt proceeds may be used.

Section C.2 (Acceptable Uses of Debt and Proceeds of Debt) and Section C.3 (Short-Term Debt) address the purposes for which debt proceeds may be used.

ii. The types of debt that may be issued.

Section C.3 (Short-Term Debt), Section D (Types of Financing Instruments; Affordable and Planning Policies), Section E (Structure of Debt) and Section F (Use of Alternative Debt Instruments) are among the provisions that provide information regarding the types of debt that may be issued.

iii. The relationship of the debt to, and integration with, the issuer's capital improvement program or budget, if applicable.

Section C.1 (Acceptable Conditions for the Use of Debt) provides information regarding the relationship between the City's debt and Capital Improvement Program.

iv. Policy goals related to the issuer's planning goals and objectives.

As described in Section B (Background), Section D (Types Of Financing; Affordability and Planning Policies) and other sections, this Policy has been adopted to assist with the City's goal of maintaining fiscal sustainability and financial prudence.

v. The internal control procedures that the issuer has implemented, or will implement, to ensure that the proceeds of the proposed debt issuance will be directed to the intended use.

Section C.4 (Internal Control Procedures Concerning Use of Proceeds of Debt) provides information regarding the City's internal control procedures designed to ensure that the proceeds of its debt issues are spent as intended.

GLOSSARY

Ad Valorem Tax: A tax calculated "according to the value" of property. In California, property which is subject to *ad valorem* taxes is classified as "secured" or "unsecured." The secured classification includes property on which any property tax levied by a county becomes a lien on that property. A tax levied on unsecured property does not become a lien against the unsecured property, but may become a lien on certain other property owned by the taxpayer.

Annual Coverage Ratio: With respect to any bonds that are secured by a particular source of revenue for a particular 12 month period, the ratio obtained from dividing the estimated dollar amount of the revenue during such period by the scheduled principal and interest payment for the bonds during such period.

Anticipation Notes: Short term notes (such as Tax and Revenue Anticipation Notes, Grant Anticipation Notes and Bond Anticipation Notes) issued to provide interim financing anticipated to be paid off from sources to be received at or before the maturity date of the anticipation notes (such as tax revenues, grant funds, proceeds of long-term bonds).

Arbitrage: The gain that may be obtained by borrowing funds at a lower (often tax-exempt) rate and investing the proceeds at higher (often taxable) rates. The ability to earn arbitrage by issuing tax-exempt securities has been severely curtailed by the Internal Revenue Code of 1986, as amended.

Assessed Valuation: The "value" of property as set by a taxing authority (such as the county assessor) on the tax roll for purposes of ad valorem taxation.

Bond: A security that represents an obligation to pay a specified amount of money on a specific date in the future, typically with periodic interest payments.

Bond Anticipation Notes: Short-term notes issued usually for capital projects and paid from the proceeds of the issuance of long-term bonds. Provide interim financing in anticipation of bond issuance.

Bond Counsel: A specialized, qualified attorney retained by the issuer to give a legal opinion concerning the validity of securities. The bond counsel's opinion usually addresses the subject of tax exemption. Bond counsel typically prepares and/or advises the issuer regarding legal structure, authorizing resolutions, trust indentures and the like.

Bond Insurance: A type of credit enhancement whereby an insurance company indemnifies an investor against default by the issuer. In the event of failure by the issuer to pay principal and interest in full and on time, investors may call upon the insurance company to do so. Once issued, the municipal bond insurance policy is generally irrevocable. The insurance company receives its premium when the policy is issued and this premium is typically paid out of the bond issue.

Capital Appreciation Bond: A municipal security on which the investment return on an initial principal amount is reinvested at a stated compounded rate until maturity, at which time the investor receives a single payment representing both the initial principal amount and the total investment return.

CDIAC: California Debt and Investment Advisory Commission.

Certificates of Participation: A financial instrument representing a proportionate interest in payments (such as lease payments) by one party (such as a city acting as a lessee) to another party (often a JPA or non-profit).

Competitive Sale: A sale of bonds in which an underwriter or syndicate of underwriters submit sealed bids to purchase the bonds. Bids are awarded on a true interest cost basis (TIC), providing that other bidding requirements are satisfied. Competitive sales are recommended for simple financings with a strong underlying credit rating. This type of sale is in contrast to a Negotiated Sale

Continuing Disclosure: An issuer's obligations under its continuing disclosure agreements executed in connection with its bond issues. See "Rule 15c2-12" below. Under each continuing disclosure agreement, the issuer agrees to periodically provide certain relevant information and make such information available to the investing market. The information is generally required to be posted on MSRB's Electronic

Municipal Market Access (EMMA) website.
Credit Enhancement: An instrument (such as a bond insurance policy, a debt service reserve insurance policy or surety bond, a letter of credit) which may be purchased to provide additional assurance that the repayment of the debt will be honored, and hence may enhance the credit rating for the debt issue.
Credit Rating Agency: A company that rates the relative credit quality of a bond issue and assigns a letter rating. These rating agencies include Moody's Investors Service, Standard & Poor's, and Fitch Ratings.
Debt Limit: The maximum amount of debt that is legally permitted by applicable charter, constitution, or statutes.
Debt Service: The amount necessary to pay principal and interest requirements on outstanding bonds for a given year or series of years.
Default: The failure to pay principal or interest in full or on time and, in some cases, the failure to comply with non-payment obligations after notice and the opportunity to cure.
Derivative: A financial instrument which derives its own value from the value of another instrument, usually an underlying asset such as a stock, bond, or an underlying reference such as an interest rate index.
Disclosure Counsel: A specialized, qualified attorney retained to provide advice on issuer disclosure obligations, to prepare the official statement and to prepare the continuing disclosure undertaking.
Discount: The difference between a bond's par value and the price for which it is sold when the latter is less than par. Also known as "underwriter discount," this is the fee paid to the underwriter its banking and bond marketing services.
Enterprise Activity: Specific activity that generates revenues. Common examples include water, wastewater and solid waste enterprises. A use of revenues generated by an enterprise activity for purposes unrelated to that enterprise is often subject to restrictions imposed by law. Debt service on bonds issued to finance facilities or projects for an enterprise is usually paid with the revenues of such enterprise.
Financing Team: The working group of City staff and outside consultants necessary to complete a debt issuance.
Indenture: A contract between the issuer and the trustee stipulating the characteristics of the financial instrument, the issuer's obligation to pay debt service, and the remedies available to the trustee in the event of default.
Issuance Costs: The costs incurred by the bond issuer during the planning and sale of securities. These costs include by are not limited to municipal advisory, bond counsel, disclosure counsel, printing, advertising costs, credit enhancement, rating agencies fees, and other expenses incurred in the marketing of an issue.
Lease: An obligation wherein a lessee agrees to make payments to a lessor in exchange for the use of certain property. The term may refer to a capital lease or to an operating lease.
Lease Revenue Bonds: Bonds that are secured by the revenue from lease payments made by one party to another.
Maturity Date: The date upon which a specified amount of debt principal or bonds matures, or becomes due and payable by the issuer of the debt.
Municipal Advisor: A consultant who provides the municipal issuer with advice on the structure of the bond issue, timing, terms and related matters for a new bond issue.
Municipal Securities Rulemaking Board (MSRB): A self-regulating organization established on September 5, 1975 upon the appointment of a 15-member board by the Securities and Exchange Agreement. The MSRB, comprised of representatives from investment banking firms, dealer bank representatives, and public representatives, is entrusted with the responsibility of writing rules of conduct for the municipal securities market. The MSRB hosts the EMMA website, which hosts information posted by issuers under their continuing disclosure undertakings.
Negotiated Sale: A sale of securities in which the terms of the sale are determined through negotiation

between the issuer and the purchaser, typically an underwriter, without competitive bidding. The negotiated sales process provides control over the financing structure and issuance timing. Negotiated sales are recommended for unusual financing terms, period of market volatility and weaker credit quality. A thorough evaluation, usually with the assistance of the City's Municipal Advisor, of the proposed bond's credit characteristics in conjunction with market conditions will be performed to ensure reasonable final pricing and underwriting spread.

Net Present Value (NPV) – A financial measurement whereby savings of a transaction are discounted back to money into a "today's" dollars equivalent. Often the discount rate used is the true interest cost (TIC—see definition below) rate on the proposed new bond issuance. Typically, in the municipal market place it is common to then divide the NPV value by the outstanding par amount of the bonds that are to be refunded to develop a percentage value.

Official Statement (Prospectus): A document published by the issuer in connection with a primary offering of securities that discloses material information on a new security issue including the purposes of the issue, how the securities will be repaid, and the financial, economic and social characteristics of the security for the bonds. Investors may use this information to evaluate the credit quality of the securities.

Par Value: The face value or principal amount of a security.

Pension Obligation Bonds: Financing instruments used to pay some or all of the unfunded pension liability of a pension plan. POBs are issued as taxable instruments over a 10-40 year term or by matching the term with the amortization period of the outstanding unfunded actuarial accrued liability.

Premium: The excess of the price at which a bond is sold over its face value.

Present Value: The value of a future amount or stream of revenues or expenditures.

Private Placement: A bond issue that is structured specifically for a small number of purchasers or a single purchaser. Private placements are typically carried out when extraneous circumstances preclude public offerings. A private placement is considered to be a negotiated sale.

Redemption: Depending on an issue's call provisions, an issuer may on certain dates and at certain premiums, redeem or call specific outstanding maturities. When a bond or certificate is redeemed, the issuer is required to pay the maturities' par value, the accrued interest to the call date, plus any premium required by the issue's call provisions.

Refunding: A procedure whereby an issuer refinances an outstanding debt issue by issuing a new debt issue.

Rule 15c2-12: Rule adopted by the Securities and Exchange Commission setting forth certain obligations of (i) underwriters to receive, review and disseminate official statements prepared by issuers of most primary offering of municipal securities, (ii) underwriters to obtain continuing disclosure agreements from issuers and other obligated persons to provide ongoing annual financial information on a continuing basis, and (iii) broker-dealers to have access to such continuing disclosure in order to make recommendations of municipal securities in the secondary market.

Reserve Fund: A fund established by the indenture of a bond issue into which money is deposited for payment of debt service in case of a shortfall in current revenues.

Revenue Bond: A bond which is payable from a specific source of revenue and to which the full faith and credit of an issuer is not pledged. Revenue bonds are payable from identified sources of revenue, and do not permit the bondholders to compel a jurisdiction to pay debt service from any other source. Pledged revenues often are derived from the operation of an enterprise.

Secondary Market: The market in which bonds are sold after their initial sale in the new issue market.

Serial Bonds: Bonds of an issue that mature in consecutive years or other intervals and are not subject to mandatory sinking fund provisions.

Tax and Revenue Anticipation Notes (TRANS): Short term notes issued in anticipation of receiving tax receipts and revenues within a fiscal year. TRANs allow the municipality to manage the period of cash shortfalls resulting from a mismatch between timing of revenues and timing of expenditures.

Term Bonds: Bonds that come due in a single maturity but where the issuer may agree to make periodic payments into a sinking fund for mandatory redemption of term bonds before maturity and for payment at maturity.

True Interest Cost (TIC): Under this method of computing the interest expense to the issuer of bonds, true interest cost is defined as the rate necessary to discount the amounts payable on the respective principal and interest payment dates to the purchase price received for the new issue of bonds. Interest is assumed to be compounded semi-annually. TIC computations produce a figure slightly different from the net interest cost (NIC) method because TIC considers the time value of money while NIC does not.

Trustee: A bank retained by the issuer as custodian of bond proceeds and official representative of bondholders. The trustee ensures compliance with the indenture. In many cases, the trustee also acts as paying agent and is responsible for transmitting payments of interest and principal to the bondholders.

Underwriter: A broker-dealer that purchases a new issue of municipal securities from the issuer for resale in a primary offering. The bonds may be purchased either through a negotiated sale with the issuer or through a competitive sale.

Weighted Average Useful Life: In reference to a particular bond issue, the weighted average useful life of the assets financed with the proceeds of the bonds is calculated by giving weight to both the relative dollar amount spent on each asset and the useful life of that asset.

Yield: The net rate of return, as a percentage, received by an investor on an investment. Yield calculations on a fixed income investment, such as a bond issue, take purchase price and coupon into account when calculating yield to maturity.

APPENDIX I

CONTINUING DISCLOSURE COMPLIANCE PROCEDURES

BACKGROUND AND TRAINING

SEC Rule 15c2-12 requires certain information be disclosed to the municipal bond marketplace. The SEC stated that it has a mandate "to adopt rules reasonably designed to prevent fraudulent, deceptive or manipulative acts or practices in the market for municipal securities." The SEC takes the position that material non-compliance by an issuer with past continuing disclosure obligations may warrant, without corrective actions, an underwriter being prohibited from underwriting the issuer's bonds, and thus prevent the issuer from accessing the municipal bond marketplace.

The following procedures will help ensure compliance by the City of Monterey Park ("City") with SEC Rule 15c2-12 and its continuing disclosure obligations under continuing disclosure agreements or similar instruments executed in connection with its municipal bond offerings. Certain capitalized terms herein will have the meanings ascribed to them in the respective continuing disclosure agreements or similar instruments.

DESIGNATION OF RESPONSIBLE OFFICER

The Responsible Officer will be the officer or other employee responsible for compiling and filing Annual Reports (as defined in the continuing disclosure agreements) and notices regarding enumerated events ("Event Notices"), if required to be filed pursuant to the continuing disclosure agreements or similar instruments. The initial Responsible Officer is the City's Management Services Director. From time to time, the City Manager may designate a different person to serve as the Responsible Officer.

1. **RESPONSIBLE OFFICER TO BECOME FAMILIAR WITH "EMMA" AND FILING REQUIREMENTS UNDER CONTINUING DISCLOSURE AGREEMENTS**

   A. The Responsible Officer will take such action as may be necessary or appropriate to become familiar with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") website. The Responsible Officer should understand how to locate on EMMA the filings made by the City in connection with bonds issued by the City. If the City is serving as its own Dissemination Agent, the Responsible Officer will establish a user identification and password for EMMA and become familiar with uploading documents onto EMMA.

   B. For each separate issue of the City's outstanding bonds, the Responsible Officer will read the related continuing disclosure agreement or similar instrument and identify the following:

      (i) The date by which the Annual Report must be filed;

      (ii) The contents needed to be included in the Annual Report;

      (iii) The Event Notices that must be filed; and

      (iv) When Event Notices are required to be filed.

   C. The Responsible Officer should be aware of the types of events (the "Listed Events") that would require the filing of an Event Notice. If clarification is required regarding what is meant by a Listed Event, the City's bond counsel or disclosure counsel should be contacted to seek such clarification.

2. **PREPARATION AND FILING OF ANNUAL REPORTS AND EVENT NOTICES**

A. The City will strive to begin the process of completing its audited financial statements as soon as practicable after the close of each Fiscal Year. Such audited financial statements should be completed in time to be submitted to the City Council (or other governing board) before the date that the Annual Report must be filed.

B. The Responsible Officer will identify any information that is required to be included in the Annual Report but is not part of the City's audited financial statements, and contact the sources necessary to compile such information as soon as possible after the close of each Fiscal Year. The Responsible Officer will consider adding any information required by its continuing disclosure agreements or similar instrument not already included in its audited financial statements into a supplementary information section of audited financial statements.

C. Following the compilation of the information that is to be included in the Annual Report, the Responsible Officer will (or will cause the Dissemination Agent to) submit the Annual Report to EMMA on or before the date on which the Annual Report must be filed.

D. Each year, by not later than the date that the Annual Report is required to be filed on EMMA, the Responsible Officer will review the EMMA website to confirm that the Annual Report was posted with respect to all applicable securities. If the Annual Report was not posted, the dissemination agent will be notified, or the Responsible Officer will file the Annual Report, as applicable.

E. The Responsible Officer will identity, or with the assistance of consultants engaged to monitor compliance will identify, the occurrence of a Listed Event and prepare, or have prepared, the appropriate Event Disclosure. The Responsible Officer will file (or will cause the dissemination agent to file) Event Notices on EMMA in a timely manner, when so required by the continuing disclosure agreements or similar instrument. The Responsible Officer will contact the City's bond counsel or disclosure counsel if there are any questions regarding whether an event constitutes a Listed Event, and whether such occurrence will require the filing of an Event Notice.

F. In connection with amendments to SEC Rule 15c2-12 adopted in 2018, for any new continuing disclosure agreement executed on or after February 27, 2019 with respect to a debt issue (the "Debt"), the Responsible Officer must, before the Debt issuance date, review the City's financial records and create a list of the City's existing financial obligations (as such term is defined by SEC Rule 15c2-12) (the "Financial Obligations List"). The Financial Obligations List must be continuously updated by the Responsible Officer. Whenever the City prepares to enter into a new financial obligation or modify the terms of an existing financial obligation, the Responsible Officer must determine whether the incurrence of such financial obligation or modification of terms would require an Event Notice under the continuing disclosure agreement. If a determination is made that an Event Notice would be required, the Responsible Officer, in consultation with legal counsel, must cause the Event Notice to be filed on a timely basis, when so required by the continuing disclosure agreements or similar instrument.

G. Certain Listed Events are qualified by a materiality standard. Materiality is determined according to SEC guidance available at the time. If clarification is required regarding materiality on any potential Listed Event, the Responsible Officer must contact the City's bond counsel or disclosure counsel to seek clarification. The Responsible Officer's determination of materiality will depend on the facts and circumstances surrounding the event and will take into consideration many factors including, without limitation, the following:

- Source of security pledged for repayment of the financial obligation,
- Rights associated with such a pledge (e.g., senior versus subordinate),
- Principal amount or notional amount (in the case of a derivative instrument or guarantee of a derivative instrument),
- Covenants,
- Events of default,
- Remedies,
- Other similar terms that affect security holders to which the issuer agreed at the time of incurrence,
- Size of the overall balance sheet,
- Size of existing obligations, and
- Size of the overall bond portfolio.

RETENTION OF RECORDS

A. The documents identified below should be retained for a period of at least six years following the termination of the City's obligations (*i.e.*, the legal defeasance, prior redemption or payment in full of the related issue of municipal securities) under a continuing disclosure agreement or similar instrument.

B. The City will retain, in its records, the transcripts containing the documents related to each issue of bonds or other obligations of the City.

C. The City will retain copies, in paper or electronic form, of each Listed Event Notice submitted to EMMA.

D. The City will retain copies, in paper or electronic form, of each Annual Report submitted to EMMA.

E. To the extent that the content of an Annual Report is based on source materials created or obtained by the City, the City will retain in its records, such source materials created or obtained by the City.

CERTIFICATION AND RECEIPT OF UNDERSTANDING

I certify that I have received a copy of the City of Monterey Park Policy for Disclosure Procedures. I have reviewed and understand its contents and agree to abide by the principles and requirements in the Disclosure Procedures.

Name: _____

Date: 01/20/2021

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

City of Monterey Park Administrative Policy	Policy Number: 20-29 Issue Date: 01/20/2021 Revised Date:
Subject: POLICY FOR DISCLOSURE PROCEDURES	Approved by: Ron Bow, City Manager Page Number Page 1 of 6

PURPOSE

The purpose of this Policy for Disclosure Procedures (the "Policy") is to memorialize and communicate the policies and procedures in connection with obligations, including notes, bonds and certificates of participation, issued by the City of Monterey Park (the "City") to ensure that the City continues to comply with all applicable disclosure obligations and requirements under the federal securities laws.

BACKGROUND

The City occasionally issues certificates of participation, assessment bonds, notes or other obligations (collectively, "Obligations") in order to fund or refund capital investments, or other long-term programs. In offering Obligations to the public, and at other times when the City makes certain reports, the City must comply with the "anti-fraud rules" of federal securities laws (the "anti-fraud rules" includes Section 17 of the Securities Act of 1933 [15 U.S.C. § 77a, *et seq*.] and Section 10(b) of the Securities and Exchange Act of 1934 [15 U.S.C.A. § 78j], and regulations promulgated by the Securities and Exchange Commission under those Acts (particularly "Rule 10b-5" under the 1934 Act at 17 C.F.R. § 240.10b–5).

The core requirement of these rules is that potential investors in Obligations must be provided with all "material" information relating to the offered Obligations. The information provided to investors must not contain any material misstatements, and the City must not omit material information which would be necessary to provide to investors a complete and transparent description of the Obligations and the City's financial condition.

When the City issues Obligations, the two central disclosure documents which are prepared are a preliminary official statement ("POS") and a final official statement ("OS"; collectively with the POS, "Official Statement"). The Official Statement generally consists of (i) a description of the specific transaction including maturity dates, interest rates, redemption provisions, the specific type of financing, the leased premises (in certificate of participation financings) and other matters particular to the financing; (ii) information on the source of payment for the Obligations (discussed in the next paragraph); and (iii) various other appendices, including the City's audited financial report, form of the proposed legal opinion, and form of continuing disclosure undertaking. Investors use the Official Statement as one of their primary resources for making informed investment decisions regarding the City's Obligations.

The City issues Obligations payable from different sources, including the City's General Fund. The Official Statement for a given transaction must reflect the particular source of payment. In General Fund-backed financings, the Official Statement will include a section which provides information on the financial condition of the City's General Fund and other relevant City financial data (the "City Section").

ENGAGEMENT OF OUTSIDE DISCLOSURE COUNSEL

The City engages outside legal counsel with expertise in securities laws for advice with respect to the City's disclosure obligations and requirements under the federal securities laws ("Disclosure Counsel"). Disclosure Counsel assists the City in preparing the Official Statement and reviews all new data and updates to the Official Statement. Throughout the process of receiving and incorporating material, Disclosure Counsel provides advice as to standards of materiality and other securities law issues. Disclosure Counsel has a confidential, attorney-client relationship with the City.

Disclosure Counsel provides a negative assurance letter to the underwriters as to the disclosure set forth in the Official Statement for each Obligation. The letter advises the underwriters that, as a matter of fact and not opinion, no information came to the attention of the attorneys working on the transaction which caused them to believe that the Official Statement as of its date and as of the date of their letter (except for any financial, statistical, economic or demographic data or forecasts, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, and other customary exclusions), contained or contains any untrue statement of a material fact or omitted or omits to state any material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

DISCLOSURE PROCESS

When the City determines to issue Obligations, the Director of Management Services requests involved City Department Directors to commence preparation of the portions of the Official Statement for which they are responsible. While the general format and content of the Official Statement secured by a particular revenue source does not normally change substantially from offering to offering, except as necessary to reflect major events, the City Manager, Director of Management Services, and City Attorney (or their designees) are separately responsible for reviewing and preparing or updating certain portions of the Official Statement which are within their particular area of knowledge. Additionally, all participants in the disclosure process are separately responsible for reviewing the entire Official Statement.

Disclosure Counsel and the City's Municipal Advisor assists the Director of Management Services and City Manager in determining the materiality of any particular item, and the development of specific language in the Official Statement. Disclosure Counsel also assists the City in the development of a "big picture" overview of the financial condition of the General Fund or particular enterprise included in the Official Statement. This overview highlights particular areas of concern. Disclosure Counsel has a confidential, attorney-client relationship with the City.

The Director of Management Services schedules one or more meetings or conference calls of the financing team working group (which includes City officials, the City's municipal advisor, Bond and Disclosure Counsel, the underwriter of the Obligations, and its counsel), and new drafts of the Official Statement are circulated and discussed. During this part of the process, there is substantial contact among City Department Directors (or their designees), other members of the financing team and Disclosure Counsel, to discuss issues which may arise, determine the materiality of particular items and ascertain the prominence in which the items should be disclosed.

Before distributing a POS to potential investors, there is a formal meeting which includes City officials involved in the preparation of the POS and the underwriters and their counsel, during which the Official Statement is reviewed in its entirety, page by page or section by section, to obtain final comments and to allow the underwriters to ask questions of the City's senior officials. This is referred to as a "due diligence" meeting.

A substantially final form of the POS is provided to the City Council and, if applicable, the Board of Directors of the Monterey Park Public Financing Authority (the "Authority") in advance of approval to afford the City Council an opportunity to review the POS, ask questions and make comments. The substantially final form of the POS is approved by the City Council which generally authorizes certain senior staff to make additional corrections, changes and updates to the POS in consultation with the City Attorney and Disclosure Counsel.

At the time the POS is posted for review by potential investors, senior City officials execute certificates deeming certain portions of the POS complete (except for certain pricing terms) as required by Securities and Exchange Commission ("SEC") Rule 15c2-12.

Between the posting of the POS for review by potential investors and delivery of the final OS to the underwriter for redelivery to actual investors in the Obligations, any changes and developments will have been incorporated into the POS, including particularly the City Section, if required. If necessary, to reflect developments following publication of the POS or OS, as applicable, supplements will be prepared and published.

In connection with the closing of the transaction, one or more senior City officials execute certificates stating that certain portions of the OS, as of the date of each OS and as of the date of closing, do not contain any untrue statement of material fact or omit to state any material fact necessary to make the statements contained in the OS in light of the circumstances under which they were made, not misleading. The City Attorney also provides an opinion letter for underwriters. Generally, that opinion letter will inform underwriters that information contained in the section of the OS relating to the City and its operations (or specified portions thereof) as of the date of the opinion letter did not, and as of the date of the closing, does not, contain any untrue statement of a known material fact or omitted or omits to state any known material fact necessary to make the statements within the OS, in light of the circumstances under which they were made, not misleading. The City Attorney does not opine to any financial, statistical, economic or demographic data or forecasts, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, and certain other customary matters.

DEVELOPMENT OF INFORMATION FOR THE OBLIGATIONS

The information contained in the City Section is developed by City personnel under the direction of the Director of Management Services, with the assistance of the financing team. In certain circumstances, additional City officials will be involved, as necessary. The following principles govern the work of the respective City personnel that contribute information to the City Section:

- City employees involved in the disclosure process are responsible for being familiar with federal securities laws as they relate to disclosure.

- City employees involved in the disclosure process should be instructed to err on the side of raising issues when preparing or reviewing information for disclosure. Officials and other personnel are encouraged to consult with Disclosure Counsel if there are questions regarding whether an issue is material or not.

- Care should be taken not to shortcut or eliminate any steps outlined in the Policy on an ad hoc basis. However, the Policy is not necessarily intended to be a rigid list of procedural requirements, but instead to provide guidelines for disclosure review. If warranted, based on experience during financings or because of additional SEC pronouncements or other reasons, the City should consider revisions to the Procedures.

- The process of updating Official Statements from transaction to transaction should not be viewed as being limited to updating tables and numerical information. While it is not anticipated that there will be major changes in the form and content of the Official Statements secured by a particular revenue source at the

time of each update, everyone involved in the process should consider the need for revisions in the form, content and tone of the sections for which they are responsible at the time of each update.

- The City must make sure that the particular officials involved in the disclosure process are of sufficient seniority such that it is reasonable to believe that, collectively, they are in possession of material information relating to the City and its finances.

DISTRIBUTION OF PROCEDURES; TRAINING

The Procedures must be provided to all senior City officials and any other member of the City staff that is involved in the City's disclosure obligations and must also be provided to the members of the City Council and the members of the Board of Directors of the Authority.

Periodic training for the personnel involved in the preparation of the Official Statement is coordinated by the office of the Director of Management Services, with the assistance of Disclosure Counsel. These training sessions are provided to assist staff members involved in identifying relevant disclosure information to be included in Official Statements. The training sessions also provide an overview of federal laws relating to disclosure, situations in which disclosure rules apply, the purpose of the Official Statement, a description of previous SEC enforcement actions and a discussion of recent developments in the area of municipal disclosure. Attendees at the training sessions are provided the opportunity to ask questions of Disclosure Counsel concerning disclosure obligations and are encouraged to contact Disclosure Counsel at any time if they have questions.

ANNUAL CONTINUING DISCLOSURE REQUIREMENTS

In connection with issuing of Obligations, the City entered into a number of agreements ("Continuing Disclosure Certificates") to provide annual reports related to its financial condition (including its audited financial statements) as well as notice of certain events relating to the Obligations specified in the Continuing Disclosure Certificates. The City must comply with the specific requirements of each Continuing Disclosure Certificate. The City's Continuing Disclosure Certificates generally require that the annual reports be filed within nine months after the end of the City's fiscal year, and event notices are generally required to be filed within 10 days of their occurrence.

Specific events which require "enumerated event" notices are set forth in each particular Continuing Disclosure Certificate.

The Director of Management Services is responsible for preparing and filing the annual reports and enumerated event notices required pursuant to the Continuing Disclosure Certificates and for other secondary market disclosures as described under the caption "Secondary Market Disclosure." Particular care must be paid to the timely filing of any changes in credit ratings on Obligations (including changes resulting from changes in the credit ratings of insurers of particular Obligations).

The City Attorney or Director of Management Services will provide written notice to the City Council and the Board of Directors of the Authority of any receipt by the City or the Authority of any default, event of acceleration, termination event, modification of terms (only if material or may reflect financial difficulties), or other similar events (collectively, a "Potentially Reportable Event") under any agreement or obligation to which the City is a party and which may be a "financial obligation" as discussed below. Such written notice should be provided by the City Attorney or Director of Management Services to the City Council and the Board of Directors of the Authority as soon as the City Attorney or Director of Management Services is provided written notice or otherwise informed by knowledgeable City personnel, consultants, or external parties of such event. The Director of Management Services, with the assistance of Bond and Disclosure Counsel, will determine whether notice of such Potentially Reportable Event is required to be filed on the Electronic Municipal Market Access ("EMMA")

pursuant to the disclosure requirements of SEC Rule 15c2-12 (the "Rule"). If filing on EMMA is required, the filing is due within 10 business days of such Potentially Reportable Event to comply with the continuing disclosure undertaking for the various debt obligations of the City. The Director of Management Services will notify the City Council and the Board of Directors of the Authority of such events.

The City Attorney or Director of Management Services will report to the City Council and the Board of Directors of the Authority regarding the execution by the City of any agreement or other obligation which might constitute a "financial obligation" for purposes of the Rule. Amendments to existing City agreements or obligations with "financial obligation," which relate to covenants, events of default, remedies, priority rights, or other similar terms, should be reported to the City Council and the Board of Directors of the Authority as soon as the City Attorney or Director of Management Services is provided written notice or otherwise notified by knowledgeable City personnel, consultants, or external parties of such event. The Director of Management Services will determine, in consultation with the City Attorney and with the assistance of Bond and Disclosure Counsel, whether such agreement or other obligation constitutes a material "financial obligation" for purposes of the Rule. If such agreement or other obligation is determined to be a material "financial obligation" or a material amendment to a "financial obligation" described above, notice thereof would be required to be filed on EMMA within 10 business days of execution or incurrence. The types of agreements or other obligations that could constitute "financial obligations" and would need to be reported on EMMA include:

1. Bank loans or other obligations which are privately placed;

2. State or federal loans;

3. Commercial paper or other short-term indebtedness for which no offering document has been filed on EMMA;

4. Letters of credit, surety policies or other credit enhancement with respect to the City's publicly offered debt;

5. Letters of credit, including letters of credit which are provided to third parties to secure the City's obligation to pay or perform (an example of this is a standby letter of credit delivered to secure the City's obligations for performance under a mitigation agreement);

6. Capital leases for property, facilities, fleet or equipment; and

7. Agreements which guarantee the payment or performance obligations of a third party (regardless of whether the agreements constitute guarantees under California law).

Types of agreements that could be a "financial obligation" under the Rule include:

1. Payment agreements which obligate the City to pay a share of another public agency's debt service (for example, an agreement with a joint powers agency whereby the City agrees to pay a share of the joint powers agency's bonds, notes or other obligations); and

2. Service contracts with a public agency or a private party pursuant to which the City is obligated to pay a share of such public agency or private party's debt service obligation (for example, certain types of Public-Private Partnership arrangements).

Types of agreements that may be a "financial obligation" subject to the Rule include:

1. Any agreement the payments under which are not characterized as an operation and maintenance expenses for accounting purposes if such agreement could be characterized as the borrowing of money;

The Director of Management Services will continue to work with the City Attorney and Bond and Disclosure Counsel to refine the definition of financial obligation going forward based on future SEC guidance.

SECONDARY MARKET DISCLOSURE

On February 7, 2020, the SEC released a staff legal bulletin (the "Bulletin") concerning secondary market disclosure in the municipal bond market. The Bulletin included SEC views on a variety of matters including, without limitation, the applicability of the federal securities law to public agency websites, reports delivered to governmental and institutional bodies and statements made by public officials including elected board members. Documents, reports and other written statements of the City which contain current financial and operational conditions of the City will be included in a section of the City's website appropriately identified. The City and its Bond and Disclosure Counsel have reviewed the Bulletin and have incorporated certain SEC staff recommendations into this Policy and into disclosure training for staff and City Council members. The City and its Bond and Disclosure Counsel will be cognizant of those reviews and will consider whether those reviews require the City to make secondary market disclosures.

CERTIFICATION AND RECEIPT OF UNDERSTANDING

I certify that I have received a copy of the City of Monterey Park Policy for Disclosure Procedures. I have reviewed and understand its contents and agree to abide by the principles and requirements in the Disclosure Procedures.

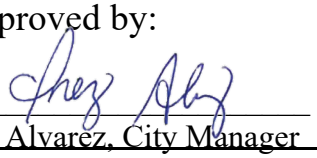
Name: _____

Date: 1/20/2021

APPROVED AS TO FORM:

_____

Karl H. Berger, City Attorney

City of Monterey Park Administrative Policy	Policy Number:
	Issue Date: 04/ 27 /2021
	Revised Date: 5/22/2024
Subject: POLICY FOR UNFUNDED PENSION LIABILITY	Approved by:  Inez Alvarez, City Manager
	Page Number Page 1 of 5

PURPOSE

The purpose of this Unfunded Pension Liability Policy ("Policy") is to provide guidance on the development and adoption of a funding plan for any Unfunded Accrued Liabilities ("UAL") that are calculated annually by the California Public Employee Retirement System ("CalPERS"), or for any unfunded accrued liabilities remaining immediately after the issuance of a Pension Obligation Bond ("POB"). This funding Policy should also support the decision making process of the City Council and should be consistent with the overall purpose and goals of the City of Monterey Park's pension plan. As used in this Policy, "City" means the City of Monterey Park and affiliated, but separate, legal entities such as the Monterey Park Financing Authority, as the context may require.

The City recognizes that a fiscally prudent Policy should:

- Maintain the City's sound financial position;
- Ensure the City has the flexibility to respond to changes in future service priorities, revenue levels, and operating expenditures;
- Protect the City's creditworthiness;
- Ensure that all pension funding decisions are structured to protect both current and future taxpayers, ratepayers, employees and residents of the City; and
- Ensure that the structure of the City's POB and future UAL amortization is consistent with the City's strategic planning goals, objectives, capital improvement program, budget, and/or debt policy.

BACKGROUND

The primary goal of funding defined benefit pension plans is to ensure that sufficient assets will be accumulated to deliver promised benefits when they come due and to protect pension benefits in situations that involve employer insolvency or bankruptcy. Establishing sound funding guidelines promotes pension benefit security. The City's overall objective is to fund its CALPERS pension plan up to 100% of the total accrued liability and not less than 80%, whenever possible. In addition to the Section 115 Trust, the City will also create a Pension Rate Stabilization Assignment in the General Fund, the goal of which is to maintain additional savings that can used to pay off accrued pension liabilities. The Pension Rate Stabilization Assignment allows the City to set-aside funds in the General Fund to contribute to the pension plan funded percentage and manage ongoing pension costs.

The City is committed to fiscal sustainability by employing long-term financial planning efforts, maintaining appropriate reserve levels, and employing prudent practices in governance, management, budget administration, and financial reporting. This Policy is intended to make all relevant information readily available to decision-

makers and the public to improve the quality of decisions, identify policy goals, and to demonstrate a commitment to long-term financial planning. Adherence to this Policy signals to rating agencies and the capital markets that the City is well managed and able to meet its obligations in a timely manner.

The purpose of this funding policy is to establish a framework for funding the City's defined benefit pension plan, taking into account factors that are relevant to the plan and the City. These factors include:

- The City's financial position;
- Stability of the plan and/or the affordability of the annual contributions;
- Benefit security;
- The terms of the CALPERS contract for Monterey Park, along with any related collective bargaining agreements; and
- Minimum funding requirements under California law.

There are several advantages to developing a funding policy to address an unfunded accrued liability. These advantages include the following:

- Provides the framework to ensure the proper management of future liabilities and to minimize the effects on operations. Adopting a funding policy will help ensure a disciplined decision-making process, which will contribute to better predictability in funding.
- Having a written summary of the funding policy that is accessible to the employees and the public will help improve the transparency of funding decisions and increase the understanding of pension funding issues.
- Developing this funding policy improves the identification, understanding, and management of the risk factors that affect the variability of funding requirements and the security of benefits to the employees and retirees.

The City contracts with CalPERS to manage its employee pension plan. CalPERS collects contributions from the City and its employees, invests the money, and pays monthly benefits to retirees. The market value of investments in the plan at any point in time may be less than the liability for benefits already earned, which means the City has an Unfunded Pension Liability. Each year, the amount of the liability changes based upon actual plan results. The liability grows when actual plan results do not meet CalPERS assumptions, such as retirees living longer than expected. Conversely, the liability decreases when actual plan results exceed CalPERS assumptions, such as investments earning more than the assumed rate of return. CalPERS also charges interest on the liability each year, based on the plan's discount rate, equivalent to the assumed rate of return. CalPERS requires the City to make annual contributions to reduce the unfunded liability.

STRATEGIES

New Unfunded Accrued Liability

Every June 30th, CALPERS will complete a new actuarial valuation report and will calculate the City's pension liability as of the new valuation date. If the value of the funded assets is not equivalent to this new liability amount, the City will incur a new unfunded accrued liability at that point in time. The unfunded accrued liability may increase or decrease from year to year, due to the following factors:

- Changes in actuarial assumptions and experience changes (e.g., changes in the discount rate and changes in demographic experience);
- Changes in actuarial gains and losses due to asset returns being higher or lower than expected;
- Changes in plan benefits;
- Changes in number of employees participating (Classic/PEPRA), employee pickup of plan contributions, etc.

There are two basic strategies to reduce the City's cost for the unfunded accrued liability:

1. Contribute more than required by CalPERS (an Additional Discretionary Payment) to reduce the accrual of interest; or
2. Refinance the liability, which is a legal debt of the City, at a lower interest rate.

Within these two basic strategies, there are a variety of options and associated risks.

Application of Additional Discretionary Payments

When the City identifies funding for an Additional Discretionary Payment (ADP), there is a strategy to apply the ADP to the unfunded pension liability.

The unfunded liability is comprised of layers, or "bases," related to each year of actual plan results. Each base is either a loss or gain. CalPERS amortizes the bases over twenty years to calculate the annual required contribution to reduce the liability. Loss bases at the beginning of an amortization cycle are desirable targets for an ADP to maximize overall savings. Conversely, loss bases at the end of an amortization cycle are desirable targets to maximize short-term savings.

It is the City's policy to apply any ADP to loss bases at the beginning of an amortization cycle to maximize overall savings.

Use Accumulated Fund Balance or One-Time Money

The City uses its General Fund to pay for unrestricted revenues and expenditures. It also uses many other "restricted" fund accounts for revenues with spending restrictions imposed by law, other governmental agencies, or legally enforceable agreements. The City allocates its unfunded pension liability to each fund based upon the prior year normal cost charged to the fund through payroll.

When the City receives more revenue than expected, or spends less than budgeted, a fund balance accumulates. Much like spending from a savings account, accumulated fund balance is a one-time resource the City can use to pay down a fund's allocation of the unfunded pension liability. The City has a separate "reserve" policy to establish the minimum fund balance to keep on hand for emergencies and operational cash flow.

It is the City's policy to consider an additional discretionary payment to reduce the unfunded pension liability during each annual budget process, when the City Manager, or designee, identifies accumulated fund balance in excess of reserve policy requirements. It is the City's goal to allocate up to 50% of any General Fund year end savings for additional payments to CalPERS, or deposits into the City's Section 115 Trust account.

This table lays out an estimate of **CalPERS' paying off / funding schedule of new UAL**:

New Unfunded Accrued Liability (Any new liability incurred after the June 30, 2020 valuation date report)	Payoff / Funding Time Period
$0 to $2,000,000	5 Years
$2,000,001 to $5,000,000	8 Years
$5,000,001 to $15,00,000	10 Years
Over $15,000,000	15 Years

Each year, when the City is provided with the annual valuation report from CALPERS, the City Manager, or designee, will present to the City Council, as part of the next budgetary cycle, the following:

- The dollar amount of the new liability (new amortization base);
- The number of years that staff is recommending to pay off/fund the liability;
- The dollar amount of the annual contribution to be made;
- The funding source(s) of the payments; and
- The short-term and long-term financial impacts on the City's General Fund reserve balance.

Use Cash Planned for Capital Projects and Issue Tax-Exempt Debt

When the City has unrestricted cash on hand to fund capital projects, the City may consider using the cash to reduce the unfunded pension liability and instead issue tax-exempt debt to pay for the project. Tax-exempt debt carries a lower interest rate, and this strategy effectively swaps a higher-rate debt for a lower-rate debt.

The City funds most of its capital projects with restricted money. Therefore, the restricted funds' allocation of unfunded pension liability, and the cash available for a project, limits the use of this strategy. In addition, frequent debt issues can negatively affect the City's credit rating.

It is the City's policy to consider paying down the unfunded pension liability when there is at least $10 million of unrestricted cash available for capital projects and it is feasible to issue tax-exempt debt for the projects.

Irrevocable Section 115 Trust

As an alternative to making an ADP to CalPERS, the City can choose to set aside additional money in a "Section 115 Trust." The Section 115 Trust refers to Internal Revenue Code Section 115. Money placed into the Section 115 Trust is irrevocable, funds are committed for the essential function specified in the Trust Agreement. The City previously established a Section 115 Trust in 2012 for Other Post-Employee Benefits (OPEB).

There are two primary benefits associated with a Section 115 Trust. The City has more control over the investment, and the City can use the Trust for pension cost stabilization. If there are future spikes in pension costs, the City could use money from the Section 115 Trust to help pay some of the required CalPERS contributions. However,

to utilize the Trust, funds must be deposited in advance to have available when needed.

It is the City's policy to consider adding money to the Section 115 Trust account during each annual budget process.

Pension Obligation Bonds

The City may consider issuing Pension Obligation Bonds (POBs) to refinance its unfunded pension liability. When low interest rates are available, issuing POBs can significantly reduce the City's pension costs. However, there is risk associated with the refinancing. If actual pension plan results consistently exceed CalPERS assumptions, the City may pay more overall**.**

CERTIFICATION AND RECEIPT OF UNDERSTANDING

I certify that I have received a copy of the City of Monterey Park Policy for Disclosure Procedures. I have reviewed and understand its contents and agree to abide by the principles and requirements in the Disclosure Procedures.

Name: _____

Date: 5/22/2024

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.B.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Award of Multiple Vendor Contracts for As-Needed Purchase of Pipe Parts and Related Supplies

Recommendation:
It is recommended that the City Council consider:

1. Awarding contracts to Core & Main, LP; Ferguson Enterprises, LLC; Orange County Winwater Works Co.; S & J Supply Co., Inc.; and Western Water Works Supply Co. for the purchase of pipe parts and related supplies for the Water Division, each with a three-year term, with aggregate annual expenditures under all agreements not-to-exceed $500,000;
2. Authorizing the City Manager to execute all agreements and related documents, in a form approved by the City Attorney; and
3. Taking such additional, related action as deemed appropriate.

Executive Summary:
The Public Works Water Division routinely procures pipe parts, valves, fittings, and related supplies necessary to operate, maintain, and repair the City's water system. Due to fluctuations in material pricing, supplier availability, and ongoing supply chain constraints, staff recommends awarding contracts to multiple qualified vendors rather than a single supplier.

Establishing agreements with multiple qualified vendors will allow the City to procure supplies from the vendor offering the lowest responsive pricing for specific items while maintaining flexibility to address product availability and emergency operational needs. This procurement approach supports cost-effective purchasing, improves material availability, and helps ensure timely response to routine maintenance needs and emergency repairs.

Background:
The Water Division annually purchases approximately $300,000 to $500,000 in pipe parts and

related supplies to properly operate the water system, as well as to provide support for system maintenance, emergency repairs, and capital improvement projects. These supplies include pipes, valves, fittings, and appurtenances ranging from ¾-inches to 12-inches.

In May 2026, staff issued an invitation for bids for pipe parts and related supplies. Five vendors submitted responsive bids by the May 21, 2026, bid submission deadline:

- Core & Main, LP (“Core”)
- Ferguson Enterprises, LLC (“Ferguson”)
- Orange County Winwater Works Co. (“Orange”)
- S & J Supply Co., Inc. (“S & J”)
- Western Water Works Supply Co. (“Western”)

The bid solicitation was intentionally structured as a multiple-award procurement to establish a pool of qualified suppliers for pipe parts and related supplies. Due to the wide variety of materials used by the Water Division, fluctuations in pricing, and varying product availability among suppliers, staff determined that awarding contracts to multiple vendors would provide the City with the greatest operational flexibility and best overall value.

Due to fluctuations in material pricing and product availability, no single supplier is consistently able to provide the lowest price for all parts and supplies required by the Water Division. Accordingly, establishing contracts with multiple qualified vendors allows the City to obtain competitive pricing while ensuring materials remain available to support operational and emergency needs.

The bid solicitation required vendors to provide unit pricing for a representative list of pipe parts and related supplies commonly used by the Water Division. The listed quantities were estimates used solely for bid evaluation purposes and did not constitute guaranteed purchase amounts. The resulting contracts will establish unit prices that the City may utilize to purchase materials on an as-needed basis throughout the contract term.

Staff reviewed all submitted cost proposal forms and determined that each responsive bidder provided the lowest responsive unit pricing for various individual items. No single bidder offered the lowest responsive pricing across all items included in the bid schedule. Accordingly, staff recommends awarding contracts to all five responsive and responsible bidders to establish a qualified vendor pool from which the City may procure pipe parts and related supplies as operational needs arise.

Under this approach, staff will generally purchase items from the vendor offering the lowest responsive unit price for the material needed, subject to product availability, delivery requirements, emergency conditions, and other operational considerations necessary to maintain reliable water system operations. Aggregate annual expenditures under all five agreements will not exceed $500,000. The authorization does not establish a guaranteed minimum amount for any individual vendor.

A combined cost proposal comparison is included as Attachment 1.

CONCLUSION

Awarding contracts to the five recommended vendors will provide the City with a cost-effective

and operationally efficient approach for procuring pipe parts and related supplies. The recommended multiple-vendor approach will enhance pricing competitiveness, improve material availability, reduce procurement delays, and support timely response to operational and emergency water system needs. Staff recommends City Council approval of the proposed contracts.

Strategic Plan Goal:
This action supports the City's goal of maintaining, building and modernizing critical infrastructure and facilities to support the current and future needs of our City and community.

Fiscal Impact:
Funding for pipe parts and related supplies is included in the FY 2026-27 budget. Purchases will be made on an as-needed basis and funded through the Water Operations Fund (401) and Water Treatment Fund (402). Aggregate annual expenditures under all five agreements will not exceed $500,000, and no individual vendor is guaranteed a minimum purchase amount.

Attachments:
1. Combined Cost Proposal Comparison

ATTACHMENT 1
COMBINED COST PROPOSAL COMPARISON

Combined Cost Proposal Comparison

COST PROPOSAL SUMMARY						
Lowest responsive unit prices are highlighted in green						
Description	**Unit**	**Core**	**Ferguson**	**Winwater**	**S & J**	**Western**
3/4" Copper Tubing - 60" Roll of (Type K) $/foot	FEET	$13.26	**$11.30**	$11.64	$12.25	$14.00
3/4" P.J. x C.C. Corp Stop	EACH	$64.56	$72.20	**$58.40**	$75.59	$62.60
3/4" F.I.P. Angle Stops	EACH	$90.79	**$46.45**	$81.66	$104.00	$95.20
3/4" 90 Elbow P.J. x M.I.P.	EACH	$21.37	$24.50	$68.46	$39.00	**$20.50**
3/4" P.J. Couplings - Compression	EACH	$56.69	$27.25	**$22.30**	$61.00	$24.00
1" Copper Tubing - 60" Roll of (Type K) $/foot	FEET	$17.53	$15.00	$15.45	**$14.58**	$18.70
1 P.J. x C.C. Corp Stop	EACH	$84.93	$94.93	**$76.83**	$113.00	$81.70
1" F.I.P. Angle Stops	EACH	$136.71	**$71.21**	$123.67	$168.00	$131.50
1" x 6" Stainless Steel Repair Band for Copper	EACH	$64.35	$64.69	**$61.25**	$88.00	$93.70
1" P.J. Couplings - Compression	EACH	$27.22	$31.16	**$24.62**	$36.00	$26.20
2" Copper Tubing	FEET	$44.50	$45.65	**$39.52**	$43.00	$47.30
2" Ball Valve M.I.P. x F.I.P.	EACH	$366.21	$423.96	**$271.22**	$460.00	$364.60
2" x 6" Stainless Steel Repair Band for Copper	EACH	$67.44	$67.79	**$64.49**	$120.00	$98.65
2" P.J. Angle Stops	EACH	$417.89	$497.60	**$378.03**	$518.00	$402.00
2" P.J. x 2" P.J. Couplings	EACH	$129.58	$140.77	**$117.21**	$144.00	$124.70
4" D.I.P. Class 52	FEET	$43.03	$42.98	**$40.76**	$43.80	**$40.76**
4" D.I.P. Class 350	FEET	$43.03	$42.97	**$40.76**	$43.80	**$40.76**
4" x 2" C.C. Brass Saddle Double Strap for D.I.P.-C.I.P.	EACH	$159.09	$166.47	**$143.92**	$186.00	$153.10
4" Flange x Flange Gate Valve - AFC only	EACH	**$695.29**	$743.76	$0.00	$960.00	$0.00
4" Flange x Flange Gate Valve - Mueller	EACH	$767.02	$783.19	$727.47	$866.00	**$701.80**
4" Flange x Flange Gate Valve - Clow	EACH	**$729.35**	$744.73	$738.92	$960.00	$0.00
4" Flange x Flange Tee	EACH	$326.09	$332.97	**$305.26**	$360.00	$315.80
4" x 12" Stainless Steel Repair Band O.D. 4.74-5.14 single wrap clamp	EACH	**$130.82**	$138.92	$144.69	$208.61	$153.20
4" x 4" Stainless Steel Tapping Sleeve for C.I.P., D.I.P., A.C.P.	EACH	$1,100.27	$682.29	$767.63	$718.00	**$613.20**
6" D.I.P. Class 52	FEET	$33.06	$33.03	**$31.33**	$34.89	**$31.33**
6" D.I.P. Class 350	FEET	$29.42	$29.39	**$27.87**	$31.00	$27.88
6" Flange x Flange Gate Valve - AFC only	EACH	**$929.48**	$994.28	$0.00	$1,300.00	$0.00
6" Flange x Flange Gate Valve - Mueller	EACH	$977.45	$998.06	**$927.06**	$1,056.00	$938.20
6" Flange x Flange Gate Valve - Clow	EACH	**$974.70**	$995.25	$987.48	$1,118.00	$0.00
6" Flex Couplings for D.I.P. to C.I.P.	EACH	$205.40	$216.29	**$147.21**	$309.00	$212.00
6" x 12" Stainless Steel Repair Band O.D. 6.84-7.24 single wrap clamp	EACH	**$150.68**	$160.00	$174.04	$309.00	$184.30
Jones 3700 6 Bolt Pattern Fire Hydrant	EACH	$4,257.73	$3,924.86	$3,910.20	$4,100.00	**$3,900.00**
6" x 12" Break Away F.H. Spool - 6 Hole	EACH	$161.96	$189.79	**$156.84**	$260.00	$156.85
6" x 36" 6 Bolt Pattern x M.J. Fire Hydrant Bury	EACH	$372.83	$437.30	**$361.05**	$460.00	**$361.05**
6" x 12" Solid F.H. Spool - 6 Hole	EACH	$161.96	$189.79	**$156.84**	$260.00	$156.85
6" Break Away Bolt Kits	EACH	$25.00	$9.42	$12.50	$24.00	**$7.80**

COST PROPOSAL SUMMARY						
Lowest responsive unit prices are highlighted in green						
Description	**Unit**	**Core**	**Ferguson**	**Winwater**	**S & J**	**Western**
8" D.I.P. Class 52	FEET	$46.65	$46.59	$44.18	**$43.60**	$44.18
8" D.I.P. Class 350	FEET	$38.73	$38.68	**$36.68**	$39.68	**$36.68**
8" x 2" C.C. Brass Saddle Double Strap for D.I.P.-C.I.P.	EACH	$209.53	$219.09	$289.54	$245.00	**$201.60**
8" Flange x Flange Gate Valve- AFC only	EACH	**$1,452.66**	$1,553.92	$0.00	$1,600.00	$0.00
8" Flange x Flange Gate Valve - Mueller	EACH	$1,557.34	$1,590.18	$1,477.06	$1,478.00	**$1,466.10**
8" Flange x Flange Gate Valve - Clow	EACH	$1,523.74	$1,555.88	$1,543.73	**$1,478.00**	$0.00
8" Flange x Flange Tee	EACH	$673.05	$687.24	**$630.06**	$670.00	$651.80
10" D.I.P. Class 52	FEET	**$46.65**	$61.06	$57.91	$62.00	$57.91
10" D.I.P. Class 350	FEET	$46.19	$46.13	**$43.75**	$49.79	**$43.75**
10" x 2" C.C. Brass Saddle Double Strap for D.I.P.-C.I.P.	EACH	$266.93	$279.34	**$241.48**	$245.34	$256.80
10" M.J. x Flange Gate Valve- AFC only	EACH	**$2,221.90**	$2,376.79	$0.00	$2,600.00	$0.00
10" Flange x Flange Gate Valve- AFC only	EACH	**$2,307.27**	$2,468.11	$0.00	$2,690.00	$0.00
10" Flange x Flange Gate Valve - Mueller	EACH	$2,427.18	$2,478.36	**$2,302.06**	$2,550.00	$3,328.20
10" Flange x Flange Gate Valve - Clow	EACH	**$2,421.44**	$2,472.50	$2,453.21	$2,550.00	$0.00
10" Flange x Flange Tee	EACH	$1,023.00	$1,044.84	**$957.92**	$1,058.00	$990.95
12" D.I.P. Class 52	FEET	$76.98	$76.91	$72.94	**$69.18**	$72.94
12" D.I.P. Class 350	FEET	$59.33	$59.26	**$56.20**	$59.65	**$56.20**
12" x 2" C.C. Brass Saddle Double Strap for D.I.P.-C.I.P.	EACH	$320.05	$318.24	**$275.15**	$356.15	$292.60
12" M.J. x Flange Gate Valve- AFC only	EACH	**$2,683.90**	$2,870.99	$0.00	$3,300.00	$0.00
12" Flange x Flange Gate Valve- AFC only	EACH	**$2,786.61**	$2,980.87	$0.00	$3,418.00	$0.00
12" Flange x Flange Gate Valve - Mueller	EACH	$3,071.04	$3,135.80	$2,912.73	$3,200.00	**$2,812.80**
12" Flange x Flange Gate Valve - Clow	EACH	**$2,923.63**	$2,985.26	$2,961.97	$3,200.00	$0.00
12" Flange x Flange Tee	EACH	$1,484.35	$1,515.65	**$1,389.56**	$1,629.00	$1,437.50

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.C.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Award of Fuel Purchase Agreement to Pinnacle Petroleum, Inc. for the Purchase and Delivery of Gasoline, Diesel Fuel, Oil, and Lubricants

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute a fuel purchase agreement, in a form approved by the City Attorney, with Pinnacle Petroleum, Inc. for bulk purchase and delivery of fuel, oil, and lubricants for a total not-to-exceed amount of $1,350,000, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. 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 involves the continued operation and maintenance of existing City facilities and services through the purchase and delivery of fuel, oil, and lubricants and does not result in any expansion of existing use.

Executive Summary:
On May 11, 2026, the Public Works Director ("Director") solicited bids for the purchase and delivery of gasoline, diesel fuel, oil, and lubricants under Proposal No. 2026-M04. Four bids were received by the bid submittal deadline of June 3, 2026. Based on the evaluation and review of the bids received, the Director recommends awarding a fuel purchase agreement Pinnacle Petroleum, Inc. ("Pinnacle"), for a total not-to-exceed amount of $1,350,000, for an initial 3-year term beginning July 1, 2026 through June 30, 2029.

Background:
The City issued bid No. 2026-M04 for the purchase and delivery of gasoline, diesel fuel, oil, and lubricants on May 11, 2026. Four bids were received by the bid submittal deadline of June 3, 2026. On June 3, 2026, the Director reviewed and evaluated proposals from four companies

and determined three of the four bids received did not meet mandatory bid requirements, resulting in their disqualification from the selection process.

The Director proceeded with the review and evaluation of the qualifying bid and determined Pinnacle submitted the sole responsive bid. Fuel pricing information from Pinnacle, is listed below. The fuel prices shown above are based on the applicable OPIS index rate in effect at the time of bid submission and will fluctuate throughout the term of the agreement in accordance with the contract.

Fuel Type	**Margin**	**Annual Cost**
Unleaded 87	$3.6629/gal (margin – 0.1875)	$366,290.00
Red Dyed Diesel # 2	$4.5234/gal (margin +0.1549)	$67,851.00
Total Annual Cost		$434,141.00

Pinnacle's fuel pricing is based on the OPIS (Oil Price Information Service) Los Angeles Daily 10:00 AM Unbranded Average rate. The City requires the use of OPIS rates from its fuel delivery vendors to ensure it receives fuel pricing that is transparent, verifiable, and reflective of real-time market conditions. A comparison of Pinnacle's proposed fuel margins against the margin of the City's current fuel delivery vendor, SC Fuels, determined that Pinnacle's proposed margin for unleaded fuel alone is $0.2366 per gallon lower. Pinnacle's bid also provides a lubricant catalog with over 25 oil and lubricant products at competitive prices.

Pinnacle's bid is fully responsive to the solicitation requirements, complete, compliant, and offers competitive fuel pricing. Pinnacle is committed to providing the City with 24/7 dispatch and emergency delivery response, with priority service for the City. Pinnacle Petroleum also notes experience with large public agencies. Reference checks by the Director received positive feedback from the City of Huntington Beach and Newport Beach. With over 30 years of experience in providing fuel, lubricant, and related energy solutions, Pinnacle brings a track record of dependable supply, strong response services, and competitive pricing.

It is recommended that City Council approve the proposed fuel delivery agreement for the purchase and delivery of gasoline, diesel fuel, oil, and lubricants with Pinnacle for a total not-to-exceed amount of $1,350,000, for an initial 3-year term beginning July 1, 2026, through June 30, 2029.

Strategic Plan Goal:
The proposed Amendment supports the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and Community. Reliable and continuous fuel delivery is essential in maintaining and operating the City's infrastructure and public facilities.

Fiscal Impact:
The total not-to-exceed amount for the proposed agreement is $1,350,000 for an initial 3-year term beginning July 1, 2026 through June 30, 2029. Fuel purchases are primarily funded by

the City's Motor Pool Shop Fund (501). A budget of $450,000 for fuel and lubricant purchases is included in the FY 2026-2027 budget. The Department anticipates budgeting for fuel delivery at $435,000 and oil and lubricant purchases at $15,000 annually through the budget process.

Attachments:

1. Notice Inviting Bids Purchase and Delivery of Gasoline, Diesel Fuel, Oil, and Lubricants
2. Pinnacle Petroleum, Inc. Cost Proposal

ATTACHMENT 1
Notice Inviting Bids: Purchase and Delivery of Gasoline, Diesel Fuel, Oil, and Lubricants

CITY OF MONTEREY PARK

BIDDING DOCUMENTS
For

PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, OIL, AND LUBRICANTS

Specification No. 2026-M04

Bid Due Date:
12:30 PM
Wednesday, June 3, 2026

Submit bids to:
City Clerk's Office
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, OIL AND LUBRICANTS

Specification No. 2026-M04

Approved by: _____
Name
Title
City of Monterey Park

Date: _____

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SECTION A. NOTICE INVITING SEALED BIDS

FOR

PURCHASE & DELIVERY

OF GASOLINE, DIESEL FUEL,

OIL, AND LUBRICANTS

IN THE CITY OF MONTEREY PARK

(BID IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE CHAPTER 3.100 FOR MAINTENANCE SERVICES)

TAKE NOTICE that the City of Monterey Park invites sealed bids for the above project and will receive such bids in the offices of the City Clerk, 320 West Newmark Avenue, Monterey Park, CA 91754, until **12:30 PM**, on **Wednesday, June 3, 2026** at which time they will be publicly opened. Late bids will not be accepted.

Questions: For questions, please contact the following personnel via e-mail only: **Beverly Garcia**, Management Analyst; **bgarcia@montereypark.ca.gov**.

Location of Work: The primary locations will be the City of Monterey Park Corporate Yard, Fire Station 61, and other locations as needed within the City.

Scope of Work: The City of Monterey Park is soliciting bids from qualified and experienced individuals or firms for the provision of professional bulk fuel services. The selected contractor will be responsible for the procurement, transportation, and delivery of regular unleaded gasoline, diesel fuel, oil, and other products which meet the enclosed specifications. These services must be available and be provided 24 hours a day, 7 days a week, and 365 days per year. Contractor's delivery vehicles and procedures must meet all applicable federal, state and/or local regulations.

☐ APPLICABLE IF BOX IS CHECKED: The contractor to whom the contract is awarded must assist in locating, qualifying, hiring and increasing the skills of minority group employees and applicants for employment, as set forth in Executive Order Nos. 11246 and 11375.

Minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

Note that a bid bond is ✓ (the Director of Public Works estimates project will exceed ($25,000) is not ☐ (project will not exceed $25,000) required for this bid.

Note that a performance bond is ☐ is not ✓ required for this bid.

NOTE THAT THE PROJECT IS SUBJECT TO COMPLIANCE MONITORING AND ENFORCEMENT BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. PURSUANT TO CALIFORNIA LAW, THE CITY MUST FIND BIDS FAILING TO COMPLY WITH ALL APPLICABLE LABOR CODE REQUIREMENTS INCLUDING, WITHOUT LIMITATION, LABOR CODE §§ 1725.5 AND 1771.4, TO BE NONRESPONSIVE.

DATED this 11th day of May, 2026.

--END OF SECTION--

SECTION B. BIDDING INSTRUCTIONS

1. DEFINITIONS. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in these Bidding Documents. Words and phrases not defined in this Section have the meaning set forth in the Monterey Park Municipal Code ("MPMC") or applicable law.

1.1. "Addenda" means written or graphic instruments issued by the City before the Bid Deadline that modify or interpret the Bidding Documents by additions, deletions, clarifications, or corrections.

1.2. "Alternate" means a proposed change in the maintenance services, as described in the Bidding Documents which, if accepted, may result in a change to either the Contract Sum or the Contract Time, or both.

1.3. "Bid Deadline" means the date and time designated in the Notice for Bids as the last date and time for receipt of Bids, as may be revised by Addenda.

1.4. "Bidder" means a person or firm that submits a Bid.

1.5. "Bidding Documents" means the construction documents prepared and issued for bidding purposes including all Addenda.

1.6. "Contract Documents" means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Bid; the Maintenance Service Agreement; Supplementary Conditions; Exhibits; Technical Specifications; Addenda; Notice to Proceed; Notice of Completion; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings

1.7. "Lump Sum Base Bid" means the sum stated in the Bid for which Bidder offers to perform the Work described in the Bidding Documents, but not including unit price items or Alternates.

1.8. "Unit Price" means an amount stated in the Bid for which Bidder offers to perform the Unit Price Work for a fixed price per unit of measurement.

1.9. "Work" means the Scope of Work identified in the Contract Documents for which the Notice Inviting Bids is issued.

2. BIDDER'S REPRESENTATIONS. By making its Bid, Bidder represents that:

2.1. Bidder read, understood, and made the Bid pursuant to the requirements in the Bidding Documents.

2.2. Bidder visited the Project site and is familiar with the conditions under which the Work will be performed and the local conditions as related to the Contract Documents.

2.3. The Bid is based upon the materials, equipment, and systems required by the Bidding Documents.

2.4. Bidder and all Subcontractors, regardless of tier, have the appropriate current licenses issued by the State of California Contractor's State License Board for the Work to be performed. If Bidder is a joint venture, the Bidder will have a joint venture license appropriate for the performance of the work, and each member of the joint venture will likewise have the appropriate license. Business and Professions Code §§ 7000-7191 establish licensing requirements for contractors. If a Bidder, that is a specialty contractor, submits a Bid involving 3 or more specialized building trades, the work of which is more than incidental and supplemental to the performance of the Work for which Bidder holds a specialty contractor license, Bidder must also hold either (1) a specialty contractor "C" license in each such trade, (2) a General Engineering contractor "A" license, or (3) a General Building contractor "B" license. This requirement is applicable whether or not Bidder lists a Subcontractor for each such trade.

2.5. If licensure or proper licensure is controverted, then proof of licensure pursuant to this section must be made by production of a verified certificate of licensure from the Contractors' State License Board which establishes that the individual or entity bringing the action was duly licensed in the proper classification of contractors at all times during the performance of any act or contract covered by the action. Nothing in this subdivision requires any person or entity controverting licensure or proper licensure to produce a verified certificate. When licensure or proper licensure is controverted, the burden of proof to establish licensure or proper licensure is on the licensee.

2.6. Bidder has the expertise and financial capacity to perform and complete all obligations under the Bidding Documents.

2.7. The person executing the Bid Form is duly authorized and empowered to execute the Bid Form on Bidder's behalf.

2.8. Bidder is aware of and, if awarded the Contract, will comply with Applicable Code Requirements in its performance of the Work.

2.9. The Bidder has paid the City's business license fee(s).

3. BIDDING DOCUMENTS.

3.1. Bidders may obtain complete sets of the Bidding Documents from the City's Public Works Department for the sum stated in the Notice for Bids.

3.2. Bidders will use a complete set of Bidding Documents in preparing Bids.

3.3. The City makes copies of the Bidding Documents available, on the above terms, for the sole purpose of obtaining Bids for the Work and does not confer a license or grant permission for any other use of the Bidding Documents.

4. INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS.

4.1. Before submitting its Bid, Bidder will carefully study and compare the various documents comprising the Bidding Documents and compare them with any other work being bid concurrently or presently under construction which relates to the Work for which the Bid is submitted; will examine the Project site, the conditions under which the Work is to be performed, and the local conditions; and will at once report to the City's Representative errors, inconsistencies, or ambiguities discovered.

4.2. Requests for clarification or interpretation of the Bidding Documents will be addressed to the City's Representative.

4.3. Clarifications, interpretations, corrections, and changes to the Bidding Documents will be made by Addenda. Clarifications, interpretations, corrections, and changes to the Bidding Documents made in any other manner will not be binding and Bidders will not rely upon them.

5. PRODUCT SUBSTITUTIONS. No substitutions will be considered before award of Contract. Substitutions will only be considered after award of the Contract and as provided for in the Contract Documents.

6. SUBCONTRACTORS.

6.1. Each Bidder will list in the Bid Form all first-tier Subcontractors that will perform work, labor or render such services. The Bid Form contains spaces for the following information when listing Subcontractors: (1) Work Activity; (2) name of Subcontractor; (3) city of Subcontractor's business location. Failure to list any of these items on the Bid Form will result in the City treating the Bid as if no Subcontractor was listed for the Work and that Bidder represents to the City that it is fully qualified to perform that portion of the Work and will perform do so.

6.2. Subcontractors listed in the Bid Form will only be substituted after the Bid Deadline with the City's written consent in accordance with California law.

7. ADDENDA.

7.1. Addenda will be in writing and issued only by the City. Addenda will be emailed or delivered to all who are known by the City to have received a complete set of Bidding Documents and who have provided an email

address for receipt of Addenda.

7.2. Copies of Addenda will be made available for inspection at the City's Public Works Department.

7.3. The City will issue Addenda so that they are received by prospective Bidders not later than three (3) business days before the Bid Deadline. Addenda that withdraw the request for Bids or postpone the Bid Deadline may be issued any time before the Bid Deadline.

7.4. Each Bidder is responsible for ensuring that it has received and acknowledged all issued Addenda before issuing a Bid.

8. FORM AND STYLE OF BIDS.

8.1. Bids will be submitted on the Bid Form included with the Bidding Documents. Bids not submitted on the City's Bid Form will be rejected.

8.2. All blanks on the Bid Form will be filled in legibly in ink or by typewriter.

8.3. Bidder's failure to submit a price for any Alternate or unit price will result in the Bid being considered as nonresponsive. If Alternates are called for and no change in the Lump Sum Base Bid is required, enter "No Change."

8.4. Each Bidder must fill out the "Bidders Statement of Past Contract Disqualifications" form stating any and all instances of contract disqualifications due to a violation of a law or safety regulation. The Bidder shall explain the circumstances of each disqualification. The City may reject the bid based on such information.

8.5. Bidder will make no stipulations on the Bid Form nor qualify the Bid in any manner.

8.6. The Bids will be based upon full completion of all the Work as shown on the plans and specifications. It is expressly understood that the plans are drawn with as much accuracy as is possible in advance, but should errors, omissions or discrepancies exist in the plans which show conditions that vary from those encountered in construction, the Bidder (if awarded the Contract) specifically agrees to construct a completed work ready for the use and in the manner which is intended. In the event of increasing or decreasing of work, the total amount of work actually done or materials or equipment furnished must be paid for according to the unit or lump sum price established for such work under the contract, wherever such unit or lump sum price has been established. In the event no prices are named in the contract to cover such changes or alterations, the cost of such changes shall be covered as extra work.

8.7. The Bid Form will be signed by a person or persons legally authorized to

bind Bidder to a contract. Bidder's Representative will sign and date the Declaration included in the Bid Form. Failure to sign and date the declaration will cause the Bid to be rejected.

9. BID SECURITY.

9.1. If indicated on the Notice Inviting Bids, each Bid will be accompanied by Bid Security, in the amount of 10% of the Extended Price for gas and diesel as security for Bidder's obligation to enter into a Contract with the City on the terms stated in the Bid Form and to furnish all items required by the Bidding Documents. Bid Security will be a Bid Bond on the form provided by the City or a certified check made payable to "City of Monterey Park." When a Bond is used for Bid Security, failure to use the City's Bid Bond form will result in the rejection of the Bid.

9.2. If the apparent lowest responsible Bidder fails to sign the Agreement and furnish all items required by the Bidding Documents within the time limits specified in these Instructions to Bidders, the City will disqualify such Bidder and select the next apparent lowest responsible Bidder until all bids have been exhausted or the City may reject all bids. In such an event, the disqualified Bidder will be liable for and forfeit to the City the amount of the difference, not to exceed the amount of the Bid Security, between the amount of the disqualified Bid and the larger amount for which the City procures the Work.

9.3. If a Bid Bond is submitted and an attorney-in-fact executes the Bid Bond on behalf of the surety, a notarized and current copy of the power of attorney will be affixed to the Bid Bond. The surety issuing the Bid Bond will be listed in the latest published State of California, Department of Insurance list of, "Insurers Admitted to Transact Surety Insurance in This State."

9.4. The City will retain Bid Security until the occurrence of one of the following:

9.4.1. All items required by the Bidding Documents have been furnished and the Agreement has been signed by the successful Bidder and the City.

9.4.2. The specified time has elapsed during which Bids may be withdrawn.

9.4.3. All Bids have been rejected.

9.5. The Bid Form, Bid Security, and all other documents required to be submitted with the Bid will be enclosed in a sealed opaque envelope. The envelope will be addressed to the City Clerk. The envelope will be identified with the Project name, Bidder's name and address, and, if applicable, the designated portion of the Project for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope will be enclosed in a separate mailing envelope labeled as follows: "SEALED BID ENCLOSED."

9.6. Bids will be deposited at the designated location on or before the Bid Deadline. A Bid received after the Bid Deadline will be returned to Bidder unopened.

9.7. Bidder will assume full responsibility for timely delivery at the location designated for receipt of Bids.

9.8. Oral, telephonic, facsimile, or telegraphic Bids are invalid and will not be accepted.

10. MODIFICATION OR WITHDRAWAL OF BID.

10.1. Before the Bid Deadline, a submitted Bid may be modified or withdrawn. Notice of such action will be given to the City in writing and signed by the Bidder's authorized representative. A change so made will be so worded as not to reveal the amount of the original Bid.

10.2. A withdrawn Bid may be resubmitted up to the Bid Deadline, provided that it then fully complies with the Bidding Requirements.

10.3. Bid Security will be in an amount sufficient for the Bid as modified or resubmitted.

10.4. Bids may not be modified, withdrawn, or canceled within sixty (60) days after the Bid Deadline unless otherwise provided in Supplementary Instructions to Bidders.

11. OPENING OF BIDS. Bids submitted in the manner required by these instructions and are received on or before the Bid Deadline will be opened publicly at 12:30 p.m. on the Bid Deadline date.

12. REJECTION OF BIDS.

12.1. The City will have the right to reject all Bids.

12.2. The City will have the right to reject any Bid not accompanied by the required Bid Security or any other item required by the Bidding Documents, or a Bid which is in any other way materially incomplete or irregular.

13. AWARD

13.1. The City may retain all bids for a period of sixty (60) days for examination and comparison, and to delete any portion of the work from the contract.

13.2. The City may waive nonmaterial irregularities in a Bid and to accept the lowest responsive Bid as determined by The City.

13.3. The City has the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents.

13.4. The City will determine the low Bidder on the basis of the sum of the Lump Sum Base Bid plus all unit prices multiplied by their respective estimated quantities as stated in the Bid Form, if any, plus the Contractor Delay Damages multiplied by the "multiplier" as stated in the Bid Form, plus the amounts of all accepted Alternates.

13.4.1. Inclusion of Contractor Delay Damages within the Bid Form is solely for the purpose of determining the low bidder and establishing the City's maximum daily liability as a result of City delays to Contractor, if any, and City has no obligation to pay any daily Contractor Delay Damages except as provided for in these Contract Documents for Compensable Delays. In the event that City becomes liable to Contractor for compensable delays, City agrees to pay Contractor the daily Contractor Delay Damages set forth in the Proposal Form or Contractor's actual daily delay damages, whichever is less, for each day of Compensable Delay as provided for by these Contract Documents.

13.5. The City will select the apparent lowest responsive and responsible Bidder and notify such Bidder within thirty (30) days (unless number of days is modified in Supplementary Instructions to Bidders) after the Bid Deadline or reject all bids. Within ten (10) days after receiving the City's notice that Bidder was selected as the apparent lowest responsible Bidder, Bidder will submit to the City all of the following items:

13.5.1. Three originals of the Agreement signed by Bidder.

13.5.2. Three originals of the Noncollusion Affidavit.

13.5.3. Certificates of Insurance on form provided by the City.

13.5.4. Names of all Subcontractors, with their addresses, telephone number, facsimile number, trade on Bidders' company stationery. Evidence, as required by the City, of the reliability and responsibility of the proposed Subcontractors such as statements of experience, statements of financial condition, and references.

13.5.5. Preliminary Contract Schedule.

13.5.6. Cost Breakdown.

13.6. Before award of the Contract, the City will notify Bidder in writing, if the City objects to a Subcontractor proposed by Bidder, in which case Bidder will propose a substitute acceptable to the City. Failure of the City to object to a proposed Subcontractor before award will not preclude the City from requiring replacement of any Subcontractor based upon information received subsequent to award, information which cannot be properly evaluated before award due to time constraints, or information relating to a

failure to comply with the requirements of the Contract.

13.7. If Bidder submits the three original signed Agreements and all other items within ten (10) days after receiving the City's notification, and all such items comply with the requirements of the Bidding Documents, the City will award the Contract to Bidder by signing the Agreement and returning a signed copy of the Agreement to Bidder.

13.8. If the City consents to the withdrawal of the Bid of the apparent lowest responsible Bidder, or the apparent lowest responsible Bidder fails or refuses to sign the Agreement or submit to the City all of the items required by the Bidding Documents, within ten (10) days after receiving the City's notification, or the City determines that the Bidder is not financially or otherwise qualified to perform the Contract, the City may reject such Bidder's Bid and select the next apparent lowest responsible Bidder, until all bids are exhausted, or reject all Bids.

--END OF SECTION--

SECTION C. BIDDER'S PROPOSAL
FOR
PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, AND LUBRICANTS

COST PROPOSAL FORM

Company Name:	Federal I.D. No. :
Address:	

Submits its PRICE QUOTE for the PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, OIL AND LUBRICANTS in compliance with the attached requirements as follows:

Regular Business Hours: 6:30 AM to 5:30 PM, Monday through Friday

Fill in all spaces either with a bid price or state "No Bid". Failure to do so may disqualify you from the bid process.

DELIVERY OF GASOLINE & DIESEL FUEL - Use the most recently published Los Angeles OPIS Daily 10:00 AM Unbranded Average available on the date the bid is prepared. The Bidder shall apply the OPIS Daily 10 AM Unbranded Average to calculate the Bid Price per Gallon and the Extended Cost required for bid evaluation and bid bond calculation.

A	B	C	D	E	F
FUEL	**OPIS PRICE/GALLON**	**BIDDERS MARGIN (+/-)**	**BID PRICE/GALLON**	**Estimated Quantity (Gallons)**	**EXTENDED COST/BID** **(Multiply *Column D* by Column E)**
87 Octane Unleaded Gasoline	$	$	$	100,000 Annually	$
Red Dyed Renewable Diesel # 2	$	$	$	15,000 Annually	$
TOTAL ESTIMATED ANNUAL BID AMOUNT					

For each fuel type, Bidder shall enter (B) the most recently published Los Angeles OPIS Daily 10:00 AM Unbranded Average, (C) their proposed margin (+/–), and (D) the resulting Bid Price per Gallon. The Bidder shall then calculate the Extended Cost by multiplying the Bid Price per Gallon by the Estimated Annual Quantity. These Extended Costs will be used to determine the Bidder's Total Estimated Annual Bid Amount and the required 10% Bid Bond.

SERVICES

1. Premium for rush deliveries $ _____ per _____

2. Premium for off hour deliveries $ _____ per _____

3. Fuel tank testing: _____ per hour

4. Availability of Materials: Days _____ Hours _____

5. Availability of Materials for Emergency Orders: Days _____Hours _____

DELIVERY OF OIL, LUBRICANTS & OTHER PRODUCTS

The City's fleet currently uses Chevron, Chevron Havoline, and Olympus brand name products for the following:

- Motor Oil (synthetic and synthetic blend)
- Heavy-Duty Diesel Engine Oil
- Automatic Transmission Fluid (synthetic)
- Diesel Exhaust Fluid
- Gear Lubricants
- Hydraulic Oil and Fluid
- Grease
- Coolant

Provide the description, brand, container size, price per gallon, and recycling fee amount for each of the products listed above. Provide alternatives to Chevron, Chevron Havoline, and Olympus brands as necessary. An equivalency statement may be required. If a price is not listed by the vendor for a particular product, the item will be considered unavailable for delivery. Use additional pages to list products as necessary.

DESCRIPTION	BRAND	CONTAINER SIZE	PRICE/GALLON	CA RECYCLING

SERVICES

1. Premium for rush deliveries $_____ per _____

2. Premium for off hour deliveries $_____ per _____

3. Minimum order: _____

4. Refundable Drum Deposit: Container size _____ Price/gal: _____

5. Availability of Materials: Days _____ Hours _____

The prices must include any and all costs, including labor, materials, appurtenant expenses, transportation, taxes, environmental fees, royalties and any and all other incidental costs to complete the project, in compliance with this Bid and all applicable law and standards. All other work items not specifically listed in the above items and/or not shown on the Bid, but are necessary to complete the work per all applicable law and standards are assumed to be included in the bid prices.

Authorized Signature: _____

Name and Title: _____

Phone: _____ E-mail: _____

Date: _____

SCOPE OF WORK

Project site is located at:

The City of Monterey Park Corporate Yard, Fire Station 61, and other locations as needed within the City. Locations are subject to change based on the City's needs.

The scope of work in general includes the following:

The City of Monterey Park is soliciting bids for the purchase and delivery of regular unleaded gasoline, diesel fuel, oil, as well as various bulk and single use lubricants for any or all vehicles/equipment operated by the City.

The bid provides a list of delivery locations in Appendix 3.

See Appendix 2, Technical Specifications, for detailed work description.

The work must be completed per the following schedule:

TASK	DATE
BID REQUEST DATE	MAY 11, 2026
DEADLINE FOR RECEIPT OF QUESTIONS	MAY 18, 2026
ADDENDUM (IF NECESSARY) TO RESPOND TO QUESTIONS	MAY 26, 2026
BID SUBMITTAL DATE	JUNE 3, 2026
ANTICIPATED APPROVAL OF THE PRICE QUOTE AND SELECTED CONTRACTOR	JUNE 2026
CONTRACT START DATE	JULY 1, 2026

A pre-bid meeting will not be held for this proposal.

Questions must be emailed to: bgarcia@montereypark.ca.gov.

BIDDER'S STATEMENT OF PAST CONTRACT DISQUALIFICATIONS

Please state all instances of being disqualified, removed, or otherwise prevented from bidding on, or completing, a federal, state, or local government project due to a violation of a law or safety regulation.

1. Have you ever been disqualified from any government contract?

Yes ☐ No ☐

2. If yes, explain the circumstances:

_____

_____

_____

INSURANCE REQUIREMENTS
[MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful bidder must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

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

Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the 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."

_____ _____

Date Bidder

REFERENCES

Provide 3 references regarding your company's past performance in similar type of work.

Reference Contact Information	Reference Project Name and services provided	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			
Reference Contact Information	Reference Project Name	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			
Reference Contact Information	Reference Project Name	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			

ADDENDA ACKNOWLEDGMENT

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

Addendum No. _____ Dated _____

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: Address: Phone/Email:		$_____
Name: Address: Phone/Email:		$_____
Name: Address: Phone/Email:		$_____
Total Subcontract Amount (cannot exceed 49% of Total Bid Amount)		**$_____**

QUESTIONS

For questions regarding this project, please contact via e-mail only:
Beverly Garcia, Management Analyst;
bgarcia@montereypark.ca.gov.

PUBLIC CONTRACT CODE SECTION 7106

Noncollusion Declaration by Bidder

The undersigned declares:

I am the _____ of _____, 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: _____

Authorized Signature: _____

Name and Title: _____

Date: _____

PROPOSAL GUARANTEE

BID BOND

Bond No.:_____

KNOW ALL MEN BY THESE PRESENTS that _____, as BIDDER, AND _____, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of _____ **($_____)** dollars, lawful money of the United States, which is 10 percent of the Extended Price for gas and diesel by BIDDER to the City of Monterey Park for the **FUEL PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, OIL AND LUBRICANTS PROPOSAL # 2026-M04** ("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 ____ day of _____, 20__.

SIGNED AND SEALED this _____ day of _____, 20__.

_____ _____

PRINCIPAL SURETY

PRINCIPAL's MAILING ADDRESS: **SURETY's MAILING ADDRESS:**

_____ _____

_____ _____

_____ _____

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

PROPOSAL GUARANTEE

CERTIFIED CHECK or CASHIER'S CHECK

As an Alternative to Bid Bond, Bidder can provide Certified Check or Cashier's Check as follows

Accompanying this proposal is a certified check or a cashier's check payable to the order of the City of Monterey Park, in the amount of _____ **($)** dollars, lawful money of the United States, which is 10 percent of the Extended Price for gas and diesel by BIDDER to the City of Monterey Park for the **FUEL & DELIVERY OF GASOLINE, DIESEL FUEL, OIL AND LUBRICANTS PROPOSAL # 2026-M04** ("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: _____

Authorized Signature: _____

Name and Title: _____

Date: _____

--END OF SECTION--

Agreement No.

FUEL PURCHASE AGREEMENT
BETWEEN
THE CITY OF MONTEREY PARK AND

This AGREEMENT is entered into this ___ day of _____, 2026, by and between CITY OF MONTEREY PARK, a general law city and municipal corporation ("CITY") and _____("CONTRACTOR"). The Parties agree as follows:

1. **CONSIDERATION.**

A. As partial consideration, CONTRACTOR agrees to perform the work listed in the SCOPE OF SERVICES in Section 2 below;

B. As additional consideration, CONTRACTOR and CITY agree to abide by the terms and conditions contained in this Agreement;

C. As additional consideration, CITY agrees to pay CONTRACTOR as specified in Section 6 below.

2. **SCOPE OF SERVICES.** CONTRACTOR will furnish CITY with vehicle fuel ("Fuel"), and vehicle oil and lubricant "OIL and LUBRICANT") as set forth in attached Exhibit "A," which is incorporated by reference, for CITY's vehicle fleet. Fuel, oil, and lubricant delivery will be to the Monterey Park Corporate Yard, 751 South Alhambra Avenue, Monterey Park, CA 91755, Monterey Park Fire Station #61, 350 West Newmark Avenue, Monterey Park, CA 91754, and other locations within the City on an as needed basis as requested by CITY. CONTRACTOR is required to guarantee delivery within 24 hours of orders placed. CITY will pay CONTRACTOR the delivered price as set forth in attached Exhibit "A," which is incorporated by reference.

3. **CONTRACTOR RESPONSIBILITIES.**

A. CONTRACTOR is liable for any damage or citations, which may be incurred as a result of any spills during delivery of CONTRACTOR's product. In addition, CITY reserves the right to cancel the contract of CONTRACTOR or CONTRACTOR's carrier, who, notwithstanding compliance with the procedures set forth herein, delivers in a negligent or careless manner or who, under any circumstances, causes a spill while delivering.

B. It is the responsibility of CONTRACTOR to have the delivering driver measure the contents of each tank with a Fuel tank gauge stick. These readings will be taken before and after unloading Fuel and will be recorded on delivery receipts. Gauges may be available at the delivery location; however, each delivery truck must be equipped with a stick. Delivery tickets are to be signed at time and place of delivery by a CITY representative and contractor representative.

C. CONTRACTOR has title to and bears risk of any loss of or damage to the items

purchased hereunder until they are delivered in conformity with this contract at the F.O,8. point specified herein, and upon such delivery, in accordance with this Contract, title will pass to CITY, except for loss or damage resulting from CONTRACTOR's or CONTRACTOR's carrier's negligence.

4. **RECORD KEEPING.**

A. CONTRACTOR must maintain auditable records of CITY's purchases under this contract as respects to the monthly volumes of the various grades of Fuel delivered to each of the various Fuel locations and provide CITY with a copy of such records upon CITY's request within ten business days.

B. CONTRACTOR must provide copies of the Fuel's current Material Safety Data Sheets to CITY.

5. **INVOICING.**

A. CONTRACTOR will invoice CITY for each delivery of Fuel. Invoices will have unique numbers and will be referenced to this Agreement. The invoice will show dates, price, delivery location(s), quantities, and corresponding packing slip/delivery ticket number. Invoices will prominently display this Agreement number. Applicable taxes will be added to the invoice by CONTRACTOR as described below.

B. Invoices will be sent in duplicate to the mailing address listed below. CITY will pay CONTRACTOR within 30 days after receiving acceptable invoices for Fuel delivered and accepted. CITY does not pay interest on late payments.

C. Should CONTRACTOR separately contract for the same Fuel in similar quantity and delivery conditions at a lower price to customers of a like condition, such lower prices must be immediately extended to CITY while they are in effect.

6. **TAXES.** CITY is exempt from Federal excise taxes and no payment will be made for any personal property taxes levied on CONTRACTOR. CITY will only pay for State and/or local sales use taxes or fees, which apply to the products supplied. CITY will properly execute any necessary certificates for CONTRACTOR to obtain any exemption and CONTRACTOR is registered under Internal Revenue Code § 4101 as a fuel distributor.

7. **NON-EXCLUSIVITY.** CITY may purchase Fuel from sources other than CONTRACTOR when it is reasonably determined to be in CITY's best interests.

8. **EMERGENCY PURCHASES.** It is specifically understood that CONTRACTOR will supply such Fuel as may be available depending upon any emergency conditions and requirements that may arise. CONTRACTOR must maintain an electric generator so that Fuel can be provided lo CITY in case of power failure.

9. RIGHTS AND REMEDIES OF CITY FOR DEFAULT/QUALITY CONTROL.

A. Fuel furnished must be free from all defects and, except as otherwise provided, is subject to inspection and test by CITY at all times and places. In the event Fuel fails to meet specifications, CONTRACTOR may be required to remove and replace the Fuel, at its own expense or pay, as liquidated damages, ten percent of the cost of the amount delivered, as determined by CITY. The liquidated damages will be credited to CITY on CONTRACTOR's invoice. Repeated deliveries of sub-standard Fuel constitutes a material default of this Contract.

8. CITY may require a Fuel analysis report on a random sample of Fuel supplied during the prior month. The report will emanate from the refinery producing the Fuel. CONTRACTOR must provide said analysis report as requested by CITY at no additional cost.

C. CITY's obligation to purchase Fuel from CONTRACTOR ceases, and this Agreement may be voided, if the Fuel provided by CONTRACTOR violates any federal, state or local law or regulation.

D. CITY's rights and remedies in this Section are not exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

I0. **PERFORMANCE STANDARDS.** While performing this Agreement, CONTRACTOR will use the appropriate generally accepted professional standards of practice existing at the time of performance utilized by persons engaged in providing similar services. CITY will continuously monitor CONTRACTOR's services. CITY will notify CONTRACTOR of any deficiencies and CONTRACTOR will have fifteen (15) days after such notification to cure any shortcomings to CITY's satisfaction. Costs associated with curing the deficiencies will be borne by CONTRACTOR.

11. **CHANGES.** CITY may order changes in the services within the general scope of this Agreement, consisting of additions, deletions, or other revisions, and the contract sum and the contract time will be adjusted accordingly. All such changes must be authorized in writing, executed by CONTRACTOR and CITY. The cost or credit to CITY resulting from changes in the services will be determined in accordance with written agreement between the parties.

12. **CONSISTENCY.** In interpreting this Agreement and resolving any ambiguities, the main body of this Agreement takes precedence over the attached Exhibits; this Agreement supersedes any conflicting provisions.

13. **TERM.** This Agreement will be effective for three (3) years from July 1, 2026 to June 30, 2029. This agreement will automatically renew for up to two (2) three-year terms under the same terms and conditions, unless the City gives written notice to the Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this Contract. CITY's CITY Manager is authorized to execute this Agreement on behalf of CITY.

14. **TIME FOR PERFORMANCE.** CONTRACTOR will not perform any work under this Agreement until:

A. CONTRACTOR furnishes proof of insurance as required under this Agreement; and

B. CITY gives CONTRACTOR a written, signed, Notice to Proceed. Should CONTRACTOR begin work on any phase in advance of receiving written authorization to proceed, any such professional services are at CONTRACTOR'S own risk.

15. **TAXPAYER IDENTIFICATION NUMBER.** CONTRACTOR will provide CITY with a Taxpayer Identification Number.

I 6. **PERMITS AND LICENSES.** CONTRACTOR, at its sole expense, will obtain and maintain during the term of this Agreement, all necessary permits, licenses, and certificates that may be required in connection with the performance of services under this Agreement.

17. **WAIVER.** CITY'S review or acceptance of, or payment for, work product prepared by CONTRACTOR under this Agreement will not be construed to operate as a waiver of any rights CITY may have under this Agreement or of any cause of action arising from CONTRACTOR'S performance. A waiver by CITY of any breach of any term, covenant, or condition contained in this Agreement will not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition contained in this Agreement, whether of the same or different character.

18. **TERMINATION.**

A. Except as otherwise provided, CITY may terminate this Agreement at any time with or without cause, verbally or in writing.

B. CONTRACTOR may terminate this Agreement at any time with CITY'S mutual consent. Notice will be in writing at least thirty (30) days before the effective termination date.

C. Upon receiving a termination notice. CONTRACTOR will immediately cease performance under this Agreement unless otherwise provided in the termination notice. Except as otherwise provided in the termination notice, any additional work performed by CONTRACTOR after receiving a termination notice will be performed at CONTRACTOR'S own cost; CITY will not be obligated to compensate CONTRACTOR for such work.

D. Should termination occur, all finished or unfinished documents, data, studies, surveys, drawings, maps, reports and other materials prepared by CONTRACTOR will, at CITY'S option, become CITY'S property, and CONTRACTOR will receive just and equitable compensation for any work

satisfactorily completed up to the effective date of notice of termination.

E. Should the Agreement be terminated pursuant to this Section, CITY may procure on its own terms services similar to those terminated.

F. By executing this document, CONTRACTOR waives any and all claims for damages that might otherwise arise from CITY'S termination under this Section.

19. **INDEMNIFICATION.**

A. **CONTRACTOR indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance. Should CITY be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of this Agreement, or its performance, CONTRACTOR will defend CITY (at CITY'S request and with counsel satisfactory to CITY) and will indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.**

B. The foregoing indemnity is intended to operate as an agreement pursuant to 42 USC § 9607(e) (the Comprehensive Environmental Response, Compensation and Liability Act; "CERCLA") and Health and Safety Code§ 25364 to defend, protect, hold harmless, and indemnify CITY from all forms of liability under CERCLA, or other applicable law, for any and all matters addressed in this Agreement. "Hazardous Materials," "HM," means any flammable, explosive, or radioactive materials or hazardous, toxic or dangerous wastes, substances or related materials or any other chemicals, materials or substances, exposure to which is prohibited, limited or regulated by any federal, state, local law or regulation or which, even if not so regulated, may or could pose a hazard to public health and safety, including, without limitation, asbestos, PCBs, petroleum products and byproducts, substances defined or listed as "hazardous substances" or "toxic substances" or similarly identified in, pursuant to, or for purposes of, the California Solid Waste Management, Resource Recovery and Recycling Act (Gov't. Code §§ 66700 et seq.); the Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §§ 9601 et seq.); the Hazardous Materials Transportation Act (49 U.S.C. §§ 1&01 et seq.); the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 et seq.); Health & Safety Code §§ 25117 or 25316, including the regulations promulgated thereto (see 22 Cal. Code of Regs. § 66261.3); any substances or mixture regulated under the Toxic Substance Control Act of 1976 (15 U.S.C. §§ 2601 et seq.); any 'toxic pollutant" under the Clean Water Act (33 U.S.C. §§ 1251 et seq.); and any hazardous air pollutant under the Clean Air Act (42 U.S.C. §§ 7901 et seq.).

C. For purposes of this section "CITY" includes CITY'S officers, officials, employees, agents, representatives, and volunteers.

D. CONTRACTOR expressly agrees that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as is permitted by the law of the State of California and that if any portion is held invalid, it is agreed that the balance will, notwithstanding, continue in full legal force and effect.

E. **It** is expressly understood and agreed that the foregoing provisions will survive termination of this Agreement.

F. The requirements as to the types and limits of insurance coverage to be maintained by CONTRACTOR, and any approval of said insurance by CITY, arc not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

20. **ASSIGNABIUTY.** This Agreement is for CONTRACTOR'S professional services. CONTRACTOR'S attempts to assign the benefits or burdens of this Agreement without CITY'S written approval are prohibited and will be null and void.

21. **INDEPENDENT CONTRACTOR.** CITY and CONTRACTOR agree that CONTRACTOR will act as an independent contractor and will have control of all work and the manner in which is it performed. CONTRACTOR will be free to contract for similar service to be performed for other employers while under contract with CITY. CONTRACTOR is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right lo direct CONTRACTOR ,,, to the details of doing the work or to exercise a measure of control over the work means that CONTRACTOR will follow the direction of CITY as to end results of the work only.

22. **AUDIT OF RECORDS.** CONTRACTOR will maintain full and accurate records with respect to all services and matters covered under this Agreement. CITY will have free access at all reasonable times to such records, and the right to examine and audit lhe same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. CONTRACTOR will retain such financial and program service records for at least three (3) years after termination or final payment under this Agreement.

23. **INSURANCE.**

A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, CONTRACTOR will procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

Type of Insurance	Limits
Commercial general liability:	$2,000,000

Business automobile liability	$1,000,000
Workers compensation	$1,000,000

B. Commercial general liability insurance will meet all of the requirements of the most current ISO-CGL Form Number. The amount of insurance set forth above will be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies will be endorsed to name CITY, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance will be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to CITY.

C. CONTRACTOR will furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VIL"

D. Should CONTRACTOR., for any reason. fail to obtain and maintain the insurance required by this Agreement, CITY may obtain such coverage at CONTRACTOR'S expense and deduct the cost of such insurance from payments due to CONTRACTOR under this Agreement or terminate.

F. Self-Insured Retention/Deductibles. All policies required by this Agreement must allow CITY, as additional insured, to satisfy the self-insured retention ("SIR") and deductible of the policy in lieu of CONTRACTOR (as the named insured) should CONTRACTOR fail to pay the SIR or deductible requirements. The amount of the SIR or deductible is subject to the approval of CITY Attorney and the Finance Director. CONTRACTOR understands and agrees that satisfaction of this requirement is an express condition precedent to the effectiveness of this Agreement. Failure by CONTRACTOR as primary insured to pay its SIR or deductible constitutes a material breach of this Agreement. Should CITY pay the SIR or deductible on CITY's behalf upon the CONTRACTOR'S failure or refusal to do so in order to secu1·e defense and indemnification as an additional insured under the policy, CITY may include such amounts as damages in any action against CONTRACTOR for breach of this Agreement in addition to any other damages incurred by CITY due to the breach.

24. **USE OF SUBCONTRACTORS.** CONTRACTOR must obtain CITY'S prior written approval to use any subcontractors while performing any portion of this Agreement. Such approval must approve of the proposed subcontractor and the terms of compensation.

25. **NOTICES.** All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

CITY	CONTRACTOR
CITY of Monterey Park 320 West Newmark Avenue Monterey Park, CA 91754	

Any such written communications by mail will be conclusively deemed to have been received by the addressee upon deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

26. **NO THIRD PARTY BENEFICIARY.** This Agreement and every provision herein are for the exclusive benefit of CONTRACTOR and CITY and not for the benefit of any other party. There will be no incidental or other beneficiaries of any of CONTRACTOR'S or CITY'S obligations under this Agreement.

27. **INTERPRETATION.** This Agreement was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this agreement will be in Ventura County.

28. **ENTIRE AGREEMENT.** This Agreement, and its Attachments, sets for the entire understanding of the parties. There are no other understandings, terms or other agreements expressed or implied, oral or written. There is (1) Attachment to this Agreement. This Agreement will bind and inure to the benefit of the parties to this Agreement and any subsequent successors and assigns.

29. **RULES OF CONSTRUCTION.** Each Party had the opportunity to independently review this Agreement with legal counsel. Accordingly, this Agreement will be construed simply, as a whole, and in accordance with its fair meaning; it will not be interpreted strictly for or against either Party.

30. **SEVERABILITY.** If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

31. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written amendment. CITY'S city manager, or designee, may execute any such amendment on behalf of CITY.

32. **ACCEPTANCE OF ELECTRONIC SIGNATURES.** The Parties agree that this Agreement, agreements ancillary to this Agreement, and related documents to be entered into in connection with this Agreement will be considered signed when the signature of a party is delivered by ELECTRONIC transmission. Such ELECTRONIC signature will be treated in all respects as having the same effect as an original signature.

33. **TIME IS OF ESSENCE.** Time is of the essence for each and every provision of this Agreement.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY

_____

Inez Alvarez,
City Manager

CONTRACTOR

_____

ATTEST:

_____

Maychelle Yee,
City Clerk

Taxpayer ID: _____

APPROVED AS TO FORM:
KARL H. BERGER, City Attorney

By: _____
KARL H. BERGER, City Attorney

--END OF SECTION--

TECHNICAL SPECIFICATIONS

PURCHASE & DELIVERY OF

GASOLINE, DIESEL FUEL, OIL

AND LUBRICANTS

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1. INTRODUCTION

The City of Monterey Park is soliciting bids from qualified and experienced individuals or firms for the provision of professional bulk fuel delivery services.

2. SCOPE OF WORK

The selected contractor will be responsible for the procurement, transportation, and delivery of regular unleaded gasoline, diesel fuel, oil, lubricants, and other products which meet the requirements of this bid. The contractor shall provide specifications for all the products they are proposing.

The selected vendor will be capable of ensuring reliable, timely, cost-effective, and emergency fuel delivery services in support of the City's operational needs. These services must be available and be provided 24 hours a day, 7 days a week, and 365 days per year.

All fuel products must be supplied at pricing indexed to the Oil Price Information Service (OPIS).

The Contractor shall warrant that all fuel products supplied—including unleaded gasoline and diesel—conform to all current federal, state, and local laws, regulations, and industry standards. This includes, but is not limited to, all EPA, Department of Transportation (DOT), and state-specific air resources board (e.g., CARB) regulations.

3. CONTRACT TERM

It is anticipated that the successful contractor will begin fuel, oil, and lubricant procurement and delivery services for the City on July 1, 2026 and continue through June 30, 2029. This contract will automatically renew for up to two (2) three-year terms under the same terms and conditions, unless the City gives written notice to the Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this CONTRACT.

4. MINIMUM QUALIFICATIONS

Contractor must have previous experience in providing fuel, oil, and lubricant procurement, transportation, and delivery services to municipalities and/or other government agencies in California.

5. ADMINISTRATION

A. CONTRACTOR/CITY COMMUNICATIONS

1. Local Office

Throughout the period of this contract, the Contractor must establish and maintain an office in Los Angeles County in proximity to the City of Monterey Park. Contractor's account representative will serve as the point of contact for communications with the City.

2. Performance of Agreement

The Contractor shall faithfully and regularly provide service in accordance with the agreement. The work must be done in a prompt, thorough, lawful, and workmanlike manner, according to the provisions of the Agreement. Performance of each provision of the Agreement will be subject to the approval of the City Manager/Director of Public Works or his/her designated authorized representative.

3. Requests for Service and Response Times

Contractor agrees to provide delivery of bulk fuel and bulk and single use oil and lubricants ordered at all hours of the day and all days of the year, as the need requires. Contractor's delivery vehicles and procedures must meet all applicable federal, state and/or local regulations.

The Contractor's local office will have a twenty-four (24) hour telephone service and a responsible person in charge 7 days a week to receive all orders from the City of Monterey Park.

The Contractor will respond and provide fuel, oil, and lubricant procurement and delivery services for regular orders within one (1) business day, but no later than three days.

The Contractor guarantees the procurement and delivery of emergency orders for gasoline and diesel fuel. Emergency orders shall be delivered within 4 hours from the time the order is placed by an authorized City representative.

The Contractor guarantees to deliver fuel within 4 hours form the time the order is placed by the City during an official Declaration of Emergency by authorized federal, state, or local authorities. Upon the termination of the Emergency Declaration, the Contractor shall cease emergency deliveries, and regular contract terms, scheduling, and standard delivery shall resume.

Contractor shall notify the City at least three (3) days in advance of any foreseeable potential interruptions in service (e.g. – work stoppages, facility/equipment maintenance, etc.) so that all locations may be refilled, if necessary, prior to the anticipated down time.

The City reserves the right to secure the services of an alternate contractor and invoice the Contractor for all costs incurred to correct any deficiencies or as a result of failure to respond to procurement and delivery requests for fuel, oil, and lubricants. Failure to correct the deficiency to the satisfaction of the City within twenty-four (24) hours of the notice shall be considered failure to perform.

B. CONTRACTOR'S EMPLOYEES

1. IDENTIFICATION

Contractor's employees are required to wear a clean uniform bearing the

Contractor's name. Employees who normally and regularly come into direct contact with the public will bear some means of individual identification, such as a nametag or identification card.

2. DRIVER'S LICENSE

Employees driving the Contractor's vehicles will at all times possess and carry a valid Commercial Driver's License issued by the State of California.

C. MEASUREMENT FOR PAYMENT

1. Fuel Pricing Index

The price for fuel shall be based on the stated differential above (+) or below (–) the **Los Angeles OPIS Daily 10:00 AM Unbranded Average** published on the date of delivery.

2. Invoice Price Calculation

The Contractor's invoice price (excluding taxes) shall be determined by adding or subtracting the awarded OPIS differential to or from the **OPIS Daily 10:00 AM Unbranded Average** for the delivery date.

3. Unavailable OPIS Daily Index

If the OPIS Daily 10:00 AM Unbranded Average is not published for a given delivery date, the Contractor shall use the most recently published Daily OPIS index. If two (2) or more consecutive business days pass without a published OPIS Daily index, the Contractor shall notify the City immediately. The Public Works Director or designee will negotiate an interim pricing mechanism until OPIS Daily publication resumes.

4. Changes in OPIS Publication

If the OPIS Daily 10:00 AM Unbranded Average is substantially modified or discontinued, the City reserves the right to reestablish the pricing mechanism for this Agreement or cancel all or part of the Agreement without prejudice to any party.

5. Oil and Lubricant Pricing

Oil and lubricants pricing shall remain fixed for thirty (30) days and may be adjusted only with thirty (30) days' prior written notice to the City.

6. Taxes and Fees

The City shall pay only mandated federal and state taxes and/or fees. All Contractor transportation, environmental, fuel surcharges, or similar additive costs shall be included entirely within the bidder's OPIS differential.

6. PRICE TERMS

The successful bidder proposes to furnish all goods/services stipulated in this bid for a firm, fixed term of three (3) years (the 'Initial Term') commencing on July 1, 2026 and ending on June 30, 2029. The successful bidder further agrees that the City reserves the right to extend this contract for two (2) additional three-year periods (each, a 'Renewal Term').

The unit prices offered herein shall remain fixed and locked for the entre three-year Initial Term. No price increases, escalation, or adjustments-including but not limited to labor, materials, freight, or taxes-shall be accepted during the Initial Term. Renewal term rates may be increased over the prior term by an amount no greater than the Consumer Price Index (CPI) for urban consumers in the Los Angeles-Long Beach Metropolitan Statistical Area, not to exceed an increase of five percent (5%). Any exceptions or alternate price terms that may favor the City must be clearly stated in the bidder's proposal.

7. REQUIRED RECORDS

The Contractor must maintain a record of all deliveries, listing dates, hour of the day, and item quantities and descriptions for each delivery. All invoices must provide dates, quantities, item descriptions, and prices for each item.

Contractor must have the ability to provide reports upon request by the City. Minimum information to be provided by Contractor will include monthly, year-to-date and/or prior year(s) history of fuel type, gallons delivered, and amount purchased by the City.

Information may be requested in total or by location delivered. Contractor shall also provide, upon request of the City, printed or electronic copies of Oil Price Information Service (OPIS) pricing documentation, as needed, in order to validate invoice pricing.

8. RESTORATION AND REPAIR, OBSTRUCTIONS AND CLEANUP

The Contractor must be familiar with all existing installations both public and private, on the work site and will provide adequate safeguards to prevent damage to existing structures and improvements. Any existing structures, improvements, and other obstructions that are damaged or destroyed in the course of work must be replaced and/or repaired to the original condition and to the satisfaction of the City at the Contractor's expense. Failure to have such damages repaired in a timely manner will result in the City deducting from the Contractor's payment the cost to perform the necessary remedial work.

9. EMERGENCY FUEL DELIVERY ORDERS

The Contractor must maintain a local telephone number where they can be reached twenty-four (24) hours per day. This telephone number is to be made available to the Manager/Director of Public Works or his/her authorized representative and to the City the City of Monterey Park's Police Department.

In the event of an emergency, Contractor agrees to deliver needed fuel within 4 hours and continue to deliver fuel for the remainder of the emergency, as the City requires. Respondent shall identify a 24-hour emergency contact and/or 24-hour emergency phone number in case of an emergency.

The Contractor guarantees to deliver fuel within 4 hours form the time the order is placed by the City during an official Declaration of Emergency by authorized federal, state, or local authorities. Upon the termination of the Emergency Declaration, the Contractor shall cease emergency deliveries, and regular contract terms, scheduling, and standard delivery shall resume.

The Corporation Yard Fuel Station located at 751 S. Alhambra Ave houses:

- ONE (1) 8,000-gallon unleaded storage tank, not to exceed 90% capacity

The Fire Station #61 Fuel Station located at 350 W. Newmark Ave houses:

- ONE (1) 8,000-gallon diesel storage tank, not to exceed 90% capacity
- ONE (1) 8,000-gallon unleaded fluid storage tank, not to exceed 90% capacity

10. SAFETY ORDERS

The Contractor must comply with all Federal, State, County and local safety laws, ordinances and regulations.

The Contractor must comply with all Federal, State, County and Local laws, ordinances and regulations governing smog emissions. All safety defects disclosed by any governmental official must be corrected by the Contractor within two weeks of notification of said defect.

11. CHARACTER OF WORKERS

If any subcontractor or person employed by the Contractor fails or refuses to carry out the directions of the City Manager/Public works or his/her authorized representative or appears to the City Manager/Public Works or his/her authorized representative to be incompetent or to act in a disorderly or improper manner, she/he will be discharged immediately on the requisition of the City Manager/Director of Public Works or his/her authorized representative, and such person will not again be employed in the work.

The Contractor's employees performing services pursuant to the proposed Agreement will at all times be dressed in clean uniforms with suitable identification. Employees will not remove any portion of their uniform while working.

12. CONTRACT DOCUMENTS

Contract documents include:

1. Notice inviting Bids
2. Bidder's Proposal submitted by Contractor
3. Fuel Purchase and Delivery Agreement
4. Technical Specifications
5. Certificate(s) of Insurance
6. Proof of Worker's Compensation Insurance

13. NOTICE TO PROCEED

The City will issue a Notice to Proceed with the fuel purchase and delivery contract only after all contract documents have been properly executed and submitted to the City.

14. TERM OF CONTRACT

The contract will commence on July 1, 2026 and will terminate on June 30, 2029. This contract will automatically renew for up to two (2) three-year terms under the same terms and conditions, unless the City gives written notice to the Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this CONTRACT.

15. CONTENT OF THE PROPOSAL

The Contractor's response to the City's Notice Inviting Bid should provide the following information, using the same format and sequence.

A. THE CONTRACTOR

Provide a brief history of the company and an organizational chart. Identify and provide a resume for the person who will be responsible for the administration of the city's contract. Identify current staffing levels serving jurisdictions within the greater Los Angeles area, which is defined as Los Angeles and Orange Counties. Contractor must submit a list of any subcontractors or consultants who will be used on this contract.

B. THE CONTRACTOR'S EXPERIENCE

Provide a list of all the other jurisdictions in the Southern California area that you are currently providing similar services for. Identify the number and type of users serviced; the type of service, staffing in the jurisdiction, and the contract termination date. Identify the jurisdiction's account representative's name and telephone number. In addition, Contractor must submit a list of all jurisdictions served over the past five (5) years. The Contractor is required to have relevant experience in providing fuel, oil, and lubricant procurement and delivery services for one or more cities or governmental agencies, in California, as a condition precedent to establishing adequate background and experience.

C. FEE SCHEDULE

Provide a fee proposal for each of the identified services. These fee proposals must be identified on the form provided in Section C. Bid, Bidder's Proposal, Cost Proposal Form.

D. AGREEMENT

Appendix 1. City of Monterey Park Fuel Purchase & Delivery Agreement, contains a copy of the City's proposed Fuel Purchase & Delivery Agreement for the procurement and delivery of fuel, oil, and lubricants. A statement must be made in the proposal that all terms and conditions are acceptable. If any revisions are requested, they must be described in full.

E. INSURANCE

Proof of insurance requirements addressed in Section C. Bidder's Proposal, Insurance. Requirements shall be submitted with the Proposal.

16. SUBMITTAL OF PROPOSAL

Three (3) copies of the proposal, including an electronic copy in searchable PDF format provided via flash drive, must be presented in a sealed envelope bearing the name, address, email address, and telephone number of the individual or entity submitting the proposal and must be addressed to the **CITY OF MONTEREY PARK, 320 W. NEWMARK AVENUE, MONTEREY PARK, CALIFORNIA 91754, Attention: City Clerk.** The envelope must be clearly marked with the notation **"DO NOT OPEN – PROPOSAL"**. The proposal must be delivered to the addressee on or before Wednesday, June 3rd, 2026 by 12:30 P.M.

--END OF SECTION--

CITY OF MONTEREY PARK

FUEL DELIVERY LOCATIONS

LOCATION NAME	ADDRESS	FUEL TYPE
City Yard	751 S. Alhambra Avenue	87 Octane Gasoline Fuel – below ground tank
Fire Station 61	350 W. Newmark Avenue	87 Octane Gasoline fuel – below ground tank Red Dye Diesel # 2 fuel – below ground tank
Emergency Operations Center (EOC)	329 W. Newmark Avenue	Red Dye Diesel #2 Fuel - Generator
Fire Station 62	2001 S. Garfield Avenue	Red Dye Diesel #2 Fuel - Generator
Bruggemeyer Library	318 S. Ramona Avenue	Red Dye Diesel #2 Fuel - Generator

--END OF SECTION--

ATTACHMENT 2
Pinnacle Petroleum, Inc. Cost Proposal

SECTION C. BIDDER'S PROPOSAL FOR PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, AND LUBRICANTS

ORIGINAL

COST PROPOSAL FORM

Company Name: Pinnacle Petroleum, Inc.	Federal I.D. No. : 330649703
Address: 16651 Gemini Lane, Huntington Beach, CA 92647	

Submits its PRICE QUOTE for the PURCHASE & DELIVERY OF GASOLINE, DIESEL FUEL, OIL AND LUBRICANTS in compliance with the attached requirements as follows:

Regular Business Hours: 6:30 AM to 5:30 PM, Monday through Friday

Fill in all spaces either with a bid price or state "No Bid". Failure to do so may disqualify you from the bid process.

DELIVERY OF GASOLINE & DIESEL FUEL - Use the most recently published Los Angeles OPIS Daily 10:00 AM Unbranded Average available on the date the bid is prepared. The Bidder shall apply the OPIS Daily 10 AM Unbranded Average to calculate the Bid Price per Gallon and the Extended Cost required for bid evaluation and bid bond calculation.

A	B	C	D	E	F
FUEL	**OPIS PRICE/GALLON**	**BIDDERS MARGIN (+/-)**	**BID PRICE/GALLON**	**Estimated Quantity (Gallons)**	**EXTENDED COST/BID** (Multiply *Column D* by Column E)
87 Octane Unleaded Gasoline	$3.8504	$ -0.1875	$ 3.6629	100,000 Annually	$366,290.00
Red Dyed Renewable Diesel # 2	$4.3685	$ +0.1549	$4.5234	15,000 Annually	$ 67,851.00
				TOTAL ESTIMATED ANNUAL BID AMOUNT	$434,141.00

For each fuel type, Bidder shall enter (B) the most recently published Los Angeles OPIS Daily 10:00 AM Unbranded Average, (C) their proposed margin (+/–), and (D) the resulting Bid Price per Gallon. The Bidder shall then calculate the Extended Cost by multiplying the Bid Price per Gallon by the Estimated Annual Quantity. These Extended Costs will be used to determine the Bidder's Total Estimated Annual Bid Amount and the required 10% Bid Bond.

SERVICES

1. Premium for rush deliveries $ No cost per _____

2. Premium for off hour deliveries $ No cost per _____

3. Fuel tank testing: $225 per hour

4. Availability of Materials: Days 1 day from order date Hours N/A

5. Availability of Materials for Emergency Orders: Days 0 Hours 4

DELIVERY OF OIL, LUBRICANTS & OTHER PRODUCTS

The City's fleet currently uses Chevron, Chevron Havoline, and Olympus brand name products for the following:

- Motor Oil (synthetic and synthetic blend)
- Heavy-Duty Diesel Engine Oil
- Automatic Transmission Fluid (synthetic)
- Diesel Exhaust Fluid
- Gear Lubricants
- Hydraulic Oil and Fluid
- Grease
- Coolant

Provide the description, brand, container size, price per gallon, and recycling fee amount for each of the products listed above. Provide alternatives to Chevron, Chevron Havoline, and Olympus brands as necessary. An equivalency statement may be required. If a price is not listed by the vendor for a particular product, the item will be considered unavailable for delivery. Use additional pages to list products as necessary.

DESCRIPTION	BRAND	CONTAINER SIZE	PRICE/GALLON	CA RECYCLING
See attached price sheet				

Certified WBENC Women's Business Enterprise

PINNACLE PETROLEUM, INC
16651 GEMINI LANE
HUNTINGTON BEACH, CA 92647

PRODUCT DESCRIPTION	BRAND	CONTAINER SIZE	PRICE PER GALLON	CA RECYCLING
0W20 SYNTHETIC DEXOS GEN3	DURAMAX	55 GALLON DRUM	$19.91	$0.24
0W20 SYNTHETIC DEXOS GEN3	DURAMAX	BULK	$18.21	$0.24
15W40 SYNTHETIC BLEND DIESEL ENGINE OIL	DRYDENE	BULK	$20.38	$0.24
5W30 SYNTHETIC DEXOS /GEN 3	DURAMAX	55 GALLON DRUM	$21.30	$0.24
5W30 SYNTHETIC DEXOS /GEN 3	DURAMAX	BULK	$20.05	$0.24
ANTIFERZZE COOLANT GREEN 50-50 PRE-DILUTED	DURAMAX	55 GALLON DRUM	$7.14	$0.00
ANTIFREEZE COOLANT RED CONCENTRATE	CHEVRON	6/1 GALLON CASE	$19.56	$0.00
HYDRAULIC AW ISO 22	DRYDENE	55 GALLON DRUM	$24.35	$0.00
HYDRAULIC AW ISO 32	DRYDENE	55 GALLON DRUM	$9.89	$0.00
HYDRAULIC AW ISO 46	DRYDENE	55 GALLON DRUM	$11.14	$0.00
ANTIFREEZE COOLANT RED 50-50 PRE-DILUTED	DURAMAX	6/1 GALLON CASE	$10.39	$0.00
DEF	DRYDENE DEF	BULK	$2.76	$0.00
DEF	DRYDENE DEF	55 GALLON DRUM	$4.27	$0.00
FULL SYN MULTI-VEHICLE ATF	DURAMAX	BULK	$25.93	$0.24
15W40 SYNTHETIC BLEND DIESEL ENGINE OIL	DRYDENE	55 GALLON DRUM	$20.95	$0.24
HYDRAULIC AW ISO 46	DRYDENE	BULK	$10.33	$0.00
HYDRAULIC AW ISO 68	DRYDENE	BULK	$19.70	$0.00
HYDRAULIC AW ISO 32	DRYDENE	BULK	$10.48	$0.00
5W20 SYNTHETIC BLEND	DURAMAX	55 GALLON DRUM	$13.31	$0.24
5W30 SYNTHETIC BLEND	DURAMAX	BULK	$13.01	$0.24
DEF	DRYDENE	2/2.5 GALLON CASE	$4.47	$0.00
ROTELLA ELC HD 50/50 PREMIX COOANT	SHELL	6/1 GALLON CASE	$10.39	$0.00
SHELL ROTELLA ELC	SHELL	55 GALLON DRUM	$12.88	$0.00
SYNTHETIC GEAR 75W140	DURAMAX	55 GALLON DRUM	$25.19	$0.24
SYNTHETIC GEAR 75W90	DURAMAX	55 GALLON DRUM	$25.19	$0.24
SYNTHETIC GEAR 80W 140	DURAMAX	55 GALLON DRUM	$25.45	$0.24
10W30 SYNTHETIC MOTOR OIL	DURAMAX	55 GALLON DRUM	$11.85	$0.24

Certified
WBENC
Women's Business Enterprise

PINNACLE PETROLEUM, INC
16651 GEMINI LANE
HUNTINGTON BEACH, CA 92647

SERVICES

1. Premium for rush deliveries $ 50.00 per order
2. Premium for off hour deliveries $ No cost per _____
3. Minimum order: 55 gallons
4. Refundable Drum Deposit: Container size $27.50 Price/gal: Flat Fee
5. Availability of Materials: Days 3 Hours 72

The prices must include any and all costs, including labor, materials, appurtenant expenses, transportation, taxes, environmental fees, royalties and any and all other incidental costs to complete the project, in compliance with this Bid and all applicable law and standards. All other work items not specifically listed in the above items and/or not shown on the Bid, but are necessary to complete the work per all applicable law and standards are assumed to be included in the bid prices.

Authorized Signature: _____

Name and Title: Liz McKinley, President

Phone: 714-841-8877 E-mail: lmckinley@pinnaclepetroleum.com

Date: 06/01/2026

PINNACLE PETROLEUM, INC
16651 GEMINI LANE
HUNTINGTON BEACH, CA 92647

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.D.

To: The Honorable Mayor and City Council

From: Shawn Igoe, Public Works Director

Subject: Award of Public Works Contract to Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for On-Call Commercial Plumbing Services

Recommendation:
It is recommended that the City Council consider:

1. Authorizing the City Manager to execute an on-call public works contract, in a form approved by the City Attorney, with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for on-call commercial plumbing services at City-owned facilities for a total contract amount of $300,000, with a not to exceed amount of $60,000 per task order, for an initial 3-year term beginning July 1, 2026 through June 30, 2029; and
2. 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 regarding noise, air quality, or water quality.

Executive Summary:
On May 6, 2026, the Public Works Director ("Director") solicited bids for commercial plumbing services under Proposal No. 2026-M03. One bid was received by the bid submittal deadline of June 1, 2026. Based on the evaluation and review of the bid received, the Director recommends an award of contract to Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel in the amount of $300,000, with a not to exceed amount of $60,000 per task order, for an initial 3-year term beginning July 1, 2026 through June 30, 2029. Staff determined the proposed rates are fair and reasonable based on the contractor's existing rates and prior performance for the City.

Background:

The City issued bid No. 2026-M03 for commercial plumbing services for City-owned facilities on May 6, 2026. One bid was received by the bid submittal deadline of June 1, 2026 by Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel. Mr. Rooter's proposed service rates are listed below:

Type	Regular Hours Rate Per Hour	After Hours Rate Per Hour
Master Plumber	$285.00	$427.50
Journeyman Plumber	$225.00	$337.50
Hydro Jetting (Sewer Lines)	$875.00	$875.00
Video Inspections	$435.00	$435.00
Dump Truck with Operator	$450.00	$675.00
Backhoe with Operator	$575.00	$862.50
Backflow Testing	$289.00	$433.50

Additional Repair Items	Price	Unit
Concrete Cutting	$22.00	per square foot
Concrete Replacement (4” thickness)	$40.00	per square foot
Asphalt Cutting	$16.00	per square foot
Asphalt Replacement	$25.00	per square foot
Clay Pipe Replacement	$650.00	per square foot
Slurry Seal	$32.00	per square foot

On June 1, 2026, the Director reviewed and evaluated the bid and determined Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel submitted a responsive bid and satisfied the bid requirements. In addition, Mr. Rooter’s proposed services rates are reflective of the service rates they are currently offering the City. Mr. Rooter has provided the City with commercial plumbing services since 2017, increasing their service rates only once in 2024. Approval of the agreement to continue to contract with Mr. Rooter locks in 2024 service rates throughout the initial 3-year term, resulting in additional savings in facilities maintenance costs for the City.

Mr. Rooter has provided the City with reliable on-call commercial plumbing and after-hour emergency services over the past several years and has demonstrated a high level of reliability and competence in their work. An award of contract to Mr. Rooter will secure a fixed low rate and provide consistent service delivery for on-call commercial plumbing services for the next 3 years. The Director recommends an award of contract with Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel for on-call commercial plumbing and after-hour emergency services in the amount of $300,000, for an initial 3-year term beginning

July 1, 2026 through June 30, 2029. Task orders are not to exceed amount of $60,000 per task order; however, multiple task orders may be issued during the contract term.

Strategic Plan Goal:
The proposed Amendment supports the City's goal to maintain, build and modernize infrastructure and facilities to support the current and future needs of our City and Community. On-call commercial plumbing and after-hour emergency services are essential to maintaining facilities in working condition for staff and visitors.

Fiscal Impact:
The cost for the proposed agreement is $300,000 for an initial 3-year term beginning July 1, 2026 through June 30, 2029. Task orders are not to exceed amount of $60,000 per task order; however, multiple task orders may be issued. Commercial plumbing services are primarily funded by the City's Building Maintenance Fund (506). A budget of $100,000 for plumbing services is included in the FY 2026-2027 budget. The Department anticipates budgeting for the service at $100,000 annually through the budget process.

Attachments:
1. Notice Inviting Bids On-Call Commercial Plumbing Services
2. Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel Bid

ATTACHMENT 1
Notice Inviting Bids: On-Call Commercial Plumbing Services

CITY OF MONTEREY PARK

BIDDING DOCUMENTS
For

COMMERCIAL PLUMBING SERVICES

Specification No. 2026-M03

Bid Due Date:

3:30 PM
Monday, June 1, 2026

Submit bids to:
City Clerk's Office
City of Monterey Park
320 West Newmark Avenue
Monterey Park, CA 91754

COMMERCIAL PLUMBING SERVICES
Specification No. 2026-M03

Approved by: _____
Name
Title
City of Monterey Park

Date: _____

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SECTION A. NOTICE INVITING SEALED BIDS

FOR

COMMERCIAL PLUMBING

SERVICES

IN THE CITY OF MONTEREY PARK

(BID IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE CHAPTER 3.100 FOR MAINTENANCE SERVICES)

TAKE NOTICE that the City of Monterey Park invites sealed bids for the above project and will receive such bids in the offices of the City Clerk, 320 West Newmark Avenue, Monterey Park, CA 91754, until **3:30 PM**, on **Monday, June 1, 2026** at which time they will be publicly opened. Late bids will not be accepted.

Questions: For questions, please contact the following personnel via e-mail:
Beverly Garcia, Management Analyst; **bgarcia@montereypark.ca.gov**.

Location of Work: The project is located within the City of Monterey Park.

Scope of Work: The City of Monterey Park is soliciting bids for commercial plumbing services from a licensed and insured commercial plumbing contractor to provide on-call maintenance, emergency repair services, and installation for various city-owned facilities and community parks.

The City's standard agreement incorporates the provisions of the California Labor Code and requires the successful bidder to comply with the prevailing rates of wages and apprenticeship employment standards established by the Department of Industrial Relations.

☐ APPLICABLE IF BOX IS CHECKED: The contractor to whom the contract is awarded must assist in locating, qualifying, hiring and increasing the skills of minority group employees and applicants for employment, as set forth in Executive Order Nos. 11246 and 11375.

Minority business enterprises will be afforded full opportunity to submit bids in response to this notice and will not be discriminated against on the basis of race, color, national origin, ancestry, sex, or religion in any consideration leading to the award of contract.

Note that a bid bond is ✓ (the Director of Public Works estimates project will exceed ($25,000) is not ☐ (project will not exceed $25,000) required for this bid.

Note that a performance bond is ✓ is not ☐ required for this bid.

This project requires payment of State prevailing rates of wages for Los Angeles County. The contractor must post copies of the prevailing schedule at each job site. Copies of these rates of wages are available from the State of California Department of Industrial Relations Prevailing Wage Unit, Telephone No. (415) 703-4774. The website for this agency is currently located at www.dir.ca.gov.

NOTE THAT THE PROJECT IS SUBJECT TO COMPLIANCE MONITORING AND ENFORCEMENT BY THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS. PURSUANT TO CALIFORNIA LAW, THE CITY MUST FIND BIDS FAILING TO COMPLY WITH ALL APPLICABLE LABOR CODE REQUIREMENTS INCLUDING, WITHOUT LIMITATION, LABOR CODE §§ 1725.5 AND 1771.4, TO BE NONRESPONSIVE.

DATED this 27th day of May, 2026.

--END OF SECTION--

SECTION B. BIDDING INSTRUCTIONS

1. DEFINITIONS. Unless the contrary is stated or clearly appears from the context, the following definitions govern the construction of the words and phrases used in these Bidding Documents. Words and phrases not defined in this Section have the meaning set forth in the Monterey Park Municipal Code ("MPMC") or applicable law.

1.1. "Addenda" means written or graphic instruments issued by the City before the Bid Deadline that modify or interpret the Bidding Documents by additions, deletions, clarifications, or corrections.

1.2. "Alternate" means a proposed change in the maintenance services, as described in the Bidding Documents which, if accepted, may result in a change to either the Contract Sum or the Contract Time, or both.

1.3. "Bid Deadline" means the date and time designated in the Notice for Bids as the last date and time for receipt of Bids, as may be revised by Addenda.

1.4. "Bidder" means a person or firm that submits a Bid.

1.5. "Bidding Documents" means the construction documents prepared and issued for bidding purposes including all Addenda.

1.6. "Contract Documents" means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Bid; the Maintenance Service Agreement; Supplementary Conditions; Exhibits; Technical Specifications; Addenda; Notice to Proceed; Notice of Completion; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings

1.7. "Lump Sum Base Bid" means the sum stated in the Bid for which Bidder offers to perform the Work described in the Bidding Documents, but not including unit price items or Alternates.

1.8. "Unit Price" means an amount stated in the Bid for which Bidder offers to perform the Unit Price Work for a fixed price per unit of measurement.

1.9. "Work" means the Scope of Work identified in the Contract Documents for which the Notice Inviting Bids is issued.

2. BIDDER'S REPRESENTATIONS. By making its Bid, Bidder represents that:

2.1. Bidder read, understood, and made the Bid pursuant to the requirements in the Bidding Documents.

2.2. Bidder visited the Project site and is familiar with the conditions under which the Work will be performed and the local conditions as related to the Contract Documents.

2.3. The Bid is based upon the materials, equipment, and systems required by the Bidding Documents.

2.4. Bidder and all Subcontractors, regardless of tier, have the appropriate current licenses issued by the State of California Contractor's State License Board for the Work to be performed. If Bidder is a joint venture, the Bidder will have a joint venture license appropriate for the performance of the work, and each member of the joint venture will likewise have the appropriate license. Business and Professions Code §§ 7000-7191 establish licensing requirements for contractors. If a Bidder, that is a specialty contractor, submits a Bid involving 3 or more specialized building trades, the work of which is more than incidental and supplemental to the performance of the Work for which Bidder holds a specialty contractor license, Bidder must also hold either (1) a specialty contractor "C" license in each such trade, (2) a General Engineering contractor "A" license, or (3) a General Building contractor "B" license. This requirement is applicable whether or not Bidder lists a Subcontractor for each such trade.

2.5. If licensure or proper licensure is controverted, then proof of licensure pursuant to this section must be made by production of a verified certificate of licensure from the Contractors' State License Board which establishes that the individual or entity bringing the action was duly licensed in the proper classification of contractors at all times during the performance of any act or contract covered by the action. Nothing in this subdivision requires any person or entity controverting licensure or proper licensure to produce a verified certificate. When licensure or proper licensure is controverted, the burden of proof to establish licensure or proper licensure is on the licensee.

2.6. Bidder has the expertise and financial capacity to perform and complete all obligations under the Bidding Documents.

2.7. The person executing the Bid Form is duly authorized and empowered to execute the Bid Form on Bidder's behalf.

2.8. Bidder is aware of and, if awarded the Contract, will comply with Applicable Code Requirements in its performance of the Work.

2.9. The Bidder has paid the City's business license fee(s).

3. BIDDING DOCUMENTS.

3.1. Bidders may obtain complete sets of the Bidding Documents from the City's Public Works Department for the sum stated in the Notice for Bids.

3.2. Bidders will use a complete set of Bidding Documents in preparing Bids.

3.3. The City makes copies of the Bidding Documents available, on the above terms, for the sole purpose of obtaining Bids for the Work and does not confer a license or grant permission for any other use of the Bidding Documents.

4. INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS.

4.1. Before submitting its Bid, Bidder will carefully study and compare the various documents comprising the Bidding Documents and compare them with any other work being bid concurrently or presently under construction which relates to the Work for which the Bid is submitted; will examine the Project site, the conditions under which the Work is to be performed, and the local conditions; and will at once report to the City's Representative errors, inconsistencies, or ambiguities discovered.

4.2. Requests for clarification or interpretation of the Bidding Documents will be addressed to the City's Representative.

4.3. Clarifications, interpretations, corrections, and changes to the Bidding Documents will be made by Addenda. Clarifications, interpretations, corrections, and changes to the Bidding Documents made in any other manner will not be binding and Bidders will not rely upon them.

5. PRODUCT SUBSTITUTIONS. No substitutions will be considered before award of Contract. Substitutions will only be considered after award of the Contract and as provided for in the Contract Documents.

6. SUBCONTRACTORS.

6.1. Each Bidder will list in the Bid Form all first-tier Subcontractors that will perform work, labor or render such services. The Bid Form contains spaces for the following information when listing Subcontractors: (1) Work Activity; (2) name of Subcontractor; (3) city of Subcontractor's business location. Failure to list any of these items on the Bid Form will result in the City treating the Bid as if no Subcontractor was listed for the Work and that Bidder represents to the City that it is fully qualified to perform that portion of the Work and will perform do so.

6.2. Subcontractors listed in the Bid Form will only be substituted after the Bid Deadline with the City's written consent in accordance with California law.

7. ADDENDA.

7.1. Addenda will be in writing and issued only by the City. Addenda will be emailed or delivered to all who are known by the City to have received a complete set of Bidding Documents and who have provided an email

address for receipt of Addenda.

7.2. Copies of Addenda will be made available for inspection at the City's Public Works Department.

7.3. The City will issue Addenda so that they are received by prospective Bidders not later than three (3) business days before the Bid Deadline. Addenda that withdraw the request for Bids or postpone the Bid Deadline may be issued any time before the Bid Deadline.

7.4. Each Bidder is responsible for ensuring that it has received and acknowledged all issued Addenda before issuing a Bid.

8. FORM AND STYLE OF BIDS.

8.1. Bids will be submitted on the Bid Form included with the Bidding Documents. Bids not submitted on the City's Bid Form will be rejected.

8.2. All blanks on the Bid Form will be filled in legibly in ink or by typewriter.

8.3. Bidder's failure to submit a price for any Alternate or unit price will result in the Bid being considered as nonresponsive. If Alternates are called for and no change in the Lump Sum Base Bid is required, enter "No Change."

8.4. Each Bidder must fill out the "Bidders Statement of Past Contract Disqualifications" form stating any and all instances of contract disqualifications due to a violation of a law or safety regulation. The Bidder shall explain the circumstances of each disqualification. The City may reject the bid based on such information.

8.5. Bidder will make no stipulations on the Bid Form nor qualify the Bid in any manner.

8.6. The Bids will be based upon full completion of all the Work as shown on the plans and specifications. It is expressly understood that the plans are drawn with as much accuracy as is possible in advance, but should errors, omissions or discrepancies exist in the plans which show conditions that vary from those encountered in construction, the Bidder (if awarded the Contract) specifically agrees to construct a completed work ready for the use and in the manner which is intended. In the event of increasing or decreasing of work, the total amount of work actually done or materials or equipment furnished must be paid for according to the unit or lump sum price established for such work under the contract, wherever such unit or lump sum price has been established. In the event no prices are named in the contract to cover such changes or alterations, the cost of such changes shall be covered as extra work.

8.7. The Bid Form will be signed by a person or persons legally authorized to

bind Bidder to a contract. Bidder's Representative will sign and date the Declaration included in the Bid Form. Failure to sign and date the declaration will cause the Bid to be rejected.

9. BID SECURITY.

9.1. If indicated on the Notice Inviting Bids, each Bid will be accompanied by Bid Security, in the amount of 10% of the Lump Sum Base Bid as security for Bidder's obligation to enter into a Contract with the City on the terms stated in the Bid Form and to furnish all items required by the Bidding Documents. Bid Security will be a Bid Bond on the form provided by the City or a certified check made payable to "City of Monterey Park." When a Bond is used for Bid Security, failure to use the City's Bid Bond form will result in the rejection of the Bid.

9.2. If the apparent lowest responsible Bidder fails to sign the Agreement and furnish all items required by the Bidding Documents within the time limits specified in these Instructions to Bidders, the City will disqualify such Bidder and select the next apparent lowest responsible Bidder until all bids have been exhausted or the City may reject all bids. In such an event, the disqualified Bidder will be liable for and forfeit to the City the amount of the difference, not to exceed the amount of the Bid Security, between the amount of the disqualified Bid and the larger amount for which the City procures the Work.

9.3. If a Bid Bond is submitted and an attorney-in-fact executes the Bid Bond on behalf of the surety, a notarized and current copy of the power of attorney will be affixed to the Bid Bond. The surety issuing the Bid Bond will be listed in the latest published State of California, Department of Insurance list of, "Insurers Admitted to Transact Surety Insurance in This State."

9.4. The City will retain Bid Security until the occurrence of one of the following:

9.4.1. All items required by the Bidding Documents have been furnished and the Agreement has been signed by the successful Bidder and the City.

9.4.2. The specified time has elapsed during which Bids may be withdrawn.

9.4.3. All Bids have been rejected.

9.5. The Bid Form, Bid Security, and all other documents required to be submitted with the Bid will be enclosed in a sealed opaque envelope. The envelope will be addressed to the City Clerk. The envelope will be identified with the Project name, Bidder's name and address, and, if applicable, the designated portion of the Project for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope will be enclosed in a separate mailing envelope labeled as follows: "SEALED BID ENCLOSED."

9.6. Bids will be deposited at the designated location on or before the Bid Deadline. A Bid received after the Bid Deadline will be returned to Bidder unopened.

9.7. Bidder will assume full responsibility for timely delivery at the location designated for receipt of Bids.

9.8. Oral, telephonic, facsimile, or telegraphic Bids are invalid and will not be accepted.

10. MODIFICATION OR WITHDRAWAL OF BID.

10.1. Before the Bid Deadline, a submitted Bid may be modified or withdrawn. Notice of such action will be given to the City in writing and signed by the Bidder's authorized representative. A change so made will be so worded as not to reveal the amount of the original Bid.

10.2. A withdrawn Bid may be resubmitted up to the Bid Deadline, provided that it then fully complies with the Bidding Requirements.

10.3. Bid Security will be in an amount sufficient for the Bid as modified or resubmitted.

10.4. Bids may not be modified, withdrawn, or canceled within sixty (60) days after the Bid Deadline unless otherwise provided in Supplementary Instructions to Bidders.

11. OPENING OF BIDS. Bids submitted in the manner required by these instructions and are received on or before the Bid Deadline will be opened publicly at 3:30 p.m. on the Bid Deadline date.

12. REJECTION OF BIDS.

12.1. The City will have the right to reject all Bids.

12.2. The City will have the right to reject any Bid not accompanied by the required Bid Security or any other item required by the Bidding Documents, or a Bid which is in any other way materially incomplete or irregular.

13. AWARD

13.1. The City may retain all bids for a period of sixty (60) days for examination and comparison, and to delete any portion of the work from the contract.

13.2. The City may waive nonmaterial irregularities in a Bid and to accept the lowest responsive Bid as determined by The City.

13.3. The City has the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents.

13.4. The City will determine the low Bidder on the basis of the sum of the Lump Sum Base Bid plus all unit prices multiplied by their respective estimated quantities as stated in the Bid Form, if any, plus the Contractor Delay Damages multiplied by the "multiplier" as stated in the Bid Form, plus the amounts of all accepted Alternates.

13.4.1. Inclusion of Contractor Delay Damages within the Bid Form is solely for the purpose of determining the low bidder and establishing the City's maximum daily liability as a result of City delays to Contractor, if any, and City has no obligation to pay any daily Contractor Delay Damages except as provided for in these Contract Documents for Compensable Delays. In the event that City becomes liable to Contractor for compensable delays, City agrees to pay Contractor the daily Contractor Delay Damages set forth in the Proposal Form or Contractor's actual daily delay damages, whichever is less, for each day of Compensable Delay as provided for by these Contract Documents.

13.5. The City will select the apparent lowest responsive and responsible Bidder and notify such Bidder within thirty (30) days (unless number of days is modified in Supplementary Instructions to Bidders) after the Bid Deadline or reject all bids. Within ten (10) days after receiving the City's notice that Bidder was selected as the apparent lowest responsible Bidder, Bidder will submit to the City all of the following items:

13.5.1. Three originals of the Agreement signed by Bidder.

13.5.2. Three originals of the Labor and Materials Bond.

13.5.3. Three originals of the Performance Bond (if applicable).

13.5.4. Three originals of the Noncollusion Affidavit.

13.5.5. Certificates of Insurance on form provided by the City.

13.5.6. Names of all Subcontractors, with their addresses, telephone number, facsimile number, trade on Bidders' company stationery. Evidence, as required by the City, of the reliability and responsibility of the proposed Subcontractors such as statements of experience, statements of financial condition, and references.

13.5.7. Preliminary Contract Schedule.

13.5.8. Cost Breakdown.

13.6. Before award of the Contract, the City will notify Bidder in writing, if the City objects to a Subcontractor proposed by Bidder, in which case Bidder will propose a substitute acceptable to the City. Failure of the City to object to

a proposed Subcontractor before award will not preclude the City from requiring replacement of any Subcontractor based upon information received subsequent to award, information which cannot be properly evaluated before award due to time constraints, or information relating to a failure to comply with the requirements of the Contract.

13.7. If Bidder submits the three original signed Agreements and all other items within ten (10) days after receiving the City's notification, and all such items comply with the requirements of the Bidding Documents, the City will award the Contract to Bidder by signing the Agreement and returning a signed copy of the Agreement to Bidder.

13.8. If the City consents to the withdrawal of the Bid of the apparent lowest responsible Bidder, or the apparent lowest responsible Bidder fails or refuses to sign the Agreement or submit to the City all of the items required by the Bidding Documents, within ten (10) days after receiving the City's notification, or the City determines that the Bidder is not financially or otherwise qualified to perform the Contract, the City may reject such Bidder's Bid and select the next apparent lowest responsible Bidder, until all bids are exhausted, or reject all Bids.

--END OF SECTION--

SECTION C. BIDDER'S PROPOSAL FOR COMMERCIAL PLUMBING SERVICES

COST PROPOSAL FORM

Company Name:	Contractor License No: DIR No.
Address:	

Submits its PRICE QUOTE for COMMERCIAL PLUMBING SERVICES in compliance with the attached requirements as follows:

Regular Business Hours: 6:30 AM to 5:30 PM, Monday through Friday

After Hours: Applies to all hours outside of regular business hours, including weekends and City-observed holidays.

Type	Regular Hours Rate Per Hour	After Hours Rate Per Hour
Master Plumber		
Journeyman Plumber		
Hydro Jetting (Sewer Lines)		
Video Inspections		
Dump Truck with Operator		
Backhoe with Operator		
Backflow Testing		

Additional Repair Items	Price	Unit
Concrete Cutting		**per square foot**
Concrete Replacement (4" thickness)		**per square foot**
Asphalt Cutting		**per square foot**
Asphalt Replacement		**per square foot**
Clay Pipe Replacement		**per square foot**
Slurry seal		**per square foot**

CALCULATION OF TOTAL AMOUNT BID

For purposes of bid evaluation and to enable bidders to calculate the required **10% Bid Bond** amount, the City provides the following **estimated annual quantities** of services. These quantities are **estimates only** and are not a guarantee of actual work to be performed.

A. Estimated Annual Labor Hours

Labor Type	Estimated Annual Hours
Master Plumber	150 hours
Journeyman Plumber	400 hours
Hydro Jetting (Sewer)	40 hours
Video Inspections	30 hours
Dump Truck w/ Operator	20 hours
Backhoe w/ Operator	20 hours
Backflow Testing	40 tests (Per-Test Rate)

B. Estimated Annual Unit-Priced Quantities

Additional Repair Item	Estimated Annual Quantity
Concrete Cutting	200 sq ft
Concrete Replacement 4”	200 sq ft
Asphalt Cutting	150 sq ft
Asphalt Replacement	150 sq ft
Clay Pipe Replacement	80 linear feet
Slurry Seal	300 sq ft

C. Formula for Total Amount Bid

Bidders must compute the **Total Amount Bid** as follows: shall be:

Total Amount Bid =

Σ (Hourly Rate × Estimated Annual Hours)
+ Σ (Unit Price × Estimated Unit Quantities)
+ (Backflow Test Rate × 40 tests)

D. Determination of Bid Bond Amount

1. The **Bid Bond Amount** required with the bid
2. Bid Bond Amount = 10% of Total Amount Bid
3. This amount must be shown on the City’s required Bid Bond form.

General Conditions

Hourly rates listed above shall include any and all costs including standard labor support, including apprentices and/or laborers accompanying a Master Plumber or Journeyman Plumber on maintenance calls.

All work performed shall be billed on a time and materials basis unless otherwise specified in writing.

Materials, permits, and specialty equipment not listed herein shall be billed as additional costs.

Preventive maintenance services, inspections, and scheduled work may be billed in accordance with agreed service schedules, as applicable.

Rates are subject to annual adjustment based on the Consumer Price Index (CPI) or as mutually agreed upon by both parties.

Authorized Signature: _____

Name and Title: _____

Phone: _____ E-mail: _____

Date: _____

SCOPE OF WORK

Project site is located at:

All city-owned facilities, including administrative buildings, recreational centers, public safety buildings, community parks and public right of way.

The scope of work in general includes the following:

Commercial plumbing services from a licensed and insured commercial plumbing contractor for on-call maintenance, emergency repair services, and installation for various city-owned facilities, community parks and public right of way.

The bid provides a list of city-owned facilities and parks in Appendix 3.

See Appendix 2, Technical Specifications, for detailed work description.

The work must be completed per the following schedule:

TASK	DATE
BID REQUEST DATE	MAY 6, 2026
DEADLINE FOR RECEIPT OF QUESTIONS	MAY 14, 2026
ADDENDUM (IF NECESSARY) TO RESPOND TO QUESTIONS	MAY 21, 2026
BID SUBMITTAL DATE	JUNE 1, 2026
ANTICIPATED APPROVAL OF THE PRICE QUOTE AND SELECTED CONTRACTOR	JUNE 2026
CONTRACT START DATE	JULY 1, 2026

A pre-bid meeting will not be held for this proposal.

BIDDER'S STATEMENT OF PAST CONTRACT DISQUALIFICATIONS

Please state all instances of being disqualified, removed, or otherwise prevented from bidding on, or completing, a federal, state, or local government project due to a violation of a law or safety regulation.

1. Have you ever been disqualified from any government contract?

Yes ☐ No ☐

2. If yes, explain the circumstances:

_____

_____

_____

INSURANCE REQUIREMENTS
[MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful bidder must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

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

Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the 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."

_____ _____

Date Bidder

REFERENCES

Provide 3 references regarding your company's past performance in similar type of work.

Reference Contact Information	Reference Project Name and services provided	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			
Reference Contact Information	Reference Project Name	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			
Reference Contact Information	Reference Project Name	Contract Value	Date Completed
Client Name:			
Contact Name and Title:		$_____	
Phone:			
E-mail:			

ADDENDA ACKNOWLEDGMENT

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

Addendum No. _____ Dated _____

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: Address: Phone/Email:		$_____
Name: Address: Phone/Email:		$_____
Name: Address: Phone/Email:		$_____
Total Subcontract Amount (cannot exceed 49% of Total Bid Amount)		**$_____**

QUESTIONS

For questions regarding this project, please contact via e-mail only:
Beverly Garcia, Management Analyst;
bgarcia@montereypark.ca.gov.

PUBLIC CONTRACT CODE SECTION 7106

Noncollusion Declaration by Bidder

The undersigned declares:

I am the _____ of _____, 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: _____

Authorized Signature: _____

Name and Title: _____

Date: _____

PROPOSAL GUARANTEE

BID BOND

Bond No.:_____

KNOW ALL MEN BY THESE PRESENTS that _____, as BIDDER, AND _____, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of _____ **($_____)** dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **COMMERCIAL PLUMBING SERVICES PROPOSAL # 2026-M03** ("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 ___ day of _____, 20__.

SIGNED AND SEALED this _____ day of _____, 20__.

_____	_____
PRINCIPAL	SURETY
PRINCIPAL's MAILING ADDRESS:	**SURETY's MAILING ADDRESS:**
_____	_____
_____	_____
_____	_____

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

PROPOSAL GUARANTEE

CERTIFIED CHECK or CASHIER'S CHECK

As an Alternative to Bid Bond, Bidder can provide Certified Check or Cashier's Check as follows

Accompanying this proposal is a certified check or a cashier's check payable to the order of the City of Monterey Park, in the amount of _____ **($)** dollars, lawful money of the United States, which is 10 percent of the total amount bid by BIDDER to the City of Monterey Park for the **COMMERCIAL PLUMBING SERVICES PROPOSAL # 2026-M03** ("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: _____

Authorized Signature: _____

Name and Title: _____

Date: _____

--END OF SECTION--

PUBLIC WORKS CONTRACT
BETWEEN
THE CITY OF MONTEREY PARK AND
XXXX

This CONTRACT is entered into this xxx day of xxx, xxx, by and between the CITY OF MONTEREY PARK, a general law city and municipal corporation ("the City") and xxxx ("the Contractor").

1. **WORK**.

   A. The Contractor will provide all work required by the Contract Documents (the "Work"). The Contractor agrees to do additional work arising from changes ordered by the City in accordance with the Contract Documents. Work requested by the City from the Contractor will be on an on-call basis using the standard Task Order form attached hereto as Exhibit "A," which is incorporated by reference.

   B. The Contractor and the City agree to abide by the terms and conditions contained in the Contract Documents;

   C. The Contractor will furnish all of the labor; supplies and materials; equipment; printing; vehicles; transportation; office space and facilities; all tests, testing and analyses; and all matters whatsoever (except as otherwise expressly specified to be furnished by the City) needed to perform and complete the Work and provide the services required of the Contractor by the Contract Documents.

   D. "Contract Documents" means the Notice Inviting Bids; Instructions to Bidders; Supplementary Instructions to Bidders; Proposal; this Contract; Standard Specifications; Supplementary Conditions; Exhibits; Technical Specifications; List of Drawings; Drawings; Addenda; Notice to Proceed; Change Orders; Notice of Completion; individual Task Orders; and all other documents identified in the Contract Documents which together form the contract between the City and the Contractor for the Work. The Contract Documents constitute the complete agreement between the City and the Contractor and supersede any previous agreements or understandings.

2. **CONTRACT SUM.** The City agrees to pay the Contractor a sum not to exceed _____, in the manner set forth in the Contract Documents, for each year this CONTRACT is in effect. The City may adjust this amount as set forth in the Contract Documents.

3. **TIME FOR PERFORMANCE**.

   A. This CONTRACT will be effective from July 1, 2026 through June 30, 2029. This CONTRACT will automatically renew for up to two (2) terms under the same terms and conditions, unless the City gives written notice to Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this CONTRACT.

B. The Contract Time for each respective Task Order will commence when the City issues a notice to proceed. The Contract Documents will supersede any conflicting provisions included on the notice to proceed issued pursuant to this Contract.

C. The Contractor may not perform any Work until:

i. The Contractor furnishes proof of insurance as required by the Contract Documents; and

ii. The Contractor furnishes a Faithful Performance Bond and Labor and Materials Bond for each respective Work requested on an on-call basis for a sum equal to the total amount of the respective Task Order.

iii. The City gives the Contractor a written, signed, and numbered Task Order and notice to proceed for each respective Work requested on an on-call basis by the City.

D. By signing this CONTRACT, the Contractor represents to the City that the Contract Time is reasonable for completion of the Work and that the Contractor will complete the Work within the Contract Time.

E. Should the Contractor begin any respective Work before receiving written authorization to proceed, any such Work is at the Contractor's own cost and risk.

4. **DISPUTES**. Disputes arising from this contract will be determined in accordance with the Contract Documents and Public Contracts Code §§ 10240-10240.13.

5. **THIRD PARTY CLAIMS**. In accordance with Public Contracts Code § 9201, the City will promptly inform the Contractor regarding third-party claims against the Contractor, but in no event later than 10 business days after the City receives such claims. Such notification will be in writing and forwarded in accordance with the "Notice" section of the Contract Documents. As more specifically detailed in the Contract Documents, the Contractor agrees to indemnify and defend the City against any third-party claim.

6. **TAXPAYER IDENTIFICATION NUMBER**. The Contractor will provide the City with a Taxpayer Identification Number.

7. **PERMITS AND LICENSES**. Unless otherwise provided, the Contractor, at its sole expense, will obtain and maintain during the Contract Time, all necessary permits, licenses, and certificates that may be required in connection with the Work.

8. **OWNERSHIP OF DOCUMENTS.** All documents, data, studies, drawings, maps, models, photographs and reports prepared by the Contractor under the Contract Documents are the City's property. The Contractor may retain copies of said

documents and materials as desired, but will deliver all original materials to the City upon the City's written notice.

9. **INDEMNIFICATION.** The Contractor agrees to indemnify, defend, and hold the City harmless as set forth in the Contract Documents. The requirements as to the types and limits of insurance coverage to be maintained by the Contractor as required by the Contract Documents, and any approval of such insurance by the City, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Contractor pursuant to the Contract Documents, including, without limitation, to the provisions concerning indemnification.

10. **INDEPENDENT CONTRACTOR.** The City and the Contractor agree that the Contractor will act as an independent contractor and will have control of all work and the manner in which is it performed. The Contractor will be free to contract for similar service to be performed for other employers while under contract with the City. The Contractor is not an agent or employee of the City and is not entitled to participate in any pension plan, insurance, bonus or similar benefits the City provides for its employees. Any provision in this Contract that may appear to give the City the right to direct the Contractor as to the details of doing the work or to exercise a measure of control over the work means that the Contractor will follow the direction of the City as to end results of the work only.

11. **AUDIT OF RECORDS.** The Contractor will maintain full and accurate records with respect to all services and matters covered under this Contract. The City will have free access at all reasonable times to such records, and the right to examine and audit the same and to make transcript therefrom, and to inspect all program data, documents, proceedings and activities. The Contractor will retain such financial and program service records for at least three (3) years after termination or final payment under the Contract Documents.

12. **NOTICES**. All communications to either party by the other party will be deemed made when received by such party at its respective name and address as follows:

The City	The Contractor

Any such written communications by mail will be conclusively deemed to have been received by the addressee three (3) days after deposit thereof in the United States Mail, postage prepaid and properly addressed as noted above. In all other instances, notices will be deemed given at the time of actual delivery. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

13. **NO THIRD PARTY BENEFICIARY**. This Contract and every provision herein is for the exclusive benefit of the Contractor and the City and not for the benefit of any other

party. There will be no incidental or other beneficiaries of any of the Contractor's or the City's obligations under this Contract.

14. **INTERPRETATION**. This Contract was drafted in, and will be construed in accordance with the laws of the State of California, and exclusive venue for any action involving this Contract will be in Los Angeles County.

15. **EFFECT OF CONFLICT**. In the event of any conflict, inconsistency, or incongruity between any provision of the Contract Documents, precedence will be as follows:

    A. This Contract;

    B. The Standard Specifications; and

    C. Precedence of documents as determined in the Standard Specifications.

16. **SEVERABILITY.** If any portion of the Contract Documents are declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Contract will continue in full force and effect.

17. **AUTHORITY/MODIFICATION.** The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Contract and to engage in the actions described herein. This Contract may be modified by written amendment. The City's city manager, or designee, may execute any such amendment on the City's behalf.

18. **ACCEPTANCE OF FACSIMILE SIGNATURES.** The Parties agree that this Contract, agreements ancillary to this Contract, and related documents to be entered into in connection with this Contract will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature will be treated in all respects as having the same effect as an original signature.

19. **COVENANTS AND CONDITIONS.** The parties agree that all of the provisions hereof will be construed as both covenants and conditions, the same as if the words importing such covenants and conditions had been used in each separate paragraph.

20. **CAPTIONS.** The captions of the paragraphs of this Contract are for convenience of reference only and will not affect the interpretation of this Contract.

21. **TIME IS OF ESSENCE.** Time is of the essence for each and every provision of the Contract Documents.

IN WITNESS WHEREOF the parties hereto have executed this contract the day and year first hereinabove written.

CITY OF MONTEREY PARK

_____ _____

Inez Alvarez,
City Manager

_____

ATTEST:

_____ Taxpayer ID No. _____

Maychell Yee,
City Clerk

APPROVED AS TO FORM:

_____

Karl H. Berger,
City Attorney

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

TASK ORDER #____

Issued under AGREEMENT No. _____, dated ____.

Project Name:
Project Number:
Contractor Name:
Vendor Number:
Contract Number:
Account Number:
Date Prepared:

Project Description:

Description of Services to be Performed by Consultant under this Task Order:

Time for Completion:

Cost Estimate:

CONSULTANT/CONTRACTOR

_____ _____
Date

Recommended/Approved By:

_____ _____ _____ _____
Date City Manager Date

For Internal Use Only:
Budgeted _____Yes _____ No
Appropriation Transfer Needed: _____Yes _____No
Date City Council Approved: _____
Agenda Item No.: _____

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

Comments: _____

FAITHFUL PERFORMANCE BOND

Bond No.:_____

Bond Fee:_____

_____("PRINCIPAL") and_____, a corporation incorporated under the laws of the State of _____ and licensed by the State of California to execute bonds and undertakings as sole surety, as surety ("SURETY"), are held and firmly bound unto the CITY OF MONTEREY PARK ("CITY") in the sum of _____**($)** dollars, lawful money of the United States, which may be increased or decreased by a rider hereto executed in the same manner as this bond, for the payment of which sum PRINCIPAL and SURETY bind themselves, their successors, and assigns, jointly and severally, by this instrument.

PRINCIPAL or SURETY will apply this bond for the faithful performance of any and all of the conditions and stipulations set forth in **SPECIFICATION NO. 2026-M03**, and the Plans approved with SPECIFICATION NO. 2026-M03. In the case of any default in the performance of the conditions and stipulations of this undertaking, it is agreed that PRINCIPAL or SURETY will apply the bond or any portion thereof, to the satisfaction of any damages, reclamation, assessments, penalties, or deficiencies arising by reason of such default.

BOND CONDITIONS

1. PRINCIPAL will construct the improvements identified in **SPECIFICATION NO. 2026-M03**, a copy of which is on file with CITY's Engineering Division ("Project"). Such performance will be in accordance with SPECIFICATION NO. 2026-M03 which are made a part of this bond when said plans and profiles are approved by the Director of Public Works/City Engineer and filed with CITY's Engineering Division. CITY has estimated the required amount of the bond as shown above.

2. PRINCIPAL'S work on the Project will be done in accordance with SPECIFICATION NO. 2026-M03 and with any permit issued by CITY. Should PRINCIPAL fail to complete all required work within the time allowed, CITY may, at its sole discretion, cause all required work to be done and the parties executing the bond will be firmly bound for the payment of all necessary costs therefor.

3. PRINCIPAL will guarantee its work against any defective work, labor, or materials on the Project for a period of one (1) year(s) following the Project's completion and acceptance by CITY.

4. This bond is conditioned upon and guarantees due compliance with all applicable law including, without limitation, the Monterey Park Municipal Code ("MPMC").

5. SURETY, for value received, agrees that no changes, extensions of time, alteration or modification of **SPECIFICATIONS NO. 2026-M03** or of the obligation

to be performed will in any way affect its obligation on this bond, and it waives notice of any such change, extension of time, alteration or modification of the contract documents or of the obligation to be performed.

6. This bond consists of this instrument; the plans and specifications identified above; and the following two (2) attached exhibits all of which are incorporated herein by reference:

   A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

   B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted;

7. Should PRINCIPAL perform its obligations within the time allowed, PRINCIPAL's obligation will be void upon the acceptance of the performance by CITY; otherwise this obligation will remain in full force and effect.

SIGNED AND SEALED this _____ day of _____, 20___.

_____	_____
PRINCIPAL's PRESIDENT	SURETY's PRESIDENT
_____	_____
PRINCIPAL's SECRETARY	SURETY's SECRETARY
PRINCIPAL's MAILING ADDRESS:	**SURETY's MAILING ADDRESS:**
_____	_____
_____	_____
_____	_____

NOTE: All signatures shall be acknowledged by a notary public. Return two (2) originals to City Clerk's Office.

LABOR AND MATERIAL BOND

Bond No.:_____

Bond Fee:_____

_____, as principal ("PRINCIPAL") and _____ , a corporation incorporated under the laws of the State of _____ and licensed by the State of California to execute bonds and undertakings as sole surety, as surety ("SURETY"), are held and firmly bound unto the CITY OF MONTEREY PARK ("CITY") in the sum of _____ **($_____)** dollars, lawful money of the United States, which may be increased or decreased by a rider hereto executed in the same manner as this bond, for the payment of which sum PRINCIPAL and SURETY bind themselves, their successors, and assigns, jointly and severally, by this instrument.

This bond is conditioned upon and guarantees payment by PRINCIPAL to contractors, subcontractors, and persons renting equipment; payment by PRINCIPAL and all PRINCIPAL'S subcontractors for all materials, provisions, provender, or other supplies, and equipment used in, upon, for or about the performance of the work contemplated in **SPECIFICATION NO. 2026-M03** ("Public Project"), the public works contract executed for such Public Project, and for all work or labor of any kind performed for the Public Project. In the case of any default in the performance of the conditions and stipulations of this undertaking, it is agreed that PRINCIPAL or SURETY will apply the bond or any portion thereof, to the satisfaction of any damages, reclamation, assessments, penalties, or deficiencies arising by reason of such default.

BOND CONDITIONS

1. PRINCIPAL will construct the public improvements identified in the Public Project and the public works contract executed for such Public Project, copies of which is on file with CITY's Public Works Department. Such performance will be in accordance with CITY's plans and profiles **SPECIFICATION NO. 2026-M03** which are made a part of this bond when said plans and profiles are approved by the City Council and filed with CITY's Public Works Department.

2. PRINCIPAL will pay all contractors, subcontractors, and persons renting equipment.

3. PRINCIPAL will pay for all materials and other supplies, for equipment used in, on, for or about the performance of the Public Project, and will pay for all work and labor thereon.

4. This bond is conditioned upon and guarantees due compliance with all applicable law including, without limitation, the Monterey Park Municipal Code ("ESMC").

5. SURETY, for value received, agrees that no changes, extensions of time, alteration or modification of the Public Project or of the obligation to be performed

will in any way affect its obligation on this bond, and it waives notice of any such change, extension of time, alteration or modification of the contract documents or of the obligation to be performed.

6. This bond consists of this instrument; the plans and specifications identified above; and the following TWO (2) attached exhibits all of which are incorporated herein by reference:

   A. A certified copy of the appointment, power of attorney, bylaws or other instrument entitling or authorizing the persons executing this bond to do so; and

   B. A certificate issued by the county clerk for the county in which SURETY's representative is located conforming with California Code of Civil Procedure § 995.640 and stating that SURETY's certificate of authority has not been surrendered, revoked, cancelled, annulled, or suspended, or in the event that it has, that renewed authority has been granted.

7. Should PRINCIPAL perform its obligations within the time allowed, PRINCIPAL's obligation will be void upon the acceptance of the performance by CITY; otherwise this obligation will remain in full force and effect.

SIGNED AND SEALED this _____ day of _____, 20__.

_____	_____
PRINCIPAL's PRESIDENT	SURETY's PRESIDENT
_____	_____
PRINCIPAL's SECRETARY	SURETY's SECRETARY
PRINCIPAL's MAILING ADDRESS:	**SURETY's MAILING ADDRESS:**
_____	_____
_____	_____
_____	_____

NOTE: All signatures shall be acknowledged by a notary public. Return two (2) originals to City Clerk's Office.

--END OF SECTION--

TECHNICAL SPECIFICATIONS

COMMERCIAL PLUMBING

SERVICES

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1. INTRODUCTION

The City of Monterey Park is seeking bids for qualified, commercial plumbing service contractors duly registered and licensed in the State of California to render quality plumbing services to the City. City locations listed in the specifications may be added or deleted during the term of this contract and extensions thereof. The project will be administered by the Department of Public Works.

2. SCOPE OF WORK

The proposal received from perspective vendors shall include commercial plumbing services from a licensed and insured commercial plumbing contractor for on-call maintenance, emergency repair services, and installation for various city-owned facilities, community parks, and public right of way. The scope of work below provides the expectations for service delivery:

- All types of commercial plumbing repairs, including confined space entry work
- Repair and replacement of damaged or deteriorated drain lines, sewer lines, and water lines
- Video inspection of sewer and drain lines, electronic leak detection, and utility locating
- Installation and repair of drain cleanouts, including in-ground and roof vent cleanouts
- Resolution of minor and major stoppages, including sewage spill response and cleanup
- High-pressure hydro jetting for small and large diameter piping
- Vacuum truck services for sewer overflows
- Trenchless pipe lining services
- Commercial re-piping services
- Backflow device installation, testing, certification, and repairs (including regulatory compliance reporting)
- Lift station installation, repair, and scheduled maintenance
- Water heater repair, replacement, and preventive maintenance (Include service, repair, and replacement of water heater systems and associated components, including tanks, burners/heating elements, heat exchangers, thermostats, control valves, gas lines and regulators (to connection point), water supply lines, shut-off valves, expansion tanks, T&P valves, venting/flues, recirculation pumps, and electrical connections.)
- Clarifier pumping
- Pump repair and installation

The Contractor will provide a proposal for all services before proceeding with the work and submit a detailed invoice and service report after each visit which includes findings, work performed, and recommendations.

The Contractor shall provide a comprehensive preventative maintenance schedule based on appropriate system demands and condition for the following:

- Routine inspections
- Scheduled drain cleaning
- Water heater servicing
- Lift station maintenance

3. CONTRACT TERM

It is anticipated that the successful contractor will begin commercial plumbing services for the City on July 1, 2026 and continue through June 30, 2029. This contract will automatically renew for up to two (2) terms under the same terms and conditions, unless the City gives written notice to the Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this CONTRACT.

4. MINIMUM QUALIFICATIONS

Contractor must possess a valid C-36 Plumbing Contractor License (in California). Contractor must also have previous experience in providing commercial plumbing services to municipalities and/or other government agencies. Contractor must have a minimum of 5 years of relevant experience in the business of commercial plumbing services in California.

5. ADMINISTRATION

A. CONTRACTOR/CITY COMMUNICATIONS

1. Local Office

Throughout the period of this contract, the Contractor must establish and maintain an office and an authorized project manager in Los Angeles County in proximity to the City of Monterey Park. Contractor's project manager will serve as the point of contact for communications with the City.

2. Performance of Agreement

The Contractor shall faithfully and regularly provide service in accordance with the agreement. The work must be done in a prompt, thorough, lawful, and workmanlike manner, according to the provisions of the Agreement. Performance of each provision of the Agreement will be subject to the approval of the City Manager/Director of Public Works or his/her designated authorized representative.

3. Requests for Service and Response Times

The Contractor's local office will have a twenty-four (24) hour telephone service and a responsible person in charge 7 days a week to receive all requests, including calls for urgent, and emergency service that are forwarded by the City of Monterey

Park. The Contractor shall be available during regular work hours, after-hours, weekends, and holidays and respond to service calls as follows:

The Contractor will respond to and provide routine services within 24 hours from the time a call is placed for service by an authorized City representative.

Requests for service placed by an authorized City representative deemed to be urgent or emergency in nature will require a response time within 2 hours from the time of the initial service call.

Complaint issues related to service shall be resolved in an expeditious manner within the following twenty-four (24) hour period.

The City reserves the right to secure the services of an alternate contractor and invoice the Contractor for all costs incurred to correct any deficiencies or as a result of failure to respond to service requests. Failure to correct the deficiency to the satisfaction of the City within twenty-four (24) hours of the notice shall be considered failure to perform.

B. CONTRACTOR'S EMPLOYEES

1. IDENTIFICATION

Contractor's employees are required to wear a clean uniform bearing the Contractor's name. Employees who normally and regularly come into direct contact with the public will bear some means of individual identification, such as a nametag or identification card.

2. DRIVER'S LICENSE

Employees driving the Contractor's vehicles will at all times possess and carry a valid Commercial Driver's License issued by the State of California.

C. MEASUREMENT FOR PAYMENT

Payment for services will be in accordance with the rate schedule submitted by the Contractor.

6. REQUIRED RECORDS

The Contractor must maintain a record of all special service calls or services performed, listing dates, hour of the day and description of service performed.

The Contractor must maintain a positive recordation method of emergency service calls. A log report sheet giving a brief description of all routine and emergency activities must be attached to each invoice.

7. RESTORATION AND REPAIR, OBSTRUCTIONS AND CLEANUP

The Contractor must be familiar with all existing installations both public and private, on the

work site and will provide adequate safeguards to prevent damage to existing structures and improvements. Any existing structures, improvements, and other obstructions that are removed, damaged or destroyed in the course of work must be replaced and/or repaired to the original condition and to the satisfaction of the City at the Contractor's expense. Failure to have such damages repaired in a timely manner will result in the City deducting from the Contractor's payment the cost to perform the necessary remedial work.

8. EMERGENCY CALLS

The Contractor must maintain a local telephone number where they can be reached twenty-four (24) hours per day. This telephone number is to be made available to the Manager/Director of Public Works or his/her authorized representative and to the City the City of Monterey Park's Police Department. The Contractor must provide a response to emergency calls within a two (2) hour period from the time of initial notification.

9. SAFETY ORDERS

The Contractor must comply with all Federal, State, County and local safety laws, ordinances and regulations, including confined space entry protocols.

The Contractor must comply with local ordinances regulating noise levels between the hours of 6:00 p.m. and 7:00 a.m. in areas within 300 feet of a residential property.

Said noise level requirement must apply to all equipment on the project or related to the project, including but not limited to trucks or transient equipment that may or may not be owned by the contractor. The use of loud signals must be avoided in favor of light warnings except those required by Safety Laws for the protection of personnel.

Contractor must comply with all rules and regulations of the City of Monterey Park Water Division, relating to the use of water. Failure to comply may result in the City's refusal to furnish water to the contractor for up to the duration of the contract.

10. RATE OF COMPENSATION

The City will compensate the Contractor at the rates contained in the Rate Schedule or at rates established by Change Order or an adjustment pursuant to Section 11 of these Technical Specifications.

11. CONSIDERATION OF ADJUSTMENT OF COMPENSATION RATES

Contractor may request an annual cost-of-living adjustment in accordance with the most current Consumer Price Index (CPI) figures for the Los Angeles Metropolitan statistical area(as calculated every twelve months) after the yearly anniversary of the date of execution of this Agreement. The request for fee adjustment must be made in written form at least 60 days prior to July 1 of each year.

12. COOPERATION WITH OTHERS

Work in the contract area by utility companies may be progressing concurrently with the work

under this contract. It is the responsibility of the Contractor to inform itself of work planned by these parties and to coordinate its work with theirs.

13. CONDUCT OF MAINTENANCE OPERATION

No material and equipment can be stored where it will interfere with the free and safe passage of the public. At the end of each day's work and at all other times, when maintenance operations are suspended for any reason, the Contractor will remove all equipment and other obstructions from his portion of the roadway and open it for use by the public. No equipment will be stored on City streets overnight.

All routine maintenance work must be performed on workdays. Weekend and/or holiday work is prohibited unless written authorization has been requested and approved by the City Manager/Director of Public Works or his/her authorized representative.

14. CHARACTER OF WORKERS

If any subcontractor or person employed by the Contractor fails or refuses to carry out the directions of the City Manager/Public works or his/her authorized representative or appears to the City Manager/Public Works or his/her authorized representative to be incompetent or to act in a disorderly or improper manner, she/he will be discharged immediately on the requisition of the City Manager/Director of Public Works or his/her authorized representative, and such person will not again be employed in the work.

The Contractor's employees performing services pursuant to the proposed Agreement will at all times be dressed in clean uniforms with suitable identification. Employees will not remove any portion of their uniform while working.

15. CONTRACT DOCUMENTS

Contract documents include:

1. Notice inviting Bids
2. Bidder's Proposal submitted by Contractor
3. On-Call Public Works Agreement
4. Technical Specifications
5. Certificate(s) of Insurance
6. All Required Bonds along with Certificate of Admitted Surety Insurer
7. Proof of Worker's Compensation Insurance

16. NOTICE TO PROCEED

The City will issue a Notice to Proceed with the maintenance contract only after all contract documents have been properly executed and submitted to the City.

17. TERM OF CONTRACT

The contract will commence on July 1, 2026 and will terminate on June 30, 2029. This contract will automatically renew for up to two (2) terms under the same terms and conditions, unless the City gives written notice to the Contractor not less than thirty (30) days before the scheduled expiration date of the City's intention not to renew this CONTRACT.

18. CONTENT OF THE PROPOSAL

The Contractor's response to the City's Notice Inviting Bid should provide the following information, using the same format and sequence.

A. THE CONTRACTOR

Provide a brief history of the company and an organizational chart. Identify and provide a resume for the person who will be responsible for the administration of the city's contract. Identify current staffing levels serving jurisdictions within the greater Los Angeles area, which is defined as Los Angeles and Orange Counties. Contractor must submit a list of any subcontractors or consultants who will be used on this contract.

B. THE CONTRACTOR'S EXPERIENCE

Provide a list of all the other jurisdictions in the Southern California area that you are currently providing similar services for. Identify the number and type of users serviced; the type of service, staffing in the jurisdiction, and the contract termination date. Identify the jurisdiction's project manager's name and telephone number. In addition, Contractor must submit a list of all jurisdictions served over the past five (5) years. The Contractor is required to have relevant experience in providing commercial plumbing services for one or more cities or governmental agencies, in California, as a condition precedent to establishing adequate background and experience.

C. FEE SCHEDULE

Provide a fee proposal for each of the identified services. These fee proposals must be identified on the form provided in Section C. Bid, Bidder's Proposal, Cost Proposal Form.

D. AGREEMENT

Appendix 1. City of Monterey Park On-Call Public Works Agreement, contains a copy of the City's proposed On-Call Public Works Agreement for commercial plumbing services. A statement must be made in the proposal that all terms and conditions are acceptable. If any revisions are requested, they must be described in full.

E. INSURANCE

Proof of insurance requirements addressed in Section C. Bidder's Proposal, Insurance. Requirements shall be submitted with the Proposal.

19. SUBMITTAL OF PROPOSAL

Three (3) copies of the proposal, including an electronic copy in searchable PDF format provided via flash drive, must be presented in a sealed envelope bearing the name, address, email address, and telephone number of the individual or entity submitting the proposal and must be addressed to the **CITY OF MONTEREY PARK, 320 W. NEWMARK AVENUE, MONTEREY PARK, CALIFORNIA 91754, Attention: City Clerk.** The envelope must be clearly marked with the notation **"DO NOT OPEN – PROPOSAL"**. The proposal must be delivered to the addressee on or before Monday, June 1st, 2026 by 3:30 P.M.

--END OF SECTION--

CITY OF MONTEREY PARK

LIST OF FACILITIES AND PARKS

(CITYWIDE)

FACILITY	ADDRESS
Barnes Park – Amphitheater	350 S. McPherrin Avenue
Barnes Park – Gymnasium	350 S. McPherrin Avenue
Barnes Park – Park Restroom	350 S. McPherrin Avenue
Barnes Park – Picnic Shelter	350 S. McPherrin Avenue
Barnes Park – Pool House	350 S. McPherrin Avenue
Barnes Park – Service Club	440 S. McPherrin Avenue
Bella Vista Park	400 W. Pomona Boulevard
Beth Ryan Park	400 W. Emerson Avenue
Brightwood Cafetorium	1701 Brightwood Street
Bruggemeyer Library	318 S. Ramona Avenue
Cascades Park	700 S. Atlantic Boulevard
City Hall - Civic Center, Police Department, and City Jail	320 W. Newmark Avenue
City Hall – City Hall Parking Garage	320 W. Newmark Avenue
City Yard – Administrative Building	751 S. Alhambra Ave.
City Yard – Water Division Building	751 S. Alhambra Ave.
City Yard – Maintenance Offices & Garage	751 S. Alhambra Ave.
Conservation/Demonstration Garden	720 Metro Drive
Delta Pump Station – Delta Pump Office	2657 Delta Avenue
Edison Trails Park	1600 S. Garfield Avenue

El Encanto	700 El Mercado Avenue
Emergency Operations Center (EOC)	340 W. Newmark
Fire Station 61	350 W. Newmark
Fire Station 62	2001 S. Garfield Avenue
Fire Station 63	704 Monterey Pass Road & 810 Monterey Pass Road
Garvey Ranch Park – Community Center	781 S. Orange Avenue
Garvey Ranch Park – East Restroom	781 S. Orange Avenue
Garvey Ranch Park – Museum	781 S. Orange Avenue
Garvey Ranch Park – Observatory	781 S. Orange Avenue
Garvey Ranch Park – West Restroom	781 S. Orange Avenue
George Elder Park – Community Center	1950 Wilcox Avenue
George Elder park – Pool House	1950 Wilcox Avenue
George Elder Park – Park Restroom	1950 Wilcox Avenue
George Elder Park – Scout Hut	1950 Wilcox Avenue
Highlands Park – Park Restroom	400 Casuda Canyon Drive
Highlands Park – Picnic Shelter	400 Casuda Canyon Drive
La Loma Park – Concessions	1902 Fulton Avenue
La Loma Park – Restroom	1902 Fulton Avenue
Langley Center	400 W. Emerson Avenue
Pine Tree Park	2167 Arriba Drive
Sequoia Park – Park Restroom	750 Ridgecrest Street
Sierra Vista Park – Exterior Park Restrooms	311 N. Rural Drive
Sierra Vista Park – Sierra Community Center	311 N. Rural Drive

Sunnyslopes Park – Park Restroom	1601 Sunnyslope Drive

--END OF SECTION--

ATTACHMENT 2

Sebastian Waterworks, Inc., DBA Mr. Rooter Plumbing of South San Gabriel Bid

Sebastian Waterworks Inc.
DBA Mr. Rooter Plumbing
[221 W. Pomona Blvd.] • [Monterey Park, CA 91754] • [323-721-1243] • [diazmrrooterplumbingsg@gmail.com] • [https://www.mrrooter.com]
CA Contractor's License Nos. A #851276 / B #851276 / C-36 #851276 / C-42 #851276
DIR Reg. No. 1000023781

June 1, 2026

Beverly Garcia, Management Analyst
City of Monterey Park
Public Works Department
320 West Newmark Avenue
Monterey Park, CA 91754

RE: Bid Submission – Commercial Plumbing Services, Specification No. 2026-M03 (Quest #10195424)

Dear Ms. Garcia:

Sebastian Waterworks Inc., doing business as Mr. Rooter Plumbing, is pleased to submit this proposal in response to the City of Monterey Park's Notice Inviting Sealed Bids for Commercial Plumbing Services (Specification No. 2026-M03). We have carefully reviewed the Bidding Documents, the Technical Specifications in Appendix 2, and the On-Call Public Works Agreement in Appendix 1, and we submit our bid in full compliance with all requirements set forth therein.

Mr. Rooter Plumbing has provided commercial plumbing services across Los Angeles and Orange Counties for **32 years**. We hold the State of California contractor licenses required for this scope of work — including **Class A General Engineering, Class B General Building, Class C-36 Plumbing, and Class C-42 Sanitation & Sewer** — and we are currently registered with the California Department of Industrial Relations as a public works contractor. Our experience includes on-call maintenance, emergency response, backflow testing, hydro-jetting, video inspection, sewer-line repair, and full commercial re-piping for municipal agencies and large institutional clients throughout the region.

We have built our business around the exact service profile the City is seeking: **24-hour, 7-day-a-week dispatch with a live person to receive emergency calls**; a local office in Los Angeles County in close proximity to Monterey Park; a fully insured and licensed workforce; and disciplined invoicing with detailed service reports after every visit. Our designated Project Manager and primary point of contact for the City's contract will be **Joseph Diaz**, who has **32** years of commercial plumbing experience and is based locally.

This proposal is **valid for 90 days** from the bid opening date. Sebastian Waterworks Inc. has **no conflict of interest** with the City of Monterey Park, its officials, or its employees, and we are not currently disqualified from bidding on any federal, state, or local government project. We accept the terms and conditions of the City's On-Call Public Works Agreement (Appendix 1) as written, **without exception.**

Enclosed with this cover letter, you will find the complete bid package, including the executed Section C (Bidder's Proposal) with all required forms, our Cost Proposal Form, three references for similar municipal commercial plumbing work, the Designation of Subcontractors form, the Noncollusion Declaration, our Bid Bond (10% of total bid amount) on the City's form, and Certificates of Insurance evidencing the required $2,000,000 Commercial General Liability, $1,000,000 Business Auto Liability, and statutory Workers' Compensation coverage.

Thank you for the opportunity to bid on this contract. We look forward to the City's review and to the prospect of serving Monterey Park's facilities and parks beginning July 1, 2026. Please do not hesitate to contact us at the number above with any questions regarding our submission.

Respectfully submitted,

Joseph Diaz

President / CEO

Sebastian Waterworks Inc. dba Mr. Rooter Plumbing

Enclosures: Section C Bidder's Proposal (all forms); Bid Bond; Certificates of Insurance; Contractor Profile; Experience Statement; DIR Registration Printout; License Verification

CONTRACTOR PROFILE

Submitted per Appendix 2, Section 18.A – Commercial Plumbing Services Spec No. 2026-M03

1. Company Snapshot

Legal Name	Sebastian Waterworks Inc.
Doing Business As	Mr. Rooter Plumbing
Form of Legal Entity	**S-Corp**, State of California
Years in Business	32 years
Local Office	**221 W. Pomona Blvd. Monterey Park, CA 91754**
CA Contractor Licenses	**Class A # – General Engineering – License #851286** **Class B # – General Building – License #851286** **Class C-36 # – Plumbing – License #851286** **Class C-42 # – Sanitation & Sewer – License #851286**
DIR Registration No.	**1000023781** – current and in good standing
Federal Tax ID / EIN	**95-4852470**
Primary Contact for this Contract	**Joseph Diaz**, Project Manager Phone: **213-792-7032** Email: mrrooter.diaz@gmail.com
24/7 Emergency Dispatch	**213-792-7032**– live answer, 7 days/week, 365 days/year

2. Company History

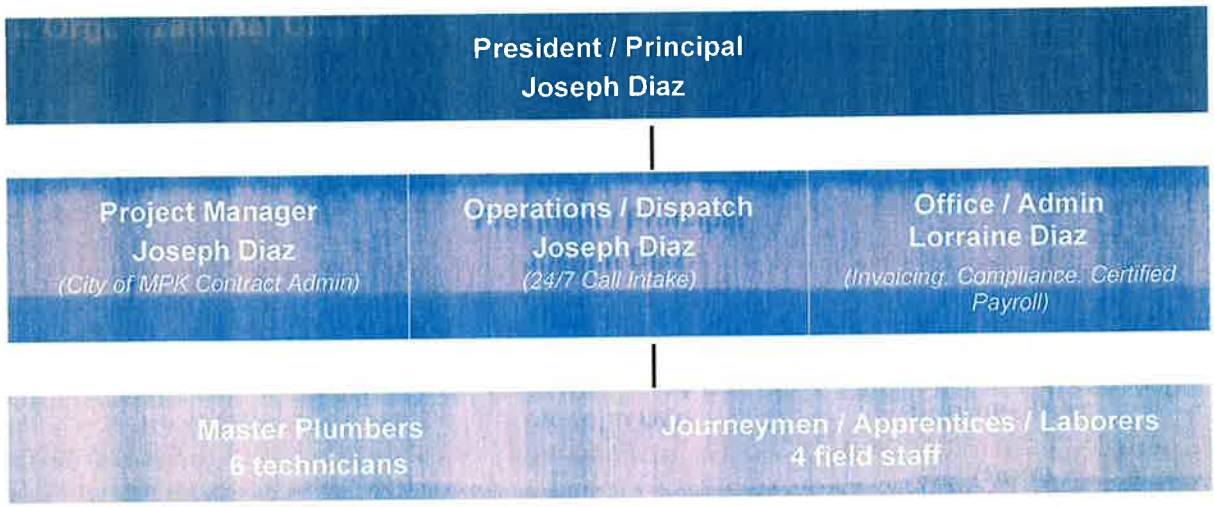
Sebastian Waterworks Inc. has operated as a commercial plumbing contractor in Southern California for 32 years. The company was founded Sebastian Waterworks Inc. has operated as a commercial plumbing contractor in Southern California for 32 years. Doing business as Mr. Rooter Plumbing, the company has built a long-standing presence serving commercial and public-sector clients throughout Los Angeles and Orange Counties. With a local office in Monterey Park, Sebastian Waterworks Inc. has continued to expand its operational capacity, workforce, and service infrastructure to support ongoing maintenance, emergency response, and municipal service needs.

Today, Mr. Rooter Plumbing serves a mix of municipal/government agencies, school and community-college districts, healthcare and senior-living facilities, industrial and manufacturing clients, multi-family and HOA portfolios, and large commercial property managers across Los Angeles and Orange Counties. Our scope of recurring service includes on-call maintenance, emergency response, backflow testing and certification, hydro-jetting (small and large diameter), video inspection and electronic leak detection, sewer-line repair and replacement, lift-station maintenance, water heater systems, and trenchless pipe lining.

The work scope described in this Specification — on-call commercial plumbing for city-owned facilities, parks, and the public right-of-way — is directly within the core service line we operate every day. We are not adding capacity or building a new capability to bid this work; we are offering the City the same crews, dispatch infrastructure, and quality-control processes that we already deploy on our existing municipal and commercial contracts.

3. Organizational Chart

The following organizational chart reflects the team that will be directly responsible for delivering services under this contract:



4. Designated Project Manager / Contract Administrator

Joseph Diaz will serve as the designated Project Manager and single point of contact for the City of Monterey Park's contract. Joseph is responsible for scheduling, dispatch coordination, on-site supervision of crews, daily communication with the City's contract representative, and review and sign-off of all service reports and invoices before submission to the City.

Background. Joseph Diaz has over 32 years of commercial plumbing experience and will serve as the designated Project Manager and primary point of contact for the City of Monterey Park contract. Mr. Diaz oversees scheduling, dispatch coordination, field supervision, communication with client representatives, and review of service reporting and invoicing. His experience includes commercial plumbing maintenance, sewer and drain systems, emergency response, hydro jetting, video inspection, and municipal/commercial plumbing operations throughout Southern California.

Resume. A full resume for Joseph **Diaz** is attached as **Exhibit A** to this proposal.

5. Current Staffing Levels – Greater LA Area

Role	LA County
Master Plumbers (C-36 RMO/RME)	1
Journeyman Plumbers	4
Apprentices & Helpers	4
Backflow-Certified Testers	1
Hydro-Jet / Video-Inspection Crew	10
Equipment Operators (Backhoe / Dump)	8

Project Managers / Estimators	**1**
Office / Dispatch / Admin	**5**
TOTAL field & support staff	**15**

Crews are dispatched from our **Monterey Park** location, which is approximately 1 mile from City of Monterey Park facilities, allowing typical on-site response within **30** minutes for emergency calls and same-day response for non-emergency calls received during business hours.

6. Subcontractors & Consultants

Mr. Rooter Plumbing self-performs the substantial majority of the scope identified in this Specification. We anticipate using subcontractors only for the following limited categories of work, all of which are accounted for in the Designation of Subcontractors form on page C.7 of Section C:

- **Slurry Seal / Asphalt Replacement – self performed as needed**
- **Concrete Cutting & Replacement (specialty) – self performed as needed**
- **Traffic Control (CA MUTCD) – self performed as needed**

Total subcontractor exposure on this contract is expected to remain **well below the 49% maximum** identified in Section C. All listed subcontractors are properly licensed in the State of California for the trade they will perform, are DIR-registered, and carry insurance that meets or exceeds the limits required by this Specification.

CONTRACTOR EXPERIENCE

Submitted per Appendix 2, Section 18.B – Commercial Plumbing Services Spec No. 2026-M03

1. Statement of Minimum Qualifications

Sebastian Waterworks Inc. dba Mr. Rooter Plumbing meets and exceeds the minimum qualifications established in Section 18.B for this contract:

- **Years in business:** 32 years (substantially exceeds the 5-year minimum)
- **California commercial plumbing experience:** 32 years operating exclusively in California, primarily Los Angeles and Orange Counties
- **Prior municipal / governmental agency experience:** Yes. We currently hold or have completed contracts with municipal, school district, transit, and other governmental clients in California. Details are provided in Sections 2 and 3 below.
- **Valid California Contractor's Licenses:** Yes. License classes **A, B, C-36, C-42** – current, active, and in good standing.
- **DIR Registration:** Yes. Current and in good standing.
- **Local office in LA County:** Yes – **Monterey Park,** LA County.
- **24/7 emergency dispatch with live answer:** Yes – dispatch number **213-792-7032** answered by a person 365 days per year.

2. Southern California Jurisdictions Currently Served – Similar Services

The following jurisdictions are **currently** receiving similar commercial plumbing services from Mr. Rooter Plumbing. For each, we identify the number and type of users served, the type of service provided, the staffing assigned, the contract term/end date, and the jurisdiction's project manager:

Jurisdiction #1	
Agency / Jurisdiction	**California Dept of Transportation**
Number / Type of Users	**Residential maintenance homes and occupied housing units under Caltrans right-of-way maintenance program.**
Type of Service Provided	**toilets, bathroom/kitchen sinks, water heaters. Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping and sewer and drain maintenance**
Staffing Assigned	**1 Master Plumber/2-4 journeymen and field staff/equipment operators as needed**
Contract Term / End Date	**Current**
Jurisdiction PM (Name / Phone)	**Chantal Thomas/ Right of Way Agent** 213-265-0419

Jurisdiction #2	
Agency / Jurisdiction	**LA County Department of beaches and Harbors**

Number / Type of Users	**Multiple county maintenance and support facilities, including maintenance yards**
Type of Service Provided	LA County Department of Beaches and Harbors Install approximately 250'ft of 3" water pipe serving maintenance yard building. Replace deteriorated sections of pipe, fittings, valves, and pressure regulators serving maintenance yard and lifeguard building restrooms. Replace deteriorated and broken sections of 2" cast iron drain piping approximately 60'ft. serving building restrooms
Staffing Assigned	**1 Master Plumber/2-4 journeymen and field staff/equipment operators as needed**
Contract Term / End Date	**4/21/2026**
Jurisdiction PM (Name / Phone)	**Mark Spiro - Superintendent**

Jurisdiction #3	
Agency / Jurisdiction	**ISD**
Number / Type of Users	**Multiple county maintenance and support facilities, including maintenance yards**
Type of Service Provided	**Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping, pump, maintenance of drain and sewer piping.**
Staffing Assigned	**1 Master Plumber/2-4 journeymen and field staff/equipment operators as needed**
Contract Term / End Date	**Current**
Jurisdiction PM (Name / Phone)	**Larry Gallardo - Plumbing supervisor** 562-940-2414

3. All Jurisdictions Served – Past Five Years

Per Section 18.B, the following is a list of all jurisdictions Mr. Rooter Plumbing has served over the past five years (2021 – 2026):

Jurisdiction / Agency	Type of Service	Years Active
California Department of Transportation (Caltrans)	**Plumbing maintenance / hydro jetting / sewer & drain maintenance**	**current**
LA County Department of Beaches and Harbors	**Plumbing maintenance / water line repair & replacement**	**2026**

LA County Internal Services Department (ISD)	**Plumbing maintenance / hydro jetting / sewer & drain maintenance**	**current**

4. Three References (Cross-Reference to Section C, Page C.6)

In addition to the broader history above, three references are provided on Section C, Page C.6 of the Bidder's Proposal. The same three references are summarized here for the reviewer's convenience:

Reference	Client / Project	Contact (Name / Phone / Email)	Value / Date
#1	California Dept of Transportation Maintenance and replacing toilets, bathroom/kitchen sinks, water heaters. Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping and sewer and drain maintenance	Chantal Thomas/ Right of Way Agent 213-265-0419 chantal.jarrett@dot.ca.gov	$2.49 million-current
#2	LA County Department of Beaches and Harbors Install approximately 250'ft of 3" water pipe serving maintenance yard building. Replace deteriorated sections of pipe, fittings, valves, and pressure regulators serving maintenance yard and lifeguard building restrooms. Replace deteriorated and broken sections of 2" cast iron drain piping approximately 60'ft. serving building restrooms	Mark Spiro Superintendent (310) 350-2234 mspiro@bh.lacounty.gov	$340,345.25-4/21/2026
#3	LA County Internal Services Department (ISD) Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping, pump, maintenance of drain and sewer piping.	Larry Gallardo Plumbing supervisor 562-940-2414 lgallardo@isd.lacounty.gov	$1,722,126.24 - current

5. Demonstrated Capability – Scope Alignment

The following table shows how Mr. Rooter Plumbing's day-to-day service capabilities align with each major scope element identified in the City of Monterey Park's Technical Specifications (Appendix 2):

MPK Scope Element	Mr. Rooter Capability
On-call commercial plumbing maintenance & emergency repair	Self-perform. Core service offering. Dispatched from local LA County office; 24/7 live answer.
Confined-space entry work	Self-perform. Crews are Cal-OSHA confined-space trained and equipped.
Drain / sewer / water line repair & replacement	Self-perform. C-36 + C-42 licensure; replacement work routinely performed across municipal and commercial portfolios.
High-pressure hydro-jetting (small & large diameter)	Self-perform. Owned hydro-jet equipment for both small and large diameter lines.
Video inspection / electronic leak detection / utility locating	Self-perform. Owned CCTV inspection equipment and electronic leak detection tools.
Vacuum truck services (sewer overflows)	Self-perform as needed.
Trenchless pipe lining	Self-perform routine cured-in-place lining; partner with specialty lining subcontractor for large-diameter or pull-in-place work.
Commercial re-piping (PEX, copper, CPVC, cast iron, ductile iron)	Self-perform across all common commercial piping systems.
Backflow installation, testing, certification, repairs (with regulatory reporting)	Self-perform. We maintain **1** AWWA/CCCDP-certified backflow testers on staff and handle annual certification submissions to LA County Public Health.
Lift station installation, repair, scheduled maintenance	Self-perform. Regular lift-station maintenance is part of our recurring service rotation for several existing municipal/commercial clients.
Water heater repair / replacement / PM (full system)	Self-perform across commercial and tankless systems including T&P, expansion tanks, recirc pumps, gas & electrical.
Clarifier pumping; pump repair & installation	Self-perform pump R&R; pumping handled in-house or through established disposal partner depending on volume.
Preventative maintenance scheduling & service reports	Standard practice. Each visit produces a detailed service report (findings, work performed, recommendations) issued with the invoice.
Concrete & asphalt cutting/replacement; clay pipe replacement; slurry seal	Self-perform concrete and asphalt cutting/replacement and clay pipe

replacement. **Slurry seal self-perform as needed**

Insurance, bonding, and DIR registration. Sebastian Waterworks Inc. maintains Commercial General Liability coverage at **$2,000,000 per occurrence (ISO CG 00 01 11 85 or 88)**, Business Automobile Liability at **$1,000,000 (ISO CA 00 01 06 92, Symbol 1 – Any Auto)**, and statutory Workers' Compensation, all carried with an A.M. Best A:VII or better admitted California insurer. The City of Monterey Park will be named as Additional Insured on a primary and non-contributory basis on both CGL and Auto. Certificates of Insurance are attached. A 10% Bid Bond on the City's form accompanies this proposal, and a Performance Bond will be provided upon award. The Company is currently DIR-registered and prepared to comply with prevailing wage and certified payroll requirements applicable to this contract.

ACCEPTANCE OF AGREEMENT TERMS

Submitted per Appendix 2, Section 18.D – Commercial Plumbing Services Spec No. 2026-M03

Sebastian Waterworks Inc. dba Mr. Rooter Plumbing has reviewed Appendix 1 to the Bidding Documents, the **City of Monterey Park On-Call Public Works Agreement**, in its entirety, including the form Task Order at Pages A1.6 – A1.7.

All terms and conditions of the On-Call Public Works Agreement are acceptable to the Bidder without exception.

*[If revisions are requested, replace the highlighted phrase above with: **"subject to the limited revisions described below"** and list each requested revision here with section reference, current language, proposed language, and the reason for the revision. Per Section 18.D, revisions must be described in full in this proposal — failure to identify revisions here may result in the Bidder being deemed to have accepted the Agreement as written.]*

Authorized Representative:

Date: 5/27/2026

Joseph Diaz
President
Sebastian Waterworks Inc. dba Mr. Rooter Plumbing

CITY OF MONTEREY PARK
CALIFORNIA

ADDENDUM

COMMERCIAL PLUMBING

SERVICES

PROPOSAL NO.

2026-M03

(QUEST CDN # 10195424)

This Addendum changes the bid closing date:

Bids must be received **before 3:30 p.m. on Monday, June 1, 2026,** by the City Clerk's office for the City of Monterey Park, 320 West Newmark Avenue, Monterey Park, CA 91754, for Commercial Plumbing Services Specification No. 2026-M03 (QuestCDN # 10195424).

This Addendum also updates the Cost Proposal Form located in Section C. Bidder's Proposal. An Addenda Acknowledgment is listed at the end of this document. Proposers are to sign and submit the Addenda Acknowledgment as part of their proposal to be considered responsive.

Updated Cost Proposal Form

The purpose of this Addendum is to clarify how bidders must calculate the "Total Amount Bid" required for determining the 10% Bid Bond Amount, as referenced in the Bid Bond form in Section C of the Bidding Documents.

The original Cost Proposal Form does not provide a method for calculating a total bid, which is required in order for surety companies to issue a bid bond in a specific dollar amount.

This Addendum provides estimated annual quantities for the sole purpose of producing a bid-comparable Total Amount Bid and a corresponding Bid Bond penal sum. These estimates do not represent guaranteed minimum or maximum quantities and are not binding on the City during the term of the contract.

Addendum Acknowledgement

The Addendum issues the proposal's Addenda Acknowledgement. Proposers shall complete and submit the Addenda Acknowledgement below as part of their proposal to be considered responsive:

Proposer: Sebastian Waterworks Inc. dba Mr. Rooter Plumbing

Reviewed by: Joseph Diaz, President
(Name and Title)

Date: May 27, 2026

For further Information please email Beverly Garcia at bgarcia@montereypark.ca.gov

SECTION C. BIDDER'S PROPOSAL
FOR
COMMERCIAL PLUMBING SERVICES
COST PROPOSAL FORM

Company Name:	**Sebastian Waterworks Inc. DBA Mr. Rooter Plumbing**	Contractor License No: 851276
		DIR No. 1000023781
Address:	221 W Pomona Blvd. Monterey Park, CA 91754	

Submits its PRICE QUOTE for COMMERCIAL PLUMBING SERVICES in compliance with the attached requirements as follows:

Regular Business Hours: 6:30 AM to 5:30 PM, Monday through Friday
After Hours: Applies to all hours outside of regular business hours, including weekends and City-observed holidays.

Type	Regular Hours Rate Per Hour	After Hours Rate Per Hour
Master Plumber	$285.00	$427.50
Journeyman Plumber	$225.00	$337.50
Hydro Jetting (Sewer Lines)	$875.00	$875.00
Video Inspections	$435.00	$435.00
Dump Truck with Operator	$450.00	$675.00
Backhoe with Operator	$575.00	$862.50
Backflow Testing	$289.00	$433.50

Additional Repair Items	Price	Unit
Concrete Cutting	$22.00	per square foot
Concrete Replacement (4" thickness)	$40.00	per square foot
Asphalt Cutting	$16.00	per square foot
Asphalt Replacement	$25.00	per square foot
Clay Pipe Replacement (8")	$650.00	per square foot
Slurry Seal	$32.00	per square foot

General Conditions

Hourly rates listed above shall include any and all costs including standard labor support, including apprentices

CALCULATION OF TOTAL AMOUNT BID

For purposes of bid evaluation and to enable bidders to calculate the required **10% Bid Bond** amount, the City provides the following **estimated annual quantities** of services. These quantities are **estimates only** and are not a guarantee of actual work to be performed.

A. Estimated Annual Labor Hours

Labor Type	Hours	Rate	Extension
Master Plumber	150 hrs	$285.00	$42,750.00
Journeyman Plumber	400 hrs	$225.00	$90,000.00
Hydro Jetting (Sewer)	40 hrs	$875.00	$35,000.00
Video Inspections	30 hrs	$435.00	$13,050.00
Dump Truck w/ Operator	20 hrs	$450.00	$9,000.00
Backhoe w/ Operator	20 hrs	$575.00	$11,500.00
Backflow Testing	40 tests	$289.00	$11,560.00
Labor Subtotal			**$212,860.00**

B. Estimated Annual Unit-Priced Quantities

Additional Repair Item	Qty	Unit Price	Extension
Concrete Cutting	200 sq ft	$22.00	$4,400.00
Concrete Replacement (4")	200 sq ft	$40.00	$8,000.00
Asphalt Cutting	150 sq ft	$16.00	$2,400.00
Asphalt Replacement	150 sq ft	$25.00	$3,750.00
Clay Pipe Replacement (8")	80 LF	$650.00	$52,000.00
Slurry Seal	300 sq ft	$32.00	$9,600.00
Unit-Priced Subtotal			**$80,150.00**

C. Formula for Total Amount Bid

Bidders must compute the Total Amount Bid as follows:

Total Amount Bid =
Σ (Hourly Rate × Estimated Annual Hours)
+ Σ (Unit Price × Estimated Unit Quantities)
+ (Backflow Test Rate × 40 tests)

D. Determination of Bid Bond Amount

1. Bid Bond required with the bid.
2. Bid Bond Amount = 10% of Total Amount Bid.
3. This amount must be shown on the City's required Bid Bond form.

Labor Subtotal (Section A + Backflow)	**$212,860.00**
Unit-Priced Subtotal (Section B)	**$80,150.00**
TOTAL AMOUNT BID	**$293,010.00**
10% BID BOND AMOUNT	**$29,301.00**

General Conditions

Hourly rates listed above shall include any and all costs including standard labor support, including apprentices and/or laborers accompanying a Master Plumber or Journeyman Plumber on maintenance calls.

All work performed shall be billed on a time and materials basis unless otherwise specified in writing.

Materials, permits, and specialty equipment not listed herein shall be billed as additional costs.

Preventive maintenance services, inspections, and scheduled work may be billed in accordance with agreed service schedules, as applicable.

Rates are subject to annual adjustment based on the Consumer Price Index (CPI) or as mutually agreed upon by both parties.

Authorized Signature: _____

Name and Title: Joseph Diaz, President

Phone: 213-792-7032

E-mail: diazmrrooterplumbingsg@gmail.com

Date: 5/27/2026

SCOPE OF WORK

Project site is located at:

All city-owned facilities, including administrative buildings, recreational centers, public safety buildings, community parks and public right of way.

The scope of work in general includes the following:

Commercial plumbing services from a licensed and insured commercial plumbing contractor for on-call maintenance, emergency repair services, and installation for various city-owned facilities, community parks and public right of way.

The bid provides a list of city-owned facilities and parks in Appendix 3.

See Appendix 2, Technical Specifications, for detailed work description.

The work must be completed per the following schedule:

TASK	DATE
BID REQUEST DATE	MAY 6, 2026
DEADLINE FOR RECEIPT OF QUESTIONS	MAY 14, 2026
ADDENDUM (IF NECESSARY) TO RESPOND TO QUESTIONS	MAY 21, 2026
BID SUBMITTAL DATE	JUNE 1, 2026
ANTICIPATED APPROVAL OF THE PRICE QUOTE AND SELECTED CONTRACTOR	JUNE 2026
CONTRACT START DATE	JULY 1, 2026

A pre-bid meeting will not be held for this proposal.

BIDDER'S STATEMENT OF PAST CONTRACT DISQUALIFICATIONS

Please state all instances of being disqualified, removed, or otherwise prevented from bidding on, or completing, a federal, state, or local government project due to a violation of a law or safety regulation.

1. Have you ever been disqualified from any government contract?

Yes ☐ No ☑

2. If yes, explain the circumstances:

Bidder's Signature

INSURANCE REQUIREMENTS
[MUST BE SUBMITTED WITH PROJECT PROPOSAL]

To be awarded this contract, the successful bidder must procure and maintain the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

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

Commercial general liability insurance must meet or exceed the requirements of ISO-CGL Form No. CG 00 01 11 85 or 88. The amount of insurance set forth above must be a combined single limit per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name the City, its officials, and employees as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by the City will be excess thereto. Such endorsement must be reflected on ISO Form No. CG 20 10 11 85 or 88, or equivalent. Such insurance must be on an "occurrence," not a "claims made," basis and will not be cancelable or subject to reduction except upon thirty (30) days prior written notice to the City.

Automobile coverage must be written on ISO Business Auto Coverage Form CA 00 01 06 92, including symbol 1 (Any Auto).

The Contractor must furnish to the City duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement, endorsements as required herein, and such other evidence of insurance or copies of policies as may be reasonably required by the City from time to time. Insurance must be placed with admitted insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will provide thirty (30) day notice of any cancellation of coverage. The Contractor will require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.

By signing this form, the 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."

5/26/2026
Date

Bidder

REFERENCES

Provide 3 references regarding your company's past performance in similar type of work.

Reference Contact Information	Reference Project Name and services provided	Contract Value	Date Completed
Client Name: California Dept of Transportation Contact Name and Title: Chantal Thomas/ Right of Way Agent Phone: 213-265-0419 E-mail: chantal.jarrett@dot.ca.gov	Maintenance and replacing toilets, bathroom/kitchen sinks, water heaters. Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping and sewer and drain maintenance	$2.49million	Current
Reference Contact Information	**Reference Project Name**	**Contract Value**	**Date Completed**
Client Name: LA County Department of beaches and Harbors Contact Name and Title: Mark Spiro Superintendant Phone: (310) 350-2234 E-mail: mspiro@bh.lacounty.gov	LA County Department of Beaches and Harbors Install approximately 250'ft of 3" water pipe serving maintenance yard building. Replace deteriorated sections of pipe, fittings, valves, and pressure regulators serving maintenance yard and lifeguard building restrooms. Replace deteriorated and broken sections of 2" cast iron drain piping approximately 60'ft, serving building restrooms	$340,345.25	4/21/2026
Reference Contact Information	**Reference Project Name**	**Contract Value**	**Date Completed**
Client Name: ISD Contact Name and Title: Larry gallardo Plumbing supervisor Phone: 562-940-2414 E-mail: lgallardo@isd.lacounty.gov	Repair and replace plumbing fixtures, pipes, hydro jetting drain and sewer piping, pump, maintenance of drain and sewer piping.	$1,722,126.24	Current

ADDENDA ACKNOWLEDGMENT

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

Addendum No. 1 Dated May 21, 2026

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: N/A Address: N/A Phone/Email: N/A	N/A	$ N/A
Name: N/A Address: N/A Phone/Email: N/A	N/A	$ N/A
Name: N/A Address: N/A Phone/Email: N/A	N/A	$ N/A
Total Subcontract Amount (cannot exceed 49% of Total Bid Amount)		$ N/A

QUESTIONS

For questions regarding this project, please contact via e-mail only:
Beverly Garcia, Management Analyst;
bgarcia@montereypark.ca.gov.

PUBLIC CONTRACT CODE SECTION 7106

Noncollusion Declaration by Bidder

The undersigned declares:

I Joe Diaz am the President of Mr. Rooter Plumbing, 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: Joe Diaz

Authorized Signature:

Name and Title: Joe Diaz / President

Date: 5/26/2026

PROPOSAL GUARANTEE

BID BOND

Bond No.: N/A

KNOW ALL MEN BY THESE PRESENTS that Sebastian Waterworks, Inc. dba Mr. Rooter Plumbing as BIDDER, AND United Fire & Casualty Company, as SURETY, are held and firmly bound unto the City of Monterey Park, in the penal sum of Ten Percent of Total Amount Bid ($ 10% of Bid) 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 **COMMERCIAL PLUMBING SERVICES PROPOSAL # 2026-M03** ("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 26th day of May, 2026.

SIGNED AND SEALED this 26th day of May, 20 26.

Sebastian Waterworks, Inc. dba Mr. Rooter Plumbing

Eva Lorraine Diaz

PRINCIPAL Eva Lorraine Diaz

United Fire & Casualty Company

Vincent Jara, Attorney-in-Fact

SURETY

PRINCIPAL's MAILING ADDRESS:

Sebastian Waterworks, Inc. dba
Mr. Rooter Plumbing

221 West Pomona Boulevard

Monterey Park, CA 91754

SURETY's MAILING ADDRESS:

United Fire & Casualty Company

PO Box 73909

Cedar Rapids, IA 52407-3909

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

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Orange)

On MAY 2 6 2026 before me, Heather Rose Saltarelli, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Vincent Jara
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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.

HEATHER ROSE SALTARELLI
Notary Public - California
Orange County
Commission # 2409440
My Comm. Expires Jul 27, 2026

Signature Heather Rose Saltarelli
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
Corporate Officer — Title(s): _____	Corporate Officer — Title(s): _____
Partner — Limited General	Partner — Limited General
Individual x Attorney in Fact	Individual Attorney in Fact
Trustee Guardian or Conservator	Trustee Guardian or Conservator
Other: _____	Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMINITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, ROSEVILLE, CA

POWER OF ATTORNEY

To verify the authenticity of this Power of Attorney, please contact us at
UFG Insurance, 118 Second Ave SE, Cedar Rapids, IA 52401
telephone (800) 343-9130 or email *surety@unitedfiregroup.com*
THIS POWER OF ATTORNEY IS VOID IF ALTERED
To notify us of a claim, please contact us at *surety@unitedfiregroup.com*

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

MARK RICHARDSON, KEVIN CATHCART, TERAH LANE, NICOLE EVANS, KIM LUU, MIKE PARIZINO, RACHELLE RHEAULT, HEATHER SALTARELLI, LEIGH MCDONOUGH, JERI APODACA, ELIZABETH SANTOS, VINCENT JARA, JONATHAN BATIN, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company shall expire as of the 1st day of April, 2028 unless sooner revoked.

This Power of Attorney has been duly made, executed and delivered pursuant to, and in accordance with, the articles of incorporation, bylaws, and other governing documents of each of the respective Companies, and by authority therein granted and under applicable corporate law.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its officer and its corporate seal to be hereto affixed this 1st day of April, 2026.

By: _____
Kyanna M. Saylor, Vice President of
United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

State of Iowa, County of Linn, ss:
On this 1st day of April, 2026, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she is a Vice President of UNITED FIRE & CASUALTY COMPANY, a Vice President of UNITED FIRE & INDEMNITY COMPANY, and a Vice President of FINANCIAL PACIFIC INSURANCE COMPANY, the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seals affixed to the said instrument are such corporate seals; that these seals were so affixed pursuant to authority given by the Boards of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 04/23/2027

Notary Public: _____
My commission expires: 04/23/2027

I, Mary A. Bertsch, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of each said Company this 26th day of May, 2026.

By: _____
Mary A. Bertsch, Assistant Secretary of
United Fire & Casualty Company
United Fire & Indemnity Company
Financial Pacific Insurance Company

BPOA0045 012026

ACKNOWLEDGMENT

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

State of California
County of Los Angeles

On May 27, 2026 before me, Mun Guk Ahn, Notary Public,
(insert name and title of the officer)

personally appeared Eva Lorraine Diaz

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.

MUN SUK AHN
COMM. # 2445613
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. MAY 28, 2027

Signature _____ (Seal)

* Proposal Guarantee
Bid Bond (Bond No.: N/A)

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.E.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst

Subject: Anniversary of the Death of Vincent Jen Chin (As Requested by Mayor Pro Tem Lo)

Recommendation:
It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The attached resolution is being brought forth to the Council for consideration at the request of Mayor Pro Tem Lo.

Background:
N/A

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no expected fiscal impact associated with adopting this resolution.

Attachments:
1. 44th Anniversary of Vincent Chin's Death Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 23, 2026, AS THE 44th ANNIVERSARY OF THE DEATH OF VINCENT JEN CHIN

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

SECTION 1: The City Council finds as follows:

A. June 23, 2026, marks the 44th anniversary of the passing of Vincent Jen Chin, a United States citizen of Chinese descent who was tragically murdered in a racially motivated assault in Michigan during the deindustrialization of the Midwest.

B. During the economic recession in the early 1980s, the decline of the auto industry provoked resentment toward imported Japanese cars in Detroit which was the center of the automotive industry in the United States.

C. The economic challenges in Detroit resulted in strong anti-Japanese sentiments. Many American motor executives, politicians, unions, and autoworkers took out their frustration against anything and anyone they thought could be Japanese including acts of vandalism against Japanese cars, threats against Japanese car owners, disparaging signs, and attempts to burn the Japanese flag in protest.

D. Unfortunately, the animosity also extended to other Asian Americans who were lumped together as “perpetual foreigners” and invoked racial rhetoric that turned many to violence.

E. On June 19, 1982, Chin was chased down and beaten with a baseball bat by two men who accused him of being responsible for the loss of automobile manufacturing jobs in the United States while celebrating his upcoming wedding with friends in the Detroit area. Chin was rushed to a hospital and was comatose on arrival, however, he never regained consciousness and died four days later on June 23, 1982.

F. Chin’s killers were found guilty of manslaughter and sentenced to three years of probation and a $3,000 fine, never serving a day in jail for Chin’s murder.

G. The tragedy of Chin’s death became a primary catalyst for a unified, pan-ethnic Asian American and Pacific Islander (AAPI) movement and united people from all communities to fight against hate. The lessons of building solidarity and unity to obtain justice for Chin brought people together to counter division and hate and inspired older and younger generations to demand positive change.

H. Today, the fight against anti-Asian hate continues, but also includes other ongoing issues that affect the AAPI community such as profiling, xenophobia, bullying, immigration, and negative media portrayals.

I. According to the Federal Bureau of Investigation (FBI), hate crimes reported by law enforcement agencies rose to nearly 11,679 in 2024.

J. The City of Monterey Park recognizes the significance of Vincent Chins' death as an important time to reflect on the dangers of xenophobia and scapegoating of Asian and Asian-American communities. Chin's death left an immense impact on Asian American communities locally and nationwide and the City of Monterey Park encourages the public to foster dialogue, share resources, and learn more about what they can do to combat anti-Asian hate.

K. The City Council of Monterey Park mourns all those who have lost their lives to anti-Asian hate and declares and recognizes June 23, 2026, as the 44th anniversary of the passing of Vincent Jen Chin.

SECTION 2: *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 3: *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 4: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 17th day of June 2026.

_____
Elizabeth Yang, Mayor

Attest:

_____
Maychelle Yee, City Clerk

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.F.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst

Subject: Juneteenth Resolution (As Requested by Council Member Sanchez)

Recommendation:
It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The attached resolution is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Background:
N/A

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no expected fiscal impact associated with adopting this resolution.

Attachments:
1. Juneteenth Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING JUNE 19, 2026, AS JUNETEENTH DAY

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

SECTION 1: The City Council finds as follows:

A. Juneteenth, also known as "Juneteenth Independence Day," "Emancipation Day," "Emancipation Celebration," and "Freedom Day," is the oldest known celebration commemorating the ending of slavery in the United States; and has been celebrated in the African American community for over 150 years.

B. Juneteenth commemorates June 19, 1865, when Union Major General Gordon Granger arrived in Galveston, Texas, and announced General Order No. 3, informing enslaved African Americans of their freedom, and keeping the promise of the Emancipation Proclamation more than two years after its issuance.

C. On January 1, 1863, President Abraham Lincoln issued the Emancipation Proclamation, declaring that all persons held as slaves in states then in rebellion against the United States "shall be then, thenceforward, and forever free," marking a pivotal turning point in the nation's history.

D. The Emancipation Proclamation stands as one of the most significant milestones in American history, affirming the principle that freedom is a fundamental human right and laying the foundation for the adoption of the Thirteenth Amendment and future civil rights advancements.

E. Juneteenth honors the strength, resilience, and contributions of African Americans whose leadership, achievements and sacrifices have profoundly shaped the history, culture and progress of the United States.

F. On June 17, 2021, President Joe Biden signed the Juneteenth National Independence Day Act into law, cementing its historical significance in the United States.

G. The City of Monterey Park prides itself as a city that fosters an inclusive, welcoming, and respectful community where all individuals have the opportunity live, work, and play.

H. The City Council of the City of Monterey Park recognizes and hereby proclaims June 19th as Juneteenth in the City of Monterey Park and encourages the community to honor the day's history and significance.

SECTION 2: *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 17th day of June, 2026.

_____
Elizabeth Yang, Mayor

Attest:

_____
Maychelle Yee, City Clerk

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 10.G.

To: The Honorable Mayor and City Council

From: Diana Garcia, Assistant City Manager
Rebecca Bojorquez, Principal Management Analyst

Subject: National Boys and Girls Club Week Resolution (As Requested by Council Member Sanchez)

Recommendation:
It is recommended that the City Council consider:

1. Approving the attached resolution; and,
2. Taking such additional, related, action that may be desirable.

Executive Summary:
The attached resolution is being brought forth to the Council for consideration at the request of Council Member Sanchez.

Background:
N/A

Strategic Plan Goal:
N/A

Fiscal Impact:
There is no expected fiscal impact associated with adopting this resolution.

Attachments:
1. National Boys & Girls Club Week Resolution

ATTACHMENT 1
Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DECLARING AND RECOGNIZING JUNE 22-26, 2026, AS NATIONAL BOYS & GIRLS CLUB WEEK

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

SECTION 1: The City Council finds as follows:

A. The Boys & Girls Club of America had its origins in 1860 when four women (Mary Goodwin, Alice Goodwin, Elizabeth Hammersley, and Louisa Bushnell) organized their first Boys Club with the belief that boys who roamed the streets should have a positive alternative. This first Boys Club focused on capturing boys' interests, improving their behavior, and supporting their aspirations and goals.

B. Motivated by cultivating character development for youth and teens, several Boys Clubs decided to affiliate in 1906, and the Federated Boys Clubs was formed in Boston with 53 member organizations. This marked the start of a nationwide movement and their national organization.

C. In 1990, the national organization's name was officially changed to Boys & Girls Clubs of America to recognize the fact that girls are also a part of the cause. As of today, Boys & Girls Clubs of America serve over 3.3 million kids through memberships and community outreach programs in more than 5,200 Club facilities.

D. The Boys & Girls Clubs of America's mission is to enable all young people, especially those who need them the most, to reach their full potential as productive, caring, responsible citizens. Young individuals need safe, welcoming places where they can learn, grow, and thrive, and the Boys & Girls Clubs of America provides that access to life-shaping experiences.

E. National Boys & Girls Club Week has been celebrated since 1941 and recognizes the invaluable service all Clubs bring to our communities. These Clubs pave the road for great futures for every young person who enters their doors and this week encourages community members to visit their local Club and get involved.

F. Monterey Park is home to the Boys & Girls Club of West San Gabriel Valley which was established in 1972 by Dr. Friedrich Thomas. The Boys & Girls Club of West San Gabriel Valley has been a cornerstone of the community and provides a safe, structured environment for young people after school, during holidays, and on summer vacation.

G. Without safe and supervised after-school activities, boys and girls in every community are left to find their own recreation and companionship in the streets. Young people need to know that someone cares about them and the Boys & Girls

Club of West San Gabriel Valley has been offering these opportunities for more than 50 years in Monterey Park.

H. The Boys & Girls Club of West San Gabriel Valley is a safe place to learn and grow, all while having fun and promoting social, educational, health, leadership, and character development of boys and girls during critical periods of their lives.

I. The City Council of Monterey Park supports all youth and teens in reaching their full potential and is committed to promoting safe, positive, healthy, and inclusive environments that catalyze meaningful change.

J. The City Council of Monterey Park hereby proclaims June 22-26, 2026, as National Boys & Girls Club Week and encourages all community members to celebrate by observing and participating in nationwide activities that include engaging with their local Club, learning about their mission, and discovering various programs that promote building a brighter future for our youth.

SECTION 2: *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 3: *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 4: *Effective Date.* This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED this 17th day of June 2026.

_____
Elizabeth Yang, Mayor

Attest:

_____
Maychelle Yee, City Clerk

City Council Staff Report

Date: June 17, 2026
Agenda Item Number: 11.A.

To: The Honorable Mayor and City Council

From: Timothy Hou, Director of Community Development
Eliana Munoz, Senior Planner

Subject: A public hearing to consider adopting a resolution approving a 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers 5265-025-055, 056 and 058)

Recommendation:
It is recommended that the City Council consider:

1. Opening the public hearing;
2. Receiving documentary and testimonial evidence;
3. Closing the public hearing;
4. After considering the evidence received during the public hearing, adopt Resolution XX-XX to approve Site Development Plan No. 25-131 ("DRB-25-131"), Density Bonus DRB-26-067, and Vesting Tentative Map No. 84935 ("TM-26-03"), subject to conditions of approval contained in Exhibit "A" of Resolution XX-XX; and
5. Taking such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):
Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has reviewed the Project and determined that additional environmental review is not required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the requirements of that section. If approved, the City will file a Notice of Exemption (Attachment 7) as required under Public Resources Code §§ 21008, 21152.

Public Resources Code § 21080.66, added by Assembly Bill (AB) 130, became effective in July 2025 to streamline the CEQA process for certain housing projects by exempting qualifying urban infill developments from portions of environmental review requirements. The legislation aimed to accelerate project approvals and reduce delays for development in already urbanized areas, while still maintaining targeted environmental and tribal consultation protections.

Because the City determined that the Project qualifies for this statutory exemption, technical studies such as air quality and noise analyses are not required. However, the Project prepared a traffic study, which is discussed later in this report.

To qualify for streamlining under Public Resources Code § 21080.66, a project must satisfy a number of statutory requirements. The Applicant submitted an AB 130 Eligibility Checklist (Attachment 5), and staff determined that the Project satisfies the applicable eligibility requirements, including those relating to project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

AB 130 also requires consultation with California Native American tribes that are traditionally and culturally affiliated with the Project Site. City staff conducted Tribal Consultation in accordance with the statute and incorporated Tribal Cultural Resource conditions into the Project's Conditions of Approval at the request of one of the consulted tribes (Conditions of Approval 30–36).

Finally, AB 130 requires preparation of a Phase I Environmental Site Assessment (ESA). The Applicant submitted a Phase I ESA for the Project (Attachment 8) which staff reviewed and accepted. Consistent with California law, any recognized environmental conditions identified in the Phase I ESA must be remediated or otherwise addressed before issuance of a certificate of occupancy.

Executive Summary:

The Olson Company (the "Applicant") requests approval of the Site Development Plan, Density Bonus, and Map for the subdivision and construction of a 159-unit condominium development, including eight live/work units and eight very low-income affordable units (the "Project"). The Project is located on the north side of Potrero Grande Drive at properties located at 601 Potrero Grande Drive and 2100 Saturn Street (the "Project Site").

The Project requires approval of a Site Development Plan pursuant to Monterey Park Municipal Code ("MPMC") § 21.14.180. The Project also requests a Density Bonus under Government Code § 65915 and MPMC Chapter 21.18 and approval of a Vesting Tentative Map. On June 2, 2026, the Planning Commission conducted a public hearing and voted unanimously to adopt Resolution 03-26 recommending approval to the City Council (Attachment 3).

TYPE OF ACTION (QUASI-JUDICIAL)

The recommended action includes the adoption of a resolution approving a Site Development Plan, Density Bonus, and Vesting Tentative Map. In considering such actions, the City Council acts in a quasi-judicial role. In that capacity, the City Council applies the applicable law to the facts contained in the administrative record. Accordingly, the City Council can only consider facts that are relevant to the case. A party appearing before the legislative body is entitled to:

- Notice of the proposed action;
- Reasons for the action;
- A copy of the evidence on which the action is based; and

- The right to respond before a reasonably impartial, non-involved reviewer.

The City Council must base its decision upon substantial evidence within the record. "Substantial evidence" includes facts, reasonable assumptions supported by facts, and expert opinion supported by facts. Argument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate, or evidence of social or economic impacts does not constitute substantial evidence. If the City Council relies on information outside the record or on matters that do not constitute substantial evidence, a court may invalidate the Council's decision.

Pursuant to Monterey Park Municipal Code ("MPMC") Chapter 21.36 (Design Review) and MPMC § 21.36.020, to approve the Site Development Plan the City Council must find that:

A. The Site Development Plan promotes public health, safety and general welfare by establishing procedures and providing such regulations as are necessary to preserve and protect existing neighborhoods.
B. The Site Development Plan prevents the development of structures or uses which are not of acceptable exterior design or appearance or are of inferior quality or likely to have a negative effect on the local environment or surrounding area by reason of their use, design, appearance or other criteria.
C. The Site Development Plan assures compatibility in the permitted use and enjoyment of property within the neighborhood or surrounding area and imposes regulations, conditions and restrictions to protect the use, integrity and character of the neighborhood and surrounding properties.

To approve the Density Bonus, the City Council must determine that the Project qualifies for Density Bonus Law entitlements under Government Code § 65915 and that no statutory basis exists for denial of the requested Density Bonus Law entitlements.

To approve the Tentative Map, the City Council must find that the Project meets the findings outlined in MPMC § 20.04.070 that:

A. The Project is consistent with the Monterey Park General Plan
B. The Project is consistent with the applicable planned development;
C. The Project is consistent with the provisions of the MPMC;
D. The Project is in the interest of public health and safety; and
E. The Project is a necessary prerequisite to the orderly development of the surrounding area.

These findings are included in the attached Resolution (Attachment 1); the facts upon which these findings rely are also included within the administrative record. The facts to make such findings are based upon substantial evidence presented during the public hearings, including, without limitation, the Planning Commission public hearing on June 2, 2026, and regular City Council public hearing on June 17, 2026.

Background:

The Olson Company (the “Applicant”) represented by Steve Armanino, requests approval of the Site Development Plan, Density Bonus, and Vesting Tentative Map for the subdivision and construction of a 159-unit condominium development, including eight live/work units and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street. The Project Site is located within the Saturn Park Innovation/Technology (“S-P”) Zone and is designated as Innovation/Technology in the Land Use and Urban Design Element (“LUE”). The Housing Element (“HE”) contemplates mixed-use and opportunity-site residential development at intensities comparable to the Project and includes policies encouraging housing production and affordable housing (HE Policies 3.1, 1.3.9, 4.1).

The Project Site measures approximately 8.0 acres (349,000 square feet) and is located at the north side of Potrero Grande Drive and is accessible from Atlas Avenue to the west, Saturn Street to the north, and Potrero Grande to the south. Surrounding properties include vacant or underutilized office and warehouse buildings. Currently, the Project Site is improved with two separate vacant office buildings, one measuring approximately 30,000 square feet and the other approximately 160,000 square feet, as well as associated parking lots, and landscaping (see Figure 1).



Figure 1: Project Site Aerial - 601 Potrero Grande Drive - 2100 Saturn Street

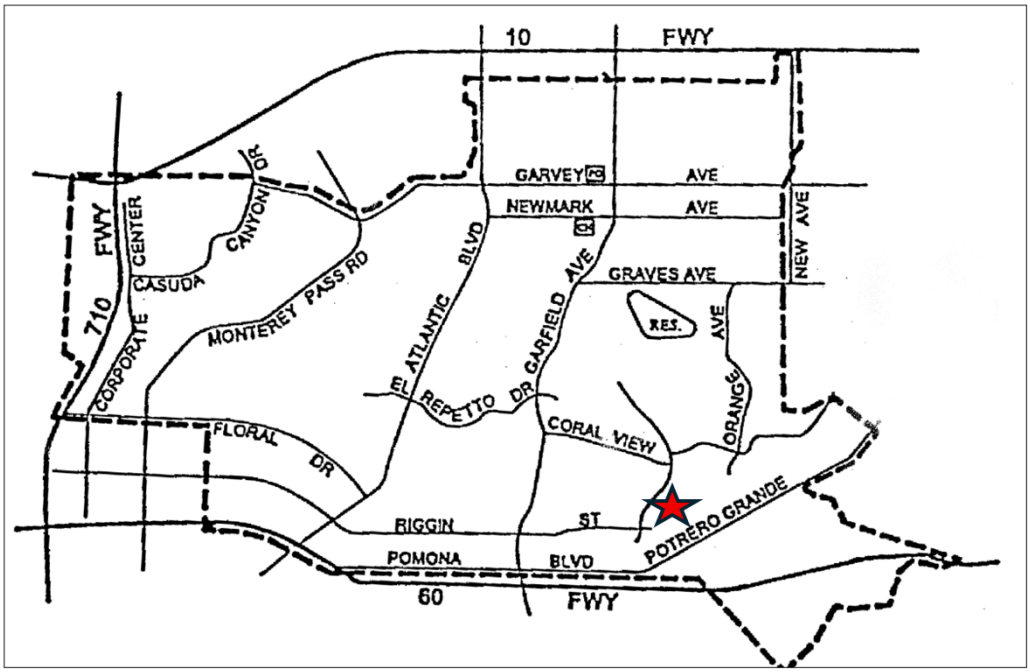


Figure 2: Vicinity Map - 601 Potrero Grande Drive - 2100 Saturn Street

PLANNING COMMISSION HEARING

The Planning Commission held a public hearing on the proposed Project on June 2, 2026. During the hearing, the Commission received comments from 22 speakers. All expressed general support for the Project.

Supportive comments emphasized the need for affordable housing and additional housing opportunities, the importance of responsible development, increased homeownership opportunities for young residents, neighborhood improvements, and the job creation benefits associated with project construction. While generally supportive, some speakers expressed concerns regarding the proposed gated community design, the relatively low number of affordable housing units, a preference for California native plant species in the landscape plan, and the potential for units to be used as short-term rentals or to remain vacant.

Following deliberation, the Planning Commission made the following recommendations and related actions:

a. Approved a resolution recommending the City Council approve the Site Development Plan, Density Bonus, and Map.
b. Recommended that the Applicant and City staff evaluate whether the proposed five-foot sidewalk along Potrero Grande Drive can be widened to six or seven feet;
c. Recommended that the Applicant and City staff reexamine the median on Atlas Avenue and whether modifications are needed to accommodate adequate left-turn movements; and
d. Recommended that City staff work with the Applicant to develop, and to the extent permitted by applicable law, implement a voluntary initial priority marketing period which the affordable units are marketed to Monterey Park residents before the units are marketed more broadly.

During the hearing, the Applicant indicated a willingness to work with staff to increase the width of the sidewalk along Potrero Grande Drive. Staff subsequently consulted with the Director of Public Works, who supported the proposed increase in sidewalk width. Therefore, Condition of Approval No. 59 has been incorporated into the Project to require a minimum six-foot-wide sidewalk.

The Director of Public Works also reviewed the media on Atlas Avenue and determined that modifications are not necessary to accommodate left-turn vehicle movements.

Lastly, Condition of Approval No. 17 has been incorporated into the Project to establish a marketing plan that provides a 30-day preference period for income-qualified residents of Monterey Park for the eight affordable units.

ANALYSIS

The Project requires approval of a Site Development Plan pursuant to Monterey Park Municipal Code ("MPMC") § 21.14.180. The Project also requests a Density Bonus under Government Code § 65915 and MPMC Chapter 21.18 which the City is required to grant unless it can make the specific statutory findings for denial under California law. In addition, the Project requires approval of a Tentative Map to allow separate ownership of the residential units.

The Project requires interpretation of how residential intensity and development standards apply to live-work developments within the S-P Zone. However, the S-P framework does not expressly establish a standalone residential density standard applicable to a mixed-use/live-work residential condominium project of this scale and configuration. Other provisions of the MPMC, General Plan ("GP"), and HE contemplate mixed-use and planned-development patterns at residential intensities comparable to the Project's proposed residential intensity.

Accordingly, the City Planner evaluated the Project using the combined application of relevant zoning regulations, FAR and height limitations, objective development standards, GP and HE policies, and applicable California housing laws. To do this, the City Planner identified and applied comparable objective standards from other sections of the MPMC to evaluate residential density and related site-development characteristics.

Based on this analysis, the City Planner issued a Zoning Regulation Interpretation (Attachment 2) concluded that the Project is substantially similar to other residential and mixed-use project types addressed elsewhere in the MPMC. The applicable development standards and the standards applied from other sections of the MPMC are identified in the proposed Site Development Plan (Exhibit B of the Resolution).

SITE AND ARCHITECTURAL DESIGN

The Project proposes the development of 159 residential units within a combination of two- and three-story detached and attached residential buildings distributed across 29 separate structures. The Project also includes eight live/work units and offers a variety of floor plans and unit configurations. Residential units range from two-bedroom/two-bathroom layouts to

four-bedroom/three-and-one-half-bathroom layouts.

The residential buildings are arranged in various configurations, including three-, four-, five-, eight-, ten-, eleven-, and thirteen-unit groupings. The three-unit buildings are two stories in height, while all remaining structures are three stories. A total of seven three-unit buildings are proposed, generally concentrated toward the center of the Project Site. The buildings range in height from approximately 30 feet for the 2-story buildings to 40 feet for the 3-story buildings generally corresponding to larger unit groupings.

The site design incorporates residential frontages along all three surrounding streets: Atlas Avenue, Saturn Street, and Potrero Grande Drive. Along Atlas Avenue, the Project includes an 11-unit building and a 13-unit building. Along Saturn Street, two four-unit buildings are proposed. Potrero Grande Drive includes five buildings near the street frontage, consisting of four eight-unit buildings with end units oriented towards Potrero Grande Drive.

Building setbacks vary by frontage. Along Atlas Avenue, residential units are generally setback approximately 12 feet from the property line. Along Saturn Street, setbacks range from approximately 9 feet at their narrowest width due to the angled relationship between the street and building orientation. Along Potrero Grande Drive, units maintain a minimum setback of approximately 10 feet. All three street frontages will include parkway improvements consisting of curbs, sidewalks, and landscaping.

Private open space is incorporated throughout the development in a variety of forms. Most unit types include upper-story decks, while select units provide ground-floor patios. Certain floor plans also offer buyers the option of a covered open-air living space extending from the interior into the outdoors known as a “California room” in lieu of a traditional balcony or deck. Patio and deck configurations vary by unit type and location, with larger patios generally associated with units that include ground-floor living areas.

Live-Work Units

Eight live/work units are proposed along Atlas Avenue. Each unit is directly accessed from Atlas Avenue and includes an ADA-compliant ground-floor workspace designed to accommodate a business operated by the condominium owner. The workspace also includes an ADA-compliant restroom and is separated from the residential portions of the unit, which are located on the second and third floors.

In addition to the dedicated live-work units, the Project includes optional Convertible Tech Office (“CTO”) configurations within 10 units. These options allow buyers to designate a ground-floor area as a home office or workspace similar in function to a live-work unit. However, the CTO configurations do not satisfy the requirements applicable to the approved live-work units and will therefore not be considered live-work units for purposes of the Project approvals.

Architecture

The Project incorporates four Spanish-inspired architectural styles: Santa Barbara, Colonial, Andalusian, and Modern. Consistent with the overall Spanish architectural theme, the proposed designs include features such as accent ceramic tiles at primary entries, arched openings, exposed decorative trusses, metal Juliet balconies, and Spanish “S” roof tiles. The

Spanish Modern style introduces a more contemporary interpretation through the use of squared window forms and simplified ornamentation. All architectural styles feature light-colored exterior stucco.

Along Atlas Avenue, the Project includes a three-story 11-unit building and a three-story 13-unit building designed in the Spanish Modern style. Along Saturn Street, two three-story four-unit buildings are designed in the Andalusian style. Fronting Potrero Grande Drive are three buildings designed in the Santa Barbara and Spanish Modern styles, configured as three-story eight-unit and five-unit buildings. Near the center of the Project are seven two-story triplex buildings designed in the Spanish Colonial style. The remaining buildings distributed throughout the site primarily incorporate Andalusian and Santa Barbara architectural styles.

Parking and Driveways

As discussed in the Zoning Regulation Interpretation (Attachment 2), the City Planner evaluated the Project's parking and circulation using the S-P Zone standards, the live/work provisions of the MPMC, and comparable planned development and mixed-use standards reflected elsewhere in the MPMC. Because the S-P Zone does not establish a complete standalone parking framework for a project of this type, staff applied the interpretive approach described in the Zoning Regulation Interpretation to evaluate parking, guest parking, internal circulation, and driveway design for the Project.

- Live/work Units: MPMC § 21.14.210 requires each live-work unit to provide two covered parking spaces within a garage. Staff also evaluated the comparable parking framework reflected in MPMC sections 21.15.090(E) and 21.22.130, which contemplate two parking spaces per live/work unit together with additional parking associated with the non-residential or guest component. The Project proposes eight live/work units along Atlas Avenue, and each live-work unit provides two enclosed garage spaces, for a total of 16 garage spaces serving the live-work units. Under the comparable framework evaluated by staff, the Project would also require four guest/visitor parking spaces for the live-work units.

- Residential Units: For the remaining 151 residential units, the City Planner evaluated comparable residential parking standards using the interpretive framework described in the Zoning Regulation Interpretation. Under that framework, the Project provides two enclosed garage spaces per dwelling unit, for a total of 302 residential parking spaces, which satisfies the comparable resident parking standard evaluated by the City Planner. The City Planner also evaluated guest parking using the comparable ratio of 0.25 guest parking spaces for every two residential parking spaces, resulting in a requirement of 38 residential guest parking spaces for the residential portion of the Project.

- Visitor and Guest Parking: In total, under the comparable framework evaluated by staff, the Project would require four live-work guest/visitor parking spaces and 38 residential guest parking spaces, for a combined total of 42 guest/visitor spaces. The Project proposes 33 on-site guest parking spaces distributed throughout the site. Accordingly, under the comparable standards evaluated by staff, the Project would provide fewer guest/visitor parking spaces than the quantities identified under that framework.

The Applicant has requested application of the parking standards set forth in the Density Bonus Law (Gov. Code § 65915(p)) in connection with its Density Bonus request. Government Code § 65915(p) establishes maximum parking ratios that may be required for qualifying Density Bonus developments upon the request of the developer and provides that those statutory parking ratios are inclusive of guest parking. Under the Applicant's Density Bonus Law parking analysis, the Project's parking is evaluated using the parking ratios established by Government Code § 65915(p), which are inclusive of guest parking. The Applicant's analysis concludes that the Project satisfies the parking requirements applicable under that section.

Under the Applicant's Density Bonus parking analysis, live-work visitor parking demand is calculated based on the square footage of the live-work commercial areas. The analysis also utilizes a shared parking methodology under which the Project's guest parking spaces may serve both residential guests and live-work visitors. The Applicant's parking analysis, supporting calculations, and share parking methodology are included in the Project application materials and administrative record.

Type of Parking	**Comparable Standards Evaluated by City Planner**	**Applicant Requested Density Bonus / Shared Parking Analysis**	**Parking Provided**
Live/Work (8 units)	16 spaces	16 spaces	16 spaces
Live/Work Visitor/Guest	4 spaces	20 visitor spaces based on live/work commercial area and shared parking methodology	Included within 33 guest spaces
Residential (151 units)	302 spaces	Government Code § 65915(p) ratios for the residential component	302 spaces
Residential Guest	38 spaces	Government Code § 65915(p) analysis treats guest parking as included within the statutory parking ratios.	Included within 33 guest spaces
Total Parking Analysis	360 spaces	282.5 spaces, rounded up to 283 spaces	351 spaces

The Project provides a total of 318 enclosed garage parking spaces. Of these, 58 units include tandem garage configurations, and 101 units include standard side-by-side garage configurations. State Density Bonus Law permits on-site parking to be provided through tandem parking or uncovered parking, but not through on-street parking. The Project also provides 33 on-site guest parking spaces, resulting in a total on-site parking supply of 351 spaces.

Two vehicular access points are proposed, with one access driveway from Atlas Avenue and a second from Saturn Street. An internal circulation system of drive aisles provides access throughout the site, including to individual residential units and their garages. Internal drive aisle widths range from approximately 26 feet to 40 feet. In certain locations, parallel parking

spaces are incorporated along the drive aisles, which reduces the unobstructed roadway width. The proposed driveway and circulation configurations, including turning radii for emergency vehicles, have been reviewed and accepted by the Fire Marshal.

In addition, the Project prepared a traffic study (Attachment 7), which was reviewed and accepted by the City Engineer. Based on the study's findings, the City Engineer recommended two conditions of approval related to red curbing to maintain adequate sight distance and restriping to provide left and right turn lanes at the Atlas/Potrero intersection (Conditions of Approval Nos. 60 and 61).

Walls/Fences, Lighting, and Landscaping

The Project includes a variety of walls and fencing elements throughout the site. A 6-feet-high solid stucco-finished CMU wall will enclose the perimeter of the Project Site, except along the residential frontages on Atlas Avenue, and Saturn Street. Units facing Atlas Avenue and Saturn Street will feature front patio enclosures consisting of 3-foot-6-inch-high stucco CMU walls with matching wrought iron gates. The primary entrances to the gated community at Atlas Avenue and Saturn Street will include 6-feet-high metal vehicular swing gates and pedestrian access gates. The pedestrian gates will remain open during daytime hours. At these entry locations, the adjacent CMU walls will increase to a height of 8 feet.

Light poles are proposed throughout the development, including 10-feet-tall fixtures located at project entrances, pedestrian pathways, and parking areas. The Project also includes accent lighting features, such as string lighting and landscape illumination. The proposed lighting fixtures are designed to complement the overall architectural character of the Project.

Street trees, approved by the City, will be planted in parkways along Potrero Grande Drive, Atlas Avenue and Saturn Street. Additional trees of various species will be planted along the internal drive network and common open space areas. A variety of shrub and ground cover types will also be planted. Approval of a final landscape and irrigation plan by the City is required (Condition of Approval No. 22). The Applicant proposes landscaping throughout all unpaved and undeveloped surfaces of the site, primarily around the residential buildings.

Community Open Space

A community park of approximately 13,000 square feet is proposed at the center of the Project for residents' use. The park includes a 1,100-square-foot cabana, pergola, fire table, picnic tables and seating areas, bike racks, and dog waste stations. The cabana is designed as an open-air structure with a vaulted ceiling and lounge spaces equipped with Wi-Fi, and a condition of approval requires the HOA to provide and maintain Wi-Fi service. Although the renderings depict a BBQ area within the cabana, it is not reflected on the floor plans; a condition of approval requires the plans to be revised to reflect the BBQ area depicted in the project renderings. The architectural features and materials used within the park are designed to be consistent with and complement the overall Project design.

The Project also includes an approximately 8,000-square-foot linear park located near the westerly property line. This area is situated along a pedestrian walkway and features a central water feature. The linear park provides substantial landscaping, including trees, shrubs, and turf, contributing to the overall open space and visual quality of the Project.

DENSITY BONUS

The Project includes a Density Bonus request pursuant to California State Density Bonus Law, which is intended to incentivize the development of affordable housing by allowing qualifying projects to receive development concessions, waivers, parking relief, and other development incentives in exchange for the provision of affordable units.

As discussed in the Zoning Regulation Interpretation, the proposed residential density was evaluated using the residential intensity assumptions contained in the Housing Element's mixed-use and opportunity-site planning policies, as well as the related P-D provisions of Chapter 21.15 of the MPMC. In addition, Zoning Regulation Interpretation further concluded that the S-P framework does not establish a standalone dwelling-units-per-acre standard applicable to this Project type and that residential intensity is instead evaluated through the integrated application of FAR and building envelope controls, parking and circulation standards, open-space organization, landscaping and buffering requirements, Site Development Plan standards, and related mixed-use and planned-development concepts reflected in the MPMC, General Plan, and Housing Element.

The Project proposes eight affordable dwelling units, representing approximately five percent of the total 159 units, designated for purchase by very low-income households. According to California's Department of Housing and Community Development ("HCD"), the 2025 very low-income threshold for a four-person household in Los Angeles County is an annual income of $75,750. These affordable units are integrated throughout the development and are located along Potrero Grande Drive.

MPMC Chapter 21.18 (Affordable Housing Incentives – Density Bonus) requires the City to implement and apply State Density Bonus Law to qualifying residential developments that include affordable housing units. Under California law, a project providing the requisite percentage of affordable units may also qualify for concessions, incentives, and waivers, and parking ratios provided under Government Code § 65915(p).

Pursuant to Density Bonus Law, the City must grant qualifying concessions and waivers unless specific findings can be made in support of denial. Although the Project does not seek an increase in the number of residential units through a density bonus, the Applicant requests Density Bonus Law entitlements associated with the provision of affordable units, including waivers and application of the parking standards set forth in Government Code section 65915(p).

The Applicant requested application of the parking standards in Government Code § 65915(p), including with respect to residential guest parking and has submitted a parking analysis concluding that the Project satisfies the requirements of that provision. The Applicant's requested Density Bonus Law entitlements, parking analysis, and supporting calculations are included in the Project application materials and administrative record. Staff has not identified substantial evidence supporting any of the statutory grounds for denial of the requested Density Bonus Law entitlements under Government Code § 65915.

VESTING TENTATIVE MAP

The Applicant is seeking approval of a Map to allow separate ownership for each dwelling unit.

Condominium ownership allows separate ownership of each residential unit together with shared ownership interests in the common areas. Condominium owners are mutually responsible for the maintenance of the structures and landscaping.

As discussed in the Zoning Regulation Interpretation, the Project is regulated through integrated zoning, site design, circulation, parking, landscaping, buffering, Site Development Plan, and planned development standards established by the MPMC, GP, and HE. Accordingly, the proposed Vesting Tentative Map is consistent with the interpreted S-P framework and the applicable provisions of the MPMC, General Plan, and Housing Element.

The Map and associated plans were reviewed by the Public Works Department, Fire Department, and other applicable agencies, which recommended conditions of approval. Pursuant to MPMC Chapter 20.10, the Applicant is required to submit a final map within 24 months of approval of the Vesting Tentative Map. The final map will be reviewed for substantial conformance with the approved Vesting Tentative Map.

COMMUNITY OUTREACH

The Applicant conducted two community outreach meetings for the Project on March 28, 2026, at the Sierra Vista Park Community Center and on April 20, 2026, at the George Elder Park Community Room. Notices for the meetings were mailed to surrounding property owners within 500 feet of the Project Site for the March meeting and within 1,500 feet for the April meeting. Based on the submitted sign-in sheets (Attachment 6), attendance at the meetings was eight and nine attendees, respectively.

Key topics and comments discussed during the meetings included traffic and congestion concerns, development within Saturn Park, affordable housing, recreational amenities, open space design, school district disclosure, urban and walkable design, bicycle accommodations, the proposed number of units, landscaping recommendations, and trash service.

LEGAL NOTIFICATION

The legal notice of this hearing was published in the Monterey Park Press on June 4, 2026, with affidavits of posting on file. The legal notice was also posted at City Hall, Monterey Park Bruggemeyer Library and Langley Center, and mailed to 48 property owners within a 500-foot radius of the property in accordance with Government Code sections 65090 and 65091.

Strategic Plan Goal:

The Project satisfies the 2025-26 Strategic Plan Goal to “Strengthen our local economy and enhance housing opportunities” by achieving the goals and programs set forth in the City’s General Plan, reducing barriers to encourage housing development, and supporting economic growth in the City.

Fiscal Impact:

Approval of the Project may increase City revenues through higher property tax, sales tax, business license tax, and development-related fee revenues associated with the construction

and occupancy of the units. The exact fiscal impact is unknown and cannot be reliably quantified at this time.

Attachments:

1. Resolution No. XX-XX with Exhibit A (Recommended Conditions of Approval) and Exhibit B (Site Development Plan)
2. Zoning Regulation Interpretation
3. Link to the June 2, 2026 Planning Commission meeting
4. Architectural Plans
5. AB 130 Forms
6. Community Outreach_Redacted
7. Traffic Study
8. Project Applications
9. Notice of Exemption

ATTACHMENT 1

Resolution No. XXXX with Exhibit A (Recommended Conditions of Approval) and Exhibit B (Site Development Plan)

RESOLUTION NO._____

A RESOLUTION OF THE MONTEREY PARK CITY COUNCIL APPROVING A 159-UNIT CONDOMINIUM DEVELOPMENT, INCLUDING EIGHT LIVE/WORK UNITS AND EIGHT VERY LOW-INCOME AFFORDABLE UNITS AT 601 POTRERO GRANDE DRIVE AND 2100 SATURN STREET (ASSESSOR'S PARCEL NUMBERS 5265-025-055, 056 AND 058)

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

SECTION 1: The City Council finds and declares that:

A. The State of California has identified housing production as a critical statewide priority, and the City is required to accommodate its assigned housing allocation through the Regional Housing Needs Assessment ("RHNA") process;

B. On July 21, 2025, the Olson Company (the "Applicant"), represented by Steve Armanino, submitted applications requesting approval of Site Development Plan No. 25-131 ("DRB-25-131"), Density Bonus DRB-26-067, and Vesting Tentative Map No. 84935 ("TM-26-03"), to allow a 159-unit condominium development, including eight live/work units and eight very low-income affordable units (the "Project") at 601 Potrero Grande Drive and 2100 Saturn Street (the "Project Site");

C. The City Planner reviewed the Project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines") and determined that additional environmental review is not required for the Project pursuant to Public Resources Code § 21080.66. The City Planner further determined that the Project satisfies the requirements of that section;

D. Public Resources Code § 21080.66, added by Assembly Bill 130, became effective in July 2025, to streamline the CEQA review process for qualifying housing projects. The City determined that the Project qualifies for this statutory exemption; accordingly, technical studies, including air quality and noise analyses, were not required. Furthermore, based on the approved application, administrative record, and AB 130 Eligibility Checklist (Attachment 5), the City determined that the Project satisfies the applicable eligibility requirements of Public Resources Code § 21080.66. Specifically, the Project is less than 20 acres, located within an urbanized area, qualifies as an infill development, is not located within a statutorily excluded area, and does not require the demolition of a historic structure;

E. On June 2, 2026, the Planning Commission conducted a duly noticed public hearing to assess the proposed Project, considered all oral and written evidence, and adopted Resolution No. 03-26 recommending that the City Council adopt this Resolution;

F. The City Planner reviewed the Project and noticed a public hearing regarding the

proposed Project, before the City Council on June 17, 2026. Notice of the hearing on the proposed Project was duly given as required by law.

G. On June 17, 2026, the City Council held a public hearing to receive public testimony and other evidence regarding the proposed Project, including, without limitation, information provided to the City Council by City staff and public testimony; and

H. This Resolution and its findings are made based upon the testimony and evidence presented to the City Council at its June 17, 2026, hearing, including, without limitation, the staff report submitted by the City Planner, the administrative record, and all written and oral evidence received by the City Council.

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

A. The Applicant is requesting approval of DRB-25-131, Density Bonus DRB-26-067, and TM-26-03, to allow a 159-unit condominium development, including eight live/work units and eight very low-income affordable units;

B. The Project Site is located within the Saturn Park Innovation/Technology ("S-P") Zone and is designated as Innovation/Technology in the Land Use and Urban Design Element ("LUE");

C. The Housing Element ("HE") contemplates mixed-use and opportunity-site residential development at intensities comparable to the Project and includes policies encouraging housing production and affordable housing (HE Policies 3.1, 1.3.9, 4.1).

D. Ambiguity exists regarding how residential intensity and development standards apply to live/work developments within the S-P Zone and the City Planner issued an Interpretation concluding that the S-P framework does not establish a standalone residential density standard applicable to the Project and that residential intensity is evaluated through the integrated application of development standards reflected in the Monterey Park Municipal Code ("MPMC"), General Plan, Housing Element, and applicable state housing laws;

E. The Project Site measures approximately 8.0 acres (349,000 square feet) and is located at the north side of Potrero Grande Drive and is accessed from Atlas Avenue to the west, Saturn Street to the north, and Potrero Grande to the south; and

F. Surrounding properties are vacant or underutilized office and warehouse buildings, and the Project Site is improved with two separate vacant office buildings, one measuring approximately 30,000 square feet and the other approximately 160,000 square feet, as well as associated parking lots and landscaping.

SECTION 3: *Environmental Assessment*. Pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations promulgated

thereunder (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"), the City has reviewed the proposed Project and determined that additional environmental review is not required for the Project pursuant to Public Resources Code § 21080.66. The City has further determined that the Project satisfies the eligibility requirements of that section. If approved, the City will file a Notice of Exemption as required under Public Resources Code §§ 21008, 21152.

SECTION 4: General *Plan and Zoning.* The Project conforms to the City's General Plan, and Title 21 (Zoning) of the MPMC, including, without limitation, as follows:

A. Housing Element Policy 3.1 – Encourage a wide range of housing types, prices, and ownership forms.

B. Housing Element Policy 3.9 – Encourage housing constructed expressly for lower and moderate-income households (including extremely low-income households) to be located throughout the City.

C. Housing Element Policy 4.1 – Encourage use of density bonuses and provide other regulatory concessions and incentives to facilitate affordable housing development.

D. Land Use and Urban Design Element Policy 1.1 – Ensure zoning regulations provide flexibility regarding allowed uses.

E. Land Use and Urban Design Element Policy 3.2 – Diversify housing options with the goal of establishing new opportunities for persons of varied incomes, ages, lifestyles, interests, and family needs – providing for aging in place and multi-generational cohabitation.

F. Land Use and Urban Design Element Policy 25.1 – Ensure that zoning regulations applicable to Saturn Park permit the range of uses necessary to achieve land use goals, including prohibition on uses involving the storage and use of hazardous materials having a Class 4 ranking (UFC Standard 79-3 or succeeding ranking). Prohibit uses that conflict with the goals.

G. Land Use and Urban Design Element Policy 25.3 – Create a distinct physical identity for the Saturn Park district.

H. MPMC §21.14.010 – Provide for the development of integrated professional, office, mixed-use, live/work, and limited commercial areas that exhibit a diversity of business activity from both revenue and service quality standpoints, and which are compatible and responsive to abutting land uses, including residential developments.

I. MPMC – Sections 21.02.090 and 21.02.120 provide the framework for implementing the General Plan through the Zoning Code, permitting residential and mixed-use development when allowed by the General Plan, and authorizing the City Planner to interpret zoning regulations where ambiguity exists and to set forth in writing the pertinent facts, findings, and interpretations. In applying the Saturn Park

Innovation/Technology ("S-P") Zone provisions, the City Planner considered the S-P Zone standards, applicable General Plan and Housing Element provisions, MPMC Chapter 21.15 (Planned Development District Zone) mixed-use concepts, and Site Development Plan and site-design standards governing circulation, open space organization, landscaping, buffering and overall project layout. Therefore, the Project conforms to the MPMC by:

1. Stimulating quality development which exhibits excellence in design, architecture, and site amenities;
2. Integrating uses where more than one use is to be accommodated in a development project;
3. Achieving a level of protection of adjacent uses, where necessary, similar to that afforded by conventional site development standards; and
4. Creating ways of developing difficult properties because of their unusual size, configuration or surrounding conditions.

SECTION 5: *Incorporation of Site Development Plan* (Exhibit "B"). In accordance with MPMC § 21.14.180, a Site Development Plan is required for the proposed live/work development. The Site Development Plan is further subject to the design review requirements in MPMC § 21.36 (Design Review) regulations.

SECTION 6: *Site Development Plan Findings.* Pursuant to MPMC § 21.36.060, the City Council finds as follows:

A. The architecture and mass of new buildings and structures and modifications of existing buildings and structures are compatible and in keeping with the character of the neighborhood and not detrimental to the general welfare of the neighborhood in which they are located.

The Project Site is located within an area traditionally known by City residents as "Saturn Park." Much of the existing development in the area consists of vacant or underutilized buildings. While the nearest residential neighborhoods are located approximately 400 to 500 feet from the site, the Project's architecture, scale, and massing are designed to ensure compatibility with the surrounding residential character and to avoid any detriment to the general welfare of those neighborhoods.

The Project is organized as a collection of multiple residential buildings ranging from triplexes to 13-unit buildings. Building heights are limited to two and three stories, which are consistent with the scale of traditional residential neighborhoods. In addition, the Project is designed as a gated community featuring internal drive aisles, landscaped open spaces, and pedestrian-oriented amenities for residents. The inclusion of live/work units along one primary street frontage further supports a mixed-use development pattern while maintaining compatibility with surrounding development.

The Project also reflects the existing character of the broader Saturn Park area in that there are established patterns of residential neighborhoods adjoining office and commercial uses along the northern and western portions of Saturn Park. Similarly, the Project will be situated adjacent to existing office buildings while maintaining an appropriate transition to nearby residential areas.

B. The design and architecture reflects community design objectives; enhances the surrounding environment; and harmonizes with its surroundings.

The Project's design and architecture reflect the community design objectives by incorporating a high-quality live/work environment that promotes compatibility, functionality, and neighborhood character. The proposed buildings utilize Spanish architectural style, pedestrian-oriented elements, and cohesive architectural detailing that are consistent throughout the Project and provide an aesthetic commonly found within traditional neighborhoods.

The Project is designed to enhance the surrounding environment by transforming an area characterized by vacant and underutilized buildings into a well-planned residential and live-work development. The Project will introduce housing and commercial opportunities, amenities, landscaping, and architectural improvements that will contribute to the visual quality and functionality of the area.

C. The landscaping provides a visually pleasing setting for structures on the site.

The proposed development includes significant amounts of landscaped open space around the perimeter and between the buildings on the property, including a community park measuring 13,000 square feet and an 8,000-square-foot "linear" park. The conceptual planting plan indicates that 208 trees will be planted around the property and as well as shrubs and ground cover. Trees will be planted along the street frontages and on either side of the drive aisles.

D. The design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.

The Project includes limited signage associated with development entrances, internal wayfinding, and the proposed live/work units. The proposal includes eight live/work units that may include signage associated with the approved live/work use. Such signage is expected to be limited in scale and designed to serve wayfinding and identification functions. Any permanent signage will require City approval.

SECTION 7: *Tentative Map Findings.* Pursuant to MPMC § 20.04.070, the City Council finds as follows:

A. Consistent with the Monterey Park General Plan;

The subdivision is consistent with the Monterey Park General Plan as stated in Section 4 of this Resolution.

B. Consistent with any applicable specific plan or planned development;

The subdivision is not located within any specific plan or planned development. As discussed in the Zoning Regulation Interpretation, the City Planner considered mixed-use and planned-development concepts reflected in MPMC Chapter 21.15 when evaluating the Project. Accordingly, the absence of a specific plan or planned development does not create an inconsistency with this finding.

C. Consistent with the provisions of the MPMC section 20.04.070;
The subdivision is consistent with MPMC Section 20.04.070 because it complies with the provisions and intent of the MPMC as a whole, including the zoning, Site Development Plan, and development standards applicable to the Project, including the interpreted S-P framework discussed in Section 4 of this Resolution.

D. In the interest of public health and safety; and

The subdivision is in the interest of public health and safety in that, the Project is not detrimental to the surrounding land uses as it provides an appropriate visual appearance and contributes to the City's housing stock. Further, the Project Site will be fully served by all utilities.

E. A necessary prerequisite to the orderly development of the surrounding area.

The Project is a necessary prerequisite to the orderly development of the surrounding area because it facilitates the development of an area currently occupied by underutilized or vacant office buildings and prevents long-term blight conditions. The redevelopment of a section of this area with live/work and residential uses will strengthen the long-term viability of the area by introducing needed housing in a location already served by existing infrastructure, streets, and surrounding urban development.

In addition, the Project advances important housing objectives. The State of California has identified housing production as a critical statewide priority, and the City is required to accommodate its assigned housing allocation through the Regional Housing Needs Assessment ("RHNA") process. The Housing Element contemplates mixed-use and opportunity-site residential development at residential intensities comparable to the Project and includes policies encouraging housing production and affordable housing. The Project's location, scale, and residential character are consistent with these objectives and contribute toward the City's efforts to increase the supply of housing in an appropriate infill location. Accordingly, the Project supports the orderly and planned development of the surrounding area while helping the City meet its broader housing obligations and community planning goals.

SECTION 8: *Density Bonus Findings.* Pursuant to Government Code § 65915 and MPMC Chapter 21.18 (Affordable Housing Incentives – Density Bonus), the City Council finds as follows:

A. Eligibility for Density Bonus Law Entitlements.

1. The Project includes eight affordable dwelling units, representing approximately five percent of the total 159 dwelling units, designated for purchase by very low-income households. Accordingly, the Project qualifies for Density Bonus Law entitlements under Government Code § 65915.

2. The affordable units are integrated within the Project and support applicable HE policies encouraging the production and distribution of affordable housing throughout the City.

3. MPMC Chapter 21.18 requires the City to implement and apply State Density Bonus Law to qualifying residential developments that include affordable housing units.

B. Requested Density Bonus Law Entitlements.

1. The Project does not seek an increase in the number of residential units through a density bonus.

2. The Applicant requests Density Bonus Law entitlements associated with the provision of affordable units, including waivers and application of the parking ratios set forth in Government Code § 65915(p).

C. Parking Ratios Under Government Code § 65915(p).

1. Government Code § 65915(p) establishes maximum vehicular parking ratios that may be required for qualifying Density Bonus developments upon the request of the developer and provides that those statutory parking ratios are inclusive of guest parking.

2. The Applicant requests application of Government Code § 65915(p) to the residential parking requirements applicable to the Project, including residential guest parking, and has submitted a parking analysis concluding that the Project satisfies the parking requirements established by that provision.

3. The Applicant's Density Bonus Law parking analysis, supporting calculations, and related parking materials are included in the Project application materials and administrative record.

D. Basis for Approval.

1. Pursuant to Government Code § 65915, the City must grant qualifying Density Bonus Law entitlements unless one or more statutory grounds for denial can be established.

2. Based upon the application materials, staff report, and administrative record, the City Council finds that substantial evidence does not support any of the statutory grounds for denying the Applicant's requested Density Bonus Law entitlements.

3. Accordingly, the City Council approves the Applicant's requested Density Bonus Law entitlements, including the parking standards set forth in Government Code § 65915(p).

4. The Applicant's request for application of Government Code § 65915(p), including the supporting parking analysis and calculations, has been considered as part of the administrative record for the Project.

SECTION 9: *Approval.* Based on the foregoing, the City Council approves Site Development Plan No. 25-131 ("DRB-25-131"), Density Bonus DRB-26-067, and Vesting Tentative Map No. 84935 ("TM-26-03"), subject to the conditions listed in the attached Exhibit "A," which is incorporated into this Resolution by reference.

SECTION 10: *Construction.* This Resolution must be broadly construed in order to achieve the purposes stated in this Resolution. It is the City Council's intent that the provisions of this Resolution be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Resolution.

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

SECTION 12: *Reliance on Record*. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 13: *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 14: *Preservation*. This Resolution does not affect any penalty, forfeiture, or liability incurred before, or prelude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 15: *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 16: *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 17: *Effective Date.* This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 18: The City Clerk is directed to mail a copy of this Resolution to any other person requesting a copy.

SECTION 19: The Mayor, or presiding officer, is hereby authorized to affix their signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or her duly appointed deputy, is directed to attest.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK THIS 17TH DAY OF JUNE 2026.

_____
Elizabeth Yang, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:
Karl H. Berger, City Attorney

_____
Joaquin Vazquez, Assistant City Attorney

RESOLUTION NO. _____

Exhibit A

CONDITIONS OF APPROVAL

601 Potrero Grande Drive and 2100 Saturn Street
(the "Subject Property")

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), the Olson Company (the "Permittee"), agrees to comply with the following conditions of approval ("Project Conditions") for Site Development Plan No. 25-131 ("DRB-25-131"), Density Bonus ("DRB-26-067"), and Vesting Tentative Map No. 84935 ("TM-26-03"). Steve Armanino, as an authorized representative and Vice President of The Olson Company, may execute documents and approvals on behalf of the Permittee as required.

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in the Project Conditions are the definitions set forth in the MPMC.

STANDARD PROJECT CONDITIONS:

1. The Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of DRB-25-131, DRB-26-067, and TM-26-03 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of DRB-25-131, DRB-26-067, and TM-26-03, the Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees. The Permittee's obligations under this condition do not apply to any action or proceeding alleging that the City violated the Permittee's rights or deprived the Permittee of benefits or protections provided by a housing reform law, and nothing in this condition requires the Permittee to indemnify, defend, or hold harmless the City with respect to any such claim.

2. This approval applies only to the project as shown on the plans reviewed and approved by the City Council and on file with the Planning Division. Before the Building Official issues a building permit, the Permittee must submit construction plans demonstrating substantial compliance with the plans and conditions of approval on file with the Planning and Building and Safety Division and these Project Conditions. Any subsequent modification must be submitted to the Director of Community Development for a determination whether additional Planning Commission or City Council review is required.

3. The Subject Property must be developed and used in the manner approved and must be in substantial conformity with the approved plans dated May 21, 2026, unless revisions or additional conditions are specifically required by these Project Conditions. Any modifications that are not in substantial conformance, as determined by the Director of Community Development, require an amendment to this approval.

4. This approval runs with the land. All rights and obligations of this approval, including the responsibility to comply with the Project Conditions, are binding upon the property owners' successors in interest. The Project Conditions may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, MPMC § 21.32.170.

5. Any proposed deviations from the Exhibits, Project Description, or Project Conditions must be submitted to the Director of Community Development for review and approval. Any unapproved deviations from the approved Project will constitute a violation of the approval.

6. When exhibits or written Project Conditions are in conflict, the written Project Conditions prevail.

7. The effectiveness of this Project approval will be suspended for the time period that any Project Condition is appealed whether administratively or as part of a legal action filed in a court of competent jurisdiction. If a court of competent jurisdiction invalidates any Project Condition, the City may review the Project and impose substitute conditions in accordance with applicable law.

8. The Permittee must comply with all requirements of this Resolution, the MPMC, policies and regulations of any California, federal or local agency with jurisdiction over the proposed project, and any other applicable law.

9. Anything which not shown on the approved plans or otherwise not specifically approved as part of this entitlement is not approved. Material errors or omissions in the application materials, plans, or supporting documents may constitute grounds for modification or revocation of this approval in accordance with applicable law.

10. The Permittee must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this proposed project. The City will not issue a Final Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Permittee.

11. The Permittee's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this approval. The City may, in accordance with applicable law, undertake action and incur costs to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the Permittee or property owners in accordance with applicable law.

12. All conditions of approval must be included in the construction drawings submitted for plan check and on the construction drawings for which a building permit is issued.

13. The Permittee must contact the City Planner, or designee, to arrange any site inspections the City requires to verify compliance the Project Conditions.

14. The Permittee must sign and notarize an affidavit acknowledging acceptance of these Project Conditions and return it to the Planning Division within 30 days of the effective date of this approval, or before the Building Official issues a building permit.

15. This decision is not effective until the Permittee acknowledges acceptance of all Project Conditions, and the appeal period has expired, a waiver of right to appeal has been filed, or if an appeal is filed, a final decision has been made on the appeal. By exercising any entitlement granted under this approval, Permittee acknowledges agreement with the Project Conditions.

16. The Permittee must comply with all Project Conditions related to the proposed project before the Building Official will issue a certificate of occupancy.

PLANNING CONDITIONS

17. Before marketing begins, the Permittee must market the eight affordable units under a fair housing marketing plan approved by the Director of Community Development. The marketing plan must provide broad outreach and an opportunity for all income-qualified Monterey Park residents to apply. The marketing plan must provide a 30-day marketing preference, to the maximum extent permitted by federal and state law, for income-qualified residents of Monterey Park. Before offering any affordable unit for sale, Permittee must provide documentation demonstrating compliance with this condition to the Director of Community Development's satisfaction.

18. The vesting tentative map expires twenty-four months after City Council approval if the use has not commenced or if improvements are required but construction has not commenced under a valid building permit. A total of four, one-year, extensions may be granted by the City Council upon finding a good cause. The total time of extensions cannot exceed six years from the initial expiration date. An application requesting an extension must be filed with the Community Development Department.

19. A final map must be approved and recorded before the Building Official issues a certificate of occupancy.

20. The Subject Property must be kept in a clean and safe condition by, at a minimum, performing all of the following tasks:
    a. Promptly removing, storing, and disposing of all trash, litter, rubbish and debris on the Subject Property.

b. Promptly removing graffiti placed upon the Subject Property within forty-eight hours of its occurrence;
c. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the Subject Property clear and clean; and
d. Providing adequate lighting on the Subject Property.

21. All required landscaping and irrigation systems must be installed and fully operational prior to building permit final inspection. If constructed in phases, this requirement will apply to the applicable phase prior to approval of the final inspection for that phase.

22. Landscaping and irrigation must be maintained in good condition at all times as determined by the Director of Community Development.

23. A detailed landscaping and irrigation plan for all landscaped areas associated with the Project must be submitted for review and approval, prior to landscaping work commencing. The landscaping and irrigation plan must identify the type, size, quantity of all proposed plant materials and irrigation equipment, and phasing, if applicable. All landscape areas must be served by an automatic irrigation system, and the plan must comply with California's Model Water Efficient Landscape Ordinance ("MWELO").

24. Pursuant to Resolution No. 12199, adopted September 16, 2020, the Permittee must create a homeowners association. The standard conditions of approval required by Resolution No. 12199 are incorporated by reference and attached as Attachment X to these Project Conditions.

25. The Permittee must prepare covenants, conditions, and restrictions ("CC&R") for review and approval by the City Attorney for the ongoing maintenance of the Project and for the following:
    a. Ensuring the continued affordability of eight units designated for very low-income households for a minimum period of 55 years;
    b. Ensuring that, for units located along Atlas Avenue that contain more than one room on the first floor, at least one first-floor room is maintained and utilized as a live/work space for non-residential purposes in perpetuity;
    c. Ensuring garages are maintained for the parking and storage of vehicles and are not used primarily for storage of personal property, household items, or other non-vehicle materials;
    d. Ensuring that the cabana area within the proposed community park is equipped with Wi-Fi access for use by all residents; and
    e. Ensuring a BBQ area is included and maintained within the cabana for use by all residents.

26. Pursuant to MPMC § 21.18.030(E), before the Building Official issues a building permit, the Permittee must execute and record an agreement in a form approved by the City Attorney securing the continued affordability of the eight affordable dwelling units in accordance with the Density Bonus Law and the MPMC.

27. The Permittee must install signage throughout the Subject Property to prevent parking in drive aisles, fire lanes, and overnight parking by unauthorized vehicles.

28. The final exterior materials and colors must be maintained throughout the Project's life. Any material deviation from the approved elevations, materials, or colors is subject to review and approval by the Director of Community Development.

29. If a Phasing Plan is proposed for the construction of the Project, such Phasing Plan must identify the construction activities and improvements included in each phase and must be reviewed and approved by the Planning Division, Building Division and Engineering Division.

TRIBAL CULTURAL RESOURCES ("TCR") CONDITIONS

30. The Permittee must retain a Native American Monitor from or approved by the Gabrieleño Band of Mission Indians – Kizh Nation. The monitor must be retained before the commencement of any "ground-disturbing activity" for the Project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition, or required in connection with the project, such as public improvement work). "Ground-disturbing activity" includes, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching.

31. A copy of the executed monitoring agreement must be submitted to the City before the commencement of any ground-disturbing activity, or before the Building Official issues permit authorizing ground-disturbing activity.

32. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Tribe. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be provided to the Permittee and City upon written request to the Tribe.

33. On-site tribal monitoring may conclude upon the latter of the following (1) written confirmation to the Kizh from a designated point of contact from the Permittee or City that all ground-disturbing activities and phases that may involve ground-disturbing activities on the project site or in connection with the project are complete; or (2) a determination and written notification by the Kizh to the Permittee or City that no future, planned construction activity and/or development/construction phase at the project site possesses the potential to impact Kizh TCRs.

34. Unanticipated Discovery of TCR Objects (Non-Funerary/Non-Ceremonial): Upon discovery of any tribal cultural resource, all ground-disturbing activity in the immediate vicinity of the discovery will cease. The extent of the protected area shall be established by the qualified archaeologist in consultation with the tribal monitor based on site-specific conditions. Work may resume only after the discovery has been evaluated and appropriate treatment measures have been implemented. Treatment, disposition, and curation of discovered tribal cultural resources will be determined through consultation among the City, the qualified archaeologist, and the Tribe, with deference given to tribal cultural treatment recommendations to the extent consistent with applicable law.

35. Native American human remains are defined in Public Resources Code § 5097.98 (d)(1) as an inhumation or cremation and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resources Code section § 5097.98 as well as Health and Safety Code § 7050.5 must be followed.

36. Human remains and grave/burial goods must be treated alike per California Public Resources Code § 5097.98(d)(1) and (2). Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains or burial goods. Information regarding the location and nature of discovered human remains or burial goods will be maintained as confidential to the extent permitted by law.

ENGINEERING CONDITIONS

37. Under the Los Angeles County Municipal Separate Storm Sewer System (MS4) Permit, issued under the National Pollutant Discharge Elimination System (NPDES) Program, Permittee must obtain a General Construction Storm Water Permit. The Permittee must prepare of a Low Impact Development (LID) Plan and a Storm Water Pollution Prevention Plan (SWPPP). Upon approval of these plans, the Permittee must submit an electronic copy of the approved files, including site drawings, before the Building Official issues a building or grading permit.

38. All improvement plans, including grading and public improvement plans, must be based upon City approved criteria. The Permittee must obtain benchmark references from the Engineering Division.

39. Before the Building Official issues a building permit, the Permittee is responsible for ascertaining and paying all City development fees, such as, but not limited to, plan check fees, sewer deficiency fees, water meter fees, and metered water service impact fees as required by the MPMC. The Water Division will determine water service requirements after the Permittee submits completed water meter sizing sheets.

40. A site grading and drainage plan must be prepared for review and approval by the City Engineer. The property drainage must be designed to the City Engineer’s satisfaction.

Drainage from adjacent properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site must be submitted to the City Engineer for review and approval.

41. All storm drainage facilities serving the development must accommodate a 25-year storm. If existing storm drain facilities are inadequate, they must be upgraded as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications, as approved by the City Engineer.

42. The grading and drainage plan must incorporate all applicable recommendations from the geotechnical report.

43. No paving is allowed within the City's right-of-way at the project entry. Additionally, a corner cut-off (dedication) is required at the intersection of Atlas Avenue and Potrero Grande. All public works improvements must comply with the standards and specifications of the City and be constructed to the City Engineer's satisfaction.

44. A final water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow, irrigation, and must identify backflow prevention.

45. The sewer and water line points of connection must be clearly identified on the water/sewer plan. The plan must include connection details of all domestic flow, fire line, irrigation line, and sewer clean-outs, and show all existing and proposed utilities.

46. A sewer connection reconstruction fee will be assessed when the Building Official issues a building permit in accordance with the provisions of Chapter 14.06 of the MPMC.

47. The Permittee must submit a separate street improvement plan showing new curb and gutter (as needed), sidewalk, and ADA ramps, on the frontage of the development. Any damage caused by street improvements and utilities during construction must be repaired before final Project acceptance. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.

48. The need for preserving existing street trees or providing additional street trees will be reviewed and approved by the City Engineer. The Permittee must install irrigation and landscape improvements in the medians on Atlas Avenue. Upon completion, the City will provide maintenance. The requirement to plant new street trees, if applicable, will be evaluated by the City Engineer based on the final approved improvements.

49. The Permittee must obtain an encroachment permit before performing any work with public rights-of-way.

50. The Permitee must provide proposed import/export route.

51. The Permittee must provide as-built plans for all utilities plan in AutoCAD format and PDF format after the Project is complete.

52. Record the final map after approval of the map by the City Engineer and acceptance of required bonds and agreements by the City Council. The Permitee will provide the City with (1) transparent 4 mil thick mylar tracing, one (1) electronic file of approved final map tracings transferable to the City's AUTOCAD and GIS systems, and two (2) blueprints of the recorded map, which must be filed with the City Engineer within three (3) months of recordation.

53. Before submitting the final map for City approval, the Permittee must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and must submit L.A. County tax bill, tax payment receipt, and copy of the cancelled check.

54. [RESERVED]

55. All electric, telephone, and cable TV utility services must be installed fully underground in accordance with required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer, and gas, must be made in accordance with City and public utility standards.

56. Before the Building Official issues a grading permit, the Permittee must obtain general construction permit from the State Water Resources Control Board. A SWPPP (Storm Water Pollution Prevention Plan) must be prepared. Permittee must provide the City with the WDID number.

57. The Permittee must construct new curb and gutter per Greenbook standards (as needed), sidewalk, and ADA ramps, and cross gutter at Potrero Grande and Atlas on the Project's frontage.

58. The Permittee must provide a 2.5-foot dedication on Atlas Avenue and Saturn from property line to property line. The Permittee must show existing and proposed dedication limits in all civil plans, street improvement plans, and utility plan.

59. The Permittee must show the proposed 4-foot public sidewalk and ADA ramps at the project entry on Atlas Avenue. The Permittee must provide a minimum 6-foot wide sidewalk along Potrero Grande Drive. No paving is allowed within the City right-of-way at the project entry. Additionally, a corner cut-off (dedication) is required at the intersection of Atlas Avenue and Potrero Grande. All public works improvements must comply with the standards and specifications of the City and to be constructed to the City Engineer's satisfaction.

60. The Permittee must rehabilitate existing AC street pavement with a 2" grind and overlay treatment along the length of the property frontage to the centerline of the street.

61. Based on a sight distance analysis, if on-street parking is permitted on Saturn Street, the Permittee must install at least 20 feet of red curb on both sides of the driveway along Saturn Street.

62. The Permittee must restripe the Atlas Avenue approach at the Atlas Avenue/Potrero Grande intersection to provide one dedicated left-turn lane and one dedicated right-turn lane.

63. The City will submit a petition to the Los Angeles Regional Water Quality Control Board on behalf of the Project requesting authorization to implement flow-based LID measures in lieu of the standard volume-based approach. The Permittee proceeds at its own risk pending action on the petition. No building permits, including demolition permits, may be issued and no further project approvals or implementation may occur unless and until the Los Angeles Regional Water Quality Control Board approves the requested alternative compliance measures.

FIRE DEPARTMENT CONDITIONS:

64. The Fire Chief may determine the applicability and scope of the Fire Department conditions.

65. Fire Department access must be provided within 150 feet of all exterior portions of any structure. A minimum of three points of access are required. All access roads exceeding 150 feet must be provided with an approved Fire Department hammerhead or turnaround.

66. Fire Department vehicular access roads must be installed and maintained in a serviceable manner before and during the construction. An approved water supply capable of providing a minimum of 1,000 gpm at 20 psi must be provided before the deposit of combustible construction materials at the site.

67. The Permittee must provide an underground fire water supply with a minimum of two connection points the municipal supply. Fire Department connections must be provided at both points of connection. The Permittee must submit a master water supply plan showing existing and new hydrants.

68. All structures must provide the minimum fire flow (GPM) required under 2022 California Fire Code Appendix B and the quantity and spacing under Appendix C. The Permittee must provide the Fire Department with a Water Department fire flow report (not older than 6-months), when applying for building permit. The Permittee must provide the flow test before plan approval.

69. Building exceeding 30 feet in height above the lowest level of Fire Department vehicle access must comply with CFC Section D105.1 though D105.4. All Fire lanes must be at least 26 feet wide. The Permittee must provide approved signage and markings, as required.

70. The Permittee must provide an automatic sprinkler system and standpipe system throughout all structures in accordance to the provisions of the California Building Code and the California Fire Code.

71. The Permittee must provide an approved fire alarm system in all new structures in accordance with the provisions of CFC and NFPA 72. The Permittee must install a remote annunciator at a location the Fire Chief approves and must provide a site layout map adjacent to the annunciator.

72. All access gates across roadways or entrances to facilities must fail unlocked/open in the event of loss of power. All access gates and main entrance doors must have a Knox Box or Knox Control Key Switch installed.

73. The Permittee must provide fire extinguishers at locations required under California Fire Code 906.1.

74. The Fire Department may permit deferred submittal of fire protection plans, including, without limitation, fire sprinkler, fire alarm, fire hydrant and underground fire services plans.

POLICE DEPARTMENT CONDITIONS:

75. The Permittee must provide adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.

76. If the Permittee installs security gates on the property, the Permittee must install an access control system such as a keypad, card reader, or electric latch retraction device, at all ingress and egress gates and doors. The Permittee must provide the Police Department with a key card or access code for emergency access.

77. The shrubbery on the property must be installed and maintained to provide good visibility of the units from the streets. Any shrubbery surrounding the Project and in the courtyard must be planted at a height that does not easily conceal people.

78. The Permittee must construct and maintain a driveway so that traffic is visible to persons entering or existing the Property.

79. The Permittee must secure all outdoor ladders leading to the rooftop must be secured to prevent unauthorized roof access.

80. Address numbers must be illuminated during hours of darkness and positioned so that they are readily readable from the street.

81. Each unit within the Project must have its address prominently displayed for the purpose of clearly identifying and distinguishing each residence from the others and avoiding any confusion as to the unit number associated with a particular residence.

82. All common open areas must be adequately illuminated during the hours of darkness.

83. The Permittee must post signs in guest parking areas and in the driveway leading into the Project to prevent unauthorized vehicle parking.

84. The Permittee must maintain clear access for residents, guests, emergency vehicles, and emergency personnel at all times. The Permittee must coordinate with the Monterey Park Police Department Traffic Bureau regarding sign verbiage and placement. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

BUILDING & SAFETY CONDITIONS:

85. At plan check submittal, the Permittee must include all Project conditions and a copy of the Planning Decision letter on the second sheet of building plans.

86. Plans submitted to Building Division must comply with all applicable codes in effect.

87. The Permittee must pay all school development fees to the applicable school district before the Building Official issues a building permit.

88. The Permittee must pay all required County of Los Angeles Sanitation District fees before the Building Official issues a building permit.

89. Before plan check submittal, the Permittee must file an address assignment application must be filed with Engineering Division.

90. The Permittee must submit plans prepared and stamped by a licensed architect in accordance with section 5538(b) of the California Business and Professions Code.

91. The Permittee must provide structural calculations prepared under the direction of an architect, civil engineer or structural engineer.

92. The Permittee must contact the South Coast Air Quality Management District before any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to $25,000 per day.

93. A geotechnical and soils investigation report is required. The engineer of record, as indicated on the first sheet of the approved plans, must include the following:
    a. Observation of cleared areas and benches prepared to receive fill;
    b. Observation of the removal of all unsuitable soils and other materials;
    c. Approved of soils to be used as fill material;
    d. Inspection of compaction and placement of fill;
    e. Testing of compacted fills; and
    f. Inspection and review of drainage devices.

94. The owner must retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing must not be performed by another soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the Public Works Department, a new Preliminary Soils and/or Geotechnical Investigation.

95. A grading and drainage plan must be approved by the Engineering Division before issuance of the building permit. The grading and drainage plan must indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.

96. Projects must comply with the requirements of the NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) before issuance of a Demolition, Grading & Building permit. These include requirements for sediment control, erosion control, and construction activities control to be implemented on the project site.

97. All California disability access regulations for accessibility and adaptability must be satisfied. Multi-story condominium dwellings in buildings with no elevator must comply with Section 1102A.3 of the California Building Code. The minimum number of multifamily dwelling units which must comply with this section must be calculated using the total number of all multistory dwelling units in buildings on a site which are subject to this section. Any fraction thereof must be rounded up to the next highest whole number.

98. Live/work units may be designed and constructed under the Residential Code as permitted by its scoping provisions under Section 1.1.3. In a structure where there are four or more live/work units, the dwelling portion of the live/work unit must comply with Chapter 11A of the California Building Code, as applicable under Section R322.2 of the 2025 Residential Code. The work portion of the unit must comply with Chapter 11B if it is a public accommodation.

99. If parking for covered multifamily dwellings and is not assigned to specific residents, at least 5 percent of the parking spaces must be accessible and provide access to grade-level entrances of covered multifamily dwellings and common facilities (e.g., swimming

pools, club houses, recreation areas, and laundry rooms) serving covered multifamily dwellings pursuant to Section 1109A.5 of the Building Code.

100. The property must be surveyed and the boundaries must be marked by a land surveyor licensed by the State of California.

101. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE MUST BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.

102. The Permittee must obtain electrical plan check approval.

103. The Permittee must obtain mechanical plan check approval.

104. The Permittee must obtain plumbing plan check approval.

105. The Project must comply with Cal Green Residential requirements.

106. The Permittee may not place form work or other construction materials on adjacent property without written approval of the affected property owner.

107. The Permittee must obtain a demolition permit before demolishing any existing structure.

108. The Permittee must obtain a separate plan review approval for each detached retaining wall.

109. The Permittee must obtain separate plan review approval for each detached structure, including but not limited to the community center.

110. Fire-resistance rating requirements for exterior walls and maximum area of exterior wall openings and degree of open protection based on fire separation distances of 0 feet to 3 feet, for dwellings or townhouses classified as Group R-3 Occupancy with automatic residential fire sprinkler protection, must comply with Table R302.1(2).

111. Fire-resistance rating requirements for exterior walls of multifamily dwellings classified as Group R-2 Occupancy based on fire separation distances of 5 to 10 feet must comply with Table 705.5 of the California Building Code.

112. Maximum area of exterior wall openings and degree of open protection based on fire separation distances of 5 to 15 feet in exterior walls of multifamily dwellings classified as Group R-2 Occupancy must comply with Table 705.8 of the California Building Code.

113. Before the Building Official issues a building permit, the Permittee must obtain written consent from the current easement holder(s) for any proposed development encroaching into existing easement(s).

114. All fire sprinkler hangers must be designed and their location approved by a licensed engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indicating this information must be stamped by the licensed engineer or the architect and submitted for approval before the Building Official issues of the building permit.

115. The Permitee must obtain a separate permit for fire sprinklers.

116. City records indicate the proposed site is a combination of lots under common ownership. A parcel merger by document must be processed before the Building Official issues a building permit.

117. The Building Official will not issue a building permit unless the final map has been prepared to the Building Official's satisfaction.

By signing this document, the Olson Company ("Permittee"), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

Steve Armanino, for Permittee

By signing this document, Olson Urban Housing, LLC ("Property Owner"), certifies that he/she/they have read, understood, and agrees to the Project Conditions listed in this document.

_____

(Property Owner)

_____

(Property Owner)

(If corporation or similar entity, need two officer signatures or evidence that one signature binds the company)

ATTACHMENT 1
OF CONDITIONS OF APPROVAL

Resolution No. 12199
(MPK Homeowner's Association
Monitoring Program)

RESOLUTION NO. 12199

A RESOLUTION CREATING THE MONTEREY PARK HOMEOWNERS ASSOCIATION MONITORING PROGRAM FOR THE PURPOSE OF PREVENTING NUISANCE CONDITIONS BY ENSURING THAT HOMEOWNERS ASSOCIATIONS ARE ADEQUATELY RESPONSIVE TO THEIR RESPECTIVE PROJECTS.

THE CITY COUNCIL RESOLVES AS FOLLOWS:

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

A. The City Council appreciates the importance of Homeowners' Associations ("HOAs") in overseeing the maintenance and upkeep of planned residential developments, townhouses and condominiums in order to protect property values and ensure that the community is a pleasant place to live;

B. The City Council believes it is in the public interest to discourage nuisance conditions and violations of the Monterey Park Municipal Code which result from the lack of, or poorly managed, HOAs; and

C. The purpose of this resolution is to create a program for the purposes of ensuring that HOAs within the City are adequately responsive to their respective communities.

SECTION 2: *Authorizations*. A Monterey Park Homeowners Association Monitoring Program (the "Program") is established. The City Manager is authorized to promulgate administrative policies and procedures ("AP&P") to implement the Program in accordance with this Resolution. The City Attorney is authorized to initiate civil actions in accordance with the MPMC to enforce the Program.

SECTION 3: *Standard Conditions of Approval*. Pursuant to MPMC § 21.32.170(C), standard conditions of approval are attached as Exhibit "A," and incorporated by reference ("Standard Conditions"). All conditions of approval for residential or commercial projects that consist of five or more units and require a conditional use permit ("CUP") for development are required to include the Standard Conditions in substantially the form of Exhibit A.

SECTION 4: *Regulation & Enforcement of Existing HOAs*. For HOAs that were required to be formed, or are formed, the City Manager is directed to take the following actions:

A. Create a list of all the communities within the City that are required to have an HOA. This list must be monitored to ensure that the HOA is active and has a current business license with the City.

B. Encourage owner association members to compel their HOAs to enforce the CC&Rs for their respective projects through any legal means available. Similarly, homeowners are encouraged to enforce their CC&Rs

to create and maintain sufficient HOAs for their respective communities.

C. Where HOAs fail, for whatever reason, to enforce conditions of approval issued by the City, the City Manager and City Attorney are directed to take appropriate action to both abate any public nuisance and help ensure future compliance with the MPMC.

SECTION 5: *Contracting Authority*. To implement the Program, the City Manager is also authorized to solicit bids, award contracts, and execute on-call contracts for amounts in accordance with the MPMC for the following services needed to implement the MPK-HOA program:

A. Tree and landscaping maintenance;

B. Roofing maintenance; and

C. Nuisance abatement vendors.

SECTION 6: *Environmental Review*. This ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq*., "CEQA") and CEQA regulations (14 California Code of Regulations ("CCR") §§ 15000, *et seq*.) because it establishes rules and procedures to clarify existing policies and practices related to discretionary permitting; does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, this Ordinance does not constitute a "project" that requires environmental review (*see* specifically 14 CCR § 15378(b)(4-5)).

SECTION 7: This Resolution does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Resolution's effective date. Any such amended part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Resolution.

SECTION 8: 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 9: *Electronic Signatures*. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 10: The Mayor, or presiding officer, is hereby authorized to affix his signature to this Resolution signifying its adoption by the City Council of the City of Monterey

Park, and the City Clerk, or her duly appointed deputy, is directed to attest thereto.

SECTION 11: This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 16th DAY OF SEPTEMBER, 2020.

Peter Chan, Mayor

Attest:

Vincent D. Chang, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) §
CITY OF MONTEREY PARK)

I, Vincent D. Chang, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 12199 was duly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 16th day of September, 2020, by the following vote:

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

Dated this 16th day of September, 2020.

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

EXHIBIT A

STANDARD CONDITIONS OF APPROVAL
FOR
PROJECTS REQUIRING OWNER ASSOCIATIONS

General Conditions

1. The Applicant and its successors in interest must indemnify, protect, defend (with legal counsel reasonable acceptable to the City), and hold harmless, the City, its elected and appointed officials, officers, employees, and agents from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs, and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims") arising out of or in any way relating to this project, any discretionary approvals granted by the City related to the development of the project or the environmental review conducted under the California Environmental Quality Act, Public Resources Code § 21000, *et seq*., for the project. If the City Attorney is required to enforce any conditions of approval, all costs, including attorney's fees, must be paid for by the Applicant in accordance with the Monterey Park Municipal Code ("MPMC").

2. The Applicant must reimburse the City for all attorneys' fees expended by the City that are directly related to the processing of this project. The City will not issue a Certificate of Occupancy or other final occupancy approval until all attorneys' fees are paid by the Applicant.

3. The Applicant must submit to the City Manager, or designee, a signed copy of these conditions of approval acknowledging acceptance, and compliance with these conditions within 30 days from the date of approval by the Planning Agency. The conditions of approval must be signed, notarized and returned to the City Manager, or designee, before any plan check submittal or construction permit application or implementation of the requested entitlement.

4. This decision is not effective until Applicant acknowledges acceptance of all conditions and any appeal period has lapsed, or a waiver of right to appeal is filed or if there is an appeal, until a final decision has been made on the appeal. By use of the entitlements granted by a development application, the Applicant acknowledges agreement with conditions of approval.

5. Anything which is not shown on the application/plans, or which is not specifically approved, or which is not in compliance with this section, is not approved. Any application and/or plans which are defective as to, without

limitation, omission, dimensions, scale, use, colors, materials, encroachments, easements, will render any entitlements null and void.

6. The property must be kept in a clean and safe condition by, at a minimum, performing all of the following tasks:

   a. Properly removing and storing all trash, litter, rubbish and debris on the property at the end of each business day;

   b. Properly disposing of all trash, litter, rubbish and debris from the Cannabis business;

   c. Removing graffiti placed upon the Property within forty-eight hours of its occurrence;

   d. Keeping driveways, sidewalks, park strips, fire access roads and streets on or adjacent to the property clear and clean; and

   e. Providing lighting on the property to ensure the safety of the public.

7. The owner/applicant's failure to comply with, or breach of, any condition can, in addition to any other civil or criminal action, result in modification or revocation of this permit. The City may, in accordance with applicable law, undertake action and incur costs that may required to effect compliance. All such costs including, without limitation, attorney's fees, must be reimbursed by the applicant or current property owners in accordance with applicable law.

8. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, a public hearing may be held in accordance with the MPMC, at the sole discretion of the City but in accordance with applicable law, to determine if any condition or the permit should be modified, amended or revoked.

9. The permit is granted for the subject Property only and is not transferable.

Planning

A. Before the City issues Building Permits:

10. Plans submitted to the City to obtain building permits must conform to all the conditions applicable to use and development of the Property.

11. Plans submitted to the City to obtain building permits must have the conditions printed directly onto the building plans and the Project number, "**[Project Number]**," in the title blocks of the blue prints for this Project.

12. The exterior of the building(s) must be treated with anti-graffiti material. All structures and walls must be maintained free of graffiti.

13. The property owner must repave and re-stripe the parking areas as directed by the City Planner.

14. All parking areas must remain accessible for parking. Garages cannot be converted to storage space or other means, which could impede vehicle parking.

B. Post-Finalization Requirements:

15. The Planning Director may approve minor changes to the approved plans, but any substantial change will require modification in accordance with the MPMC.

16. The Conditional Use Permit will expire in the event that the licensee or owner fails to exercise the use for more than 30 days, except in the case of a remodeling, fire, natural disaster, or other physical calamity beyond the control of the owner. In such cases, the Conditional Use Permit will expire within one year.

17. The Property and all landscaping must be maintained in a neat and healthy condition and in a manner that prevents adverse public health, safety, and welfare effects.

18. Proper signage must be installed within 60 days **([Month Day, Year])** of the approval of this Project.

E. Homeowners Association Requirements:

19. To ensure all common areas (e.g., driveway, hardscape, landscape) are properly maintained, a Homeowners' Association (HOA) and Covenants, Conditions and Restrictions (CC&R's) are required for the proposed Project. The developer(s) must hire a management company for the HOA. During sales of the units, the sales managers must sit on the HOA board. The developer(s) representatives can remove themselves from the HOA board only when 1) a new HOA board is selected from the new home owners; 2) the new home owners are trained on how to run the HOA; and 3) the units are fully occupied. The documents related to the HOA and CC&R's must be reviewed and approved by the City Attorney before the City approves a final map. In addition, the Applicant/Property Owner(s) must pay for all attorneys' fees associated with the review of the document.

20. The final approved floor plan for the residential units must be incorporated

into CC&R's.

21. The Homeowners Association must maintain a current and active business license with the City for the life of the project. Association dues may not be collected unless the Association has a current and active business license with the City.

22. Draft covenants, conditions and restrictions ("CC&Rs"), in a form approved by the City Attorney, must obtain approval from the City Planner, or designee, and include the following clauses:

    a. *Payment of Municipal Charges*. The amount of the assessments levied by the Association must include sums sufficient to cover the cost of all municipal charges imposed against the Property including, without limitation, sums sufficient to ensure the payment of invoices from the City of Monterey Park ("City") for water, wastewater, and solid waste charges. In addition, the Association and the Owners, and the management agent, if any, must continuously guarantee payment to the City of all such municipal charges.

    b. *Access and Entry*. The Association and each Owner covenants, in favor of the City, to provide access and entry to all common areas of the Property, and all buildings, structures and units situated thereon, to any authorized Fire Inspector, Building Official and any other official charged with carrying out the laws of the City, the State of California, or the United States of America.

    c. *Signs*. Except as otherwise allowed by applicable law, the Association and each Owner covenant, in favor of the City, that no sign of any kind of advertising any service, business or other commercial project or venture can be displayed on the Property.

    d. *Parking*.

        i. The Association and each Owner covenants, in favor of the City, that all automobiles used by an Owner or an Owner's invitees must be identified to a representative of the Association and subject to tow if parked in an area not designated for parking automobiles or in a guest parking space.

        ii. All driveways and garages must be maintained in a neat and orderly condition and garage doors must be maintained in closed condition except as necessary to permit ingress and egress of authorized vehicles or to clean or work in the garage. The garages are to be used for the parking of

standard authorized vehicles and may not be converted to living quarters or workshops or used for the storage of boats, trailers, campers or recreation vehicles in a way which will preclude the parking of the Owner's or occupant's authorized vehicles within the garage.

iii. Designated guest parking areas within the Common Areas are to remain open for use by guests only and are not to be used by Owners or other residents, either permanently or temporarily, for the parking of their authorized vehicles or the storage of boats, trailers or similar items of personal property, unless expressly authorized by the Association.

iv. No motor vehicle can be constructed, reconstructed or repaired within the Property and no dilapidated or inoperable vehicle, including vehicles without wheel(s) or an engine, can be stored on the Property; provided, however, that the provisions of this Section does not apply to emergency vehicle repairs.

v. Campers, boats, trailers, motorcycles, commercial vehicles and trucks in excess of three-quarter tons cannot be parked within the Property, other than within enclosed garages except for periods not to exceed two hours for the purpose of loading and unloading.

vi. Personal property other than authorized vehicles cannot be stored in garages if such storage will necessitate or result in the parking of vehicles on streets within or adjacent to the Property. Parking by commercial vehicles for the purpose of making deliveries or service calls must be permitted in accordance with the Association Rules.

vii. Each Owner must maintain their garage or parking spaces in a manner which ensures that it is capable of accommodating not less than the number of vehicles the space was designed to contain.

e. *Graffiti*. The Association and each Owner covenants and agrees to maintain, or to cause to be maintained, all buildings and structures within the Property free of graffiti. In an event that the Association or an Owner fails to remove or to cause the removal of any graffiti within 24 hours of its receipt of written notice from the City requesting such removal, the City has the right and authority to enter upon the Property and remove or mask said graffiti. Any and all costs incurred by the City in connection with the removal or masking of such graffiti must be reimbursed to the City by the

Association and/or the Owner, if any, of affected building or structure.

f. *Maintenance of Property*. The maintenance of all common wastewater and storm drainage facilities, and all landscaping, irrigation systems, slopes, drainage facilities and retaining walls, if any, located within the Common Area are Association's responsibility, and the maintenance of all irrigation systems, slopes, drainage, facilities and retaining walls, if any, situated within an Exclusive Use Common Area are the responsibility of the Association in the event the applicable Owner fails to provide such maintenance.

g. *Filing of Information*.

   i. Filing (Unincorporated Associations Only). The Association must cause the names and addresses of the officers and members of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.

   ii. Filing (Incorporated Associations Only). The Association must cause the names and address of the officers and members of the Board of Directors of the Association to be filed annually with the City Clerk of the City of Monterey Park during the month of July.

h. *Amendment of CC&Rs*. Notwithstanding any other provision of this Declaration the contrary, the statements and covenants set forth herein in favor of the City of Monterey Park cannot be modified and rescinded without the prior written consent of the City of Monterey Park.

i. *Third-Party Beneficiary; Enforcement Rights*. City Enforcement of Declaration. Notwithstanding any other provision of this Declaration to the contrary, the city of Monterey Park has the power and the right, but not the obligation, to enforce any or all provisions of this Declaration as a third party beneficiary to the extent this Declaration contains provisions implementing the Monterey Park Municipal Code ("MPMC") or any condition of approval adopted by City Council resolution or ordinance. Failure by the City to enforce any restriction, covenant, condition, limitation or reservation imposed by the provisions of this Declaration does not constitute a waiver of the City's right to do so. The Association agrees to pay all costs associated with such enforcement including, without limitation, reasonable attorney's fees. The City may exercise its rights of enforcement without regard to any alternative dispute resolution provision in the CC&Rs or any other restriction on

enforcement otherwise applicable to owners, tenants, other residents, or the Association including, without limitation, provisions with regard to notice.

EXHIBIT B

Site Development Plan
DRB-25-131
601 Potrero Grande Drive and 2100 Saturn Street
Assessor's Parcel Numbers 5265-025-055, 056 and 058

Development standards based on MPMC §21.14.210 ("Live/work"), MPMC Chapter 21.15 ("Planned Development District Zone"), Housing Element, Land Use and Urban Design Element ("LUE"), and Zoning Regulation Interpretation (Attachment 2 of the Staff Report)

Development Standard		Required / Allowed	Proposed	Complies?
Residential Density		No fixed du/ac standard; intensity evaluated using integrated standards per City Planner Determination and LUE	19.9 du/ac	Yes – based on Zoning Regulation Interpretation and LUE
Height		Maximum 40 feet per LUE	Maximum 40 feet	Yes
Setbacks	Front *(Saturn Street and Atlas Avenue)*	Must allow 5 to 10 feet per MPMC §21.15.090(C)(2)	Saturn: 8'-8" at narrowest width Atlas: 11'-11"	Yes
	Side	None unless adjacent to an R-1 Zone, in which case, 15 feet per MPMC §21.15.090(C)(3)	Ranges from 5'-6" at narrowest to 40 feet at widest	Yes – Not adjacent to R-1 Zone
	Rear *(No rear lot exists based on definition)*	None unless adjacent to a street or an R-1 Zone, in which case, 15 feet per MPMC §21.15.090(C)(4)	N/A	N/A
Open Space	Minimum	31,800 square feet per MPMC §21.15.090(D)(a) (May be met through combination of common and private open spaces)	Approx. 8,000 sq. ft. decks 21,000 sq. ft. parks 1,100 sq. ft. cabana Total: ± 30,100 sq. ft. (not including ground floor patios)	Yes – based on Zoning Regulation Interpretation
	Private	• 50% may be provided as patios and balconies;	More than 50% of units offer upper-story	Yes – based on Zoning Regulation Interpretation

		• Minimum area of 75 square feet; • Minimum dimension of 7 feet	decks and ground floor patios.	
	Common	25% must be planted area with trees, shrubs, and gardens 1. Minimum width:10 feet Minimum area: 200 square feet. May be located on roofs, podiums, and decks; 2. Ten percent may be provided in an indoor recreational area.	Approx. 21,000 sq. ft. of park areas and central 1,100-sq. ft. cabana – these areas will be landscaped with trees, shrubs, etc.	Yes – based on Zoning Regulation Interpretation

Per the Zoning Regulation Interpretation, the City Planner evaluated parking using the S-P Zone standards (MPMC Chapter 21.15) and the live/work provisions (MPMC §21.14.210)

Type of Parking	**Comparable Standards Evaluated by City Planner**	**Applicant Requested Density Bonus / Shared Parking Analysis**	**Parking Provided**
Live/Work (8 units)	16 spaces	16 spaces	16 spaces
Live/Work Visitor/Guest	4 spaces	Applicant calculates 20 visitor spaces based on live/work commercial area and shared parking assumptions	Included within 33 guest spaces
Residential (151 units)	302 spaces	Applicant relies on Government Code section 65915(p) ratios for the residential component	302 spaces
Residential Guest	38 spaces	Applicant contends no separate residential guest parking requirement applies under Government Code section 65915(p)	Included within 33 guest spaces
Total Parking Requirement	360 spaces	Applicant contends 282.5 spaces, rounded up to 283 spaces	351 spaces

ATTACHMENT 2
Zoning Regulation Interpretation

City of Monterey Park California

Memo

ZONING REGULATION INTERPRETATION

SUBJECT: Applicable Development Standards and Residential Intensity for the Olson Mixed-Use/Live-Work Residential Project at 2100 Saturn Street and 601 Potrero Grande Drive

MPMC: §§ 21.02.090 and 21.02.120 [Interpretation Authority]
Chapter 21.14 [S-P Zone]
§§ 21.15.020 through 21.15.040 [P-D Overlay / Mixed-Use Opportunity Provisions]
§ 21.15.090 [Parking and Circulation Standards]
Chapter 21.18 [Density Bonus]
Title 20 [Subdivision Standards]

DATE: May 26, 2026

BY: Timothy Hou, AICP, Director of Community Development/City Planner

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This City Planner Interpretation is issued under Monterey Park Municipal Code (MPMC) §§ 21.02.090 and 21.02.120.

I. PURPOSE OF THIS INTERPRETATION

This Interpretation explains which zoning, General Plan (GP), Housing Element (HE), objective development standards (ODS), and California housing laws apply to the proposed Olson mixed-use/live-work residential project (Project). This Interpretation resolves uncertainty about how residential intensity and development standards apply within the Saturn Park Innovation/Technology (S-P) framework and identifies the standards that govern evaluation of the Project under the MPMC, GP, HE, and applicable state laws, including Government Code § 65589.5 (as amended by SB 330) and the Housing Accountability Act (HAA). It **does not** approve the Project or any entitlement; amend the GP or MPMC; rezone the property; create new development standards; or set policy for other properties.

II. PROJECT OVERVIEW

The Project would develop an approximately eight-acre site with a 159-unit mixed-use/live-work residential condominium community. This includes live/work units and very low income affordable units, with live/work frontage on Atlas Avenue, clustered residential buildings, internal paseos, parking, pedestrian-oriented open spaces, linear and community parks, and coordinated landscaping and buffering. The Project application identifies an overall project density of approximately 19 dwelling units per acre and makes requests under the Density Bonus Law (DBL) and related state housing protections. The site is 2100 Saturn Street and 601 Potrero Grande Drive (APNs 5265-025-055, 056, 058), within the S-P Zone and designated Innovation/Technology in the GP. The application includes a Site Development Plan, a

Vesting Tentative Map, density bonus requests, an affordable housing agreement, and related state housing law considerations.

III. AUTHORITY AND THE AMBIGUITY TO BE RESOLVED

MPMC §§ 21.02.090 and 21.02.120 authorize the City Planner to interpret zoning regulations where ambiguity exists and to set forth in writing the pertinent facts, findings, and interpretations. MPMC § 21.14.040 permits Live/Work Units as a principal use within the S-P Zone. Here, ambiguity exists as to the Project regarding how residential intensity and development standards apply to a mixed-use/live-work residential condominium project in the S-P Zone because the S-P framework does not establish standalone residential density standards for a project of this type, scale, and configuration. Other regulations in the MPMC, GP, and HE contemplate mixed-use and planned-development patterns at residential intensities comparable to the Project, and Chapter 21.15's Planned Development (P-D) overlay including MPMC §§ 21.15.020 through 21.15.040 regarding mixed-use opportunity provisions, further reflect planned-development concepts applicable to coordinated site planning. MPMC § 21.15.090(E) within Chapter 21.15's property development standards for Mixed-Use Developments provides coordinated site-planning and circulation frameworks relevant to the Project.

IV. INTERPRETATION: APPLICABLE OBJECTIVE DEVELOPMENT STANDARDS

A. Residential Intensity Framework

The S-P framework does not establish a standalone dwelling-units-per-acre (du/ac) standard for this mixed-use/live-work Project.

Instead, the City evaluates residential intensity using integrated zoning, site-design, circulation, and development standards reflected throughout the MPMC, GP, and HE, rather than through a standalone residential dwelling unit per acre dwelling units per acre ("du/ac"), metric applicable to this Project type.

These integrated standards include, among other things, standards in the MPMC, GP, and HE—such as FAR and building envelope controls; setbacks and yard relationships; parking and circulation; open-space organization; landscaping and buffers; pedestrian orientation; Site Development Plan standards; and coordinated mixed-use/planned-development concepts. Collectively, these standards regulate development form, residential intensity, and site organization within the S-P framework.

B. Applicable Comparable Standards

In applying the S-P provisions to this Project, the City Planner will use the following to evaluate residential intensity, coordinated site planning, and mixed-use organization: Chapter 21.15's P-D overlay structure (MPMC §§ 21.15.020–21.15.040) governing mixed-use opportunities;

MPMC § 21.15.090 governing parking and circulation; along with applicable Site Development Plan and site-design standards governing circulation, open-space organization, landscaping, and overall project layout in the MPMC and GP.

C. Housing Element and State Housing Law Context

The HE contemplates mixed-use and opportunity-site residential development at intensities comparable to the Project's proposal, and the DBL recognizes development frameworks regulating residential intensity through standards other than fixed-density controls. While Saturn Park is not identified within the HE, its future amendment to accommodate the Project is assumed for purposes of this Interpretation.

D. Density Bonus and State Housing Law Overlay

The DBL provides separate statutory benefits—such as concessions, incentives, waivers, reductions, and parking relief—that may apply to the Project. Separately, the City determines that the Project's proposed residential intensity is consistent with residential-intensity assumptions in the HE's mixed-use and opportunity-site planning provisions and with related planned-development concepts in Chapter 21.15. Those HE assumptions, together with the integrated site-design, circulation, and development controls in the S-P framework, support the City's determination that the Project's proposed residential intensity and site organization are consistent with the interpreted S-P framework and applicable state housing laws. Consistent with Government Code § 65589.5, this Interpretation identifies objective standards to evaluate the Project's consistency within the S-P framework, and it does not eliminate or modify the DBL or other state housing laws or decide any specific density-bonus entitlements, concessions, incentives, waivers, reductions, or other statutory relief.

V. LIMITATIONS

This Interpretation applies only to the subject Project and its current materials; it does not amend the MPMC or GP, create new development standards, set generally applicable policy for other properties, rezone the property, eliminate required entitlements or state-law procedures, or supersede otherwise applicable development standards except as required by state law. It clarifies which existing standards in the MPMC, GP, and HE apply to the Project and is issued under MPMC §§ 21.02.090 and 21.02.120.

VI. DETERMINATION

The S-P framework does not include a standalone residential density standard for this Project type. Instead, it regulates development intensity through integrated zoning, site-design, circulation, parking, landscaping, buffering, Site Development Plan, and planned-development controls in the MPMC, GP, and HE. Accordingly, the City will evaluate

residential intensity using applicable S-P standards and the interpretive guidance in this Interpretation, including Chapter 21.15's P-D overlay provisions, parking and circulation standards, Site Development Plan standards, and related integrated development controls that govern project form and coordinated site planning. This Interpretation applies MPMC §§ 21.02.090 and 21.02.120 and does not constitute rezoning or the creation of new development standards.

ATTACHMENT 3
June 2, 2026, Planning Commission meeting

All materials for the June 2, 2026 Planning Commission meeting may be accessed at the following link: https://montereyparkca.portal.civicclerk.com/event/3260/files/agenda/4391

ATTACHMENT 4
Architectural Plans

Architectural Plan documents can be accessed at the following link:

https://www.montereypark.ca.gov/DocumentCenter/View/19170/Attach-4---Arch-Set-Final-

ATTACHMENT 5
AB 130 Forms

Olson Urban Housing, LLC
Attn: Steve Armanino, VP of Development
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740
562-370-2218
sarmanino@theolsonco.com

October 17, 2025

City of Monterey Park
Community Development
Attn: Eliana Munoz, Timothy Hou
320 W. Newmark Avenue
Monterey Park, CA 91754
(626) 301-1315

Re: **Qualification of the Project on the Property at 601 Potrero Grande Drive, Monterey Park, CA (Tentative Tract #84935) for New CEQA Infill Exemption**

Dear Ms. Munoz and Mr. Hou:

On behalf of Olson Urban Housing, LLC (the "Applicant"), this letter demonstrates that the housing development project consisting of 159 dwelling units (the "Project") at 601 Potrero Grande Drive (the "Project Site") in Monterey Park (the "City") qualifies for an exemption from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code ("PRC") Section 21080.66, as enacted by Assembly Bill 130 ("AB 130") which became effective July 1, 2025. Thank you for initiating contact with the California Native American tribes to commence the process required under AB 130.

CEQA Exemption Under PRC § 21080.66

The Project and the Project Site meet all conditions required under PRC Section 21080.66 for CEQA exemption, including but not limited to:

- Lot size: The site is less than 20 acres, meeting the requirement of PRC § 21088.66(a)(1)(A).
- Urban infill: The site qualifies as within the incorporated City and is infill under at least one criterion (e.g., 75% perimeter urbanized). In fact, the site is 100 percent surrounded by urban uses, therefore qualifying under PRC § 21080.66(a)(2) and (3).
- General Plan/Zoning consistency: The Project is being designed to comply with General Plan and zoning requirements, except to the extent permitted by State Density Bonus Law (if needed for this community), therefore qualifying under PRC § 21080.66(a)(4), inclusive of subsection (C). The City's General Plan designates the Project Site for Innovation/Technology (I/T), with zoning noted as Saturn Park (S-P). Using the recently approved Mixed-Use category, the existing zoning allows a mixed-use community of 159 dwelling units at the Project Site.

- Minimum density: The minimum density is 15 dwelling units per acre[1] and the Project's 159 dwelling units on the Project Site represents a density of 19.9 du/acre, exceeding the applicable minimum density threshold pursuant to PRC § 21080.66(a)(5).
- Environmental factors: The Project Site is not located on or near any of the following, thereby meeting the PRC § 21080.66(a)(6) threshold:
    - Pursuant to California Government Code Section 65913.4(a)(6)(A), the Project Site is not located in a coastal zone.[2]
    - Pursuant to California Government Code Section 65913.4(a)(6)(B), the Project Site is not located on Prime Farmland or Farmland of Statewide Importance. The Project Site and surrounding area are designated Urban and Built-Up Land.[3]
    - Pursuant to California Government Code Section 65913.4(a)(6)(C), the Project Site is not located on a wetland. The Project Site does not include any protected wetlands or water features.[4]
    - Pursuant to California Government Code Section 65913.4(a)(6)(D), the Project Site is not located within a very high fire hazard severity zone, or within the state responsibility area.[5]
    - Pursuant to California Government Code Section 65913.4(a)(6)(E), the Project Site is not a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code. The Project Site is not located on any list of hazardous waste sites pursuant to Section 65962.5.[6]
    - Pursuant to California Government Code Section 65913.4(a)(6)(F), the Project Site is not located within a delineated earthquake fault zone. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to pass through the immediate Project vicinity.[7]
    - Pursuant to California Government Code Section 65913.4(a)(6)(G), the Project Site is not located in a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA"). The Project Site is located in Zone X, which is defined as an area of minimal flood hazard.[8]
    - Pursuant to California Government Code Section 65913.4(a)(6)(H), the Project Site is not located within a regulatory floodway as determined by FEMA. The Project Site is located in Zone X, which is defined as an area of minimal flood hazard.[9]
    - Pursuant to California Government Code Section 65913.4(a)(6)(I), the Project Site is not on land identified for conservation in an adopted natural community conservation plan. The Project Site is also not located within an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation habitat plan.[10]
    - Pursuant to California Government Code Section 65913.4(a)(6)(J), the Project Site does not contain habitat for protected species identified as candidate, sensitive, or species of

[1] Gov't Code Section 65583.2(b)(3)(B).
[2] *See* California Coastal Commission Coastal Zone Boundary map.
[3] See https://maps.conservation.ca.gov/DLRP/CIFF/.
[4] *See* National Wetlands Inventory, Surface Waters and Wetlands.
[5] *See* California Department of Forestry and Fire Protection's Fire and Resource Assessment Program FHSZ Viewer.
[6] See https://calepa.ca.gov/sitecleanup/corteselist/.
[7] *See* California Department of Conversation's EQZapp: California Earthquake Hazards Zone Application.
[8] *See* FEMA Flood Map Service Center: Search By Address tool.
[9] *See* FEMA Flood Map Service Center: Search By Address tool.
[10] *See* California Natural Community Conservation Plans.

special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act. The Project Site is entirely surrounded by urban uses and is developed with a parking lot and office structures.
    - Pursuant to California Government Code Section 65913.4(a)(6)(K), the Project Site is not land under a conservation easement.
- No demolition of historic resources: The Project does not demolish any resource listed prior to the preliminary application (see PRC § 21080.66(a)(7)).
- No hotel for a project deemed complete pursuant to Government Code § 65589.5(h)(5): The Project does not contain a hotel component.
- No freeway within 500 feet: The Project Site is not located within 500 feet of any freeway, so PRC § 21080.66(c)(2) is inapplicable.

The Project team stands ready to participate in the consultation process, consistent with statutory requirements.

We greatly appreciate your review and consideration and look forward to hearing from you. I can be reached at 562-370-2218 or sarmanino@theolsonco.com should you have questions.

Sincerely,



Steve Armanino
VP of Development
The Olson Company for Olson Urban Housing, LLC

Cc: John Reekstin, Todd Olson, The Olson Company

INFILL HOUSING EXEMPTION SUPPLEMENTAL FORM

Community Development Department
Planning Division

Applicants requesting an infill housing exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code section 21080.66 must complete this supplemental form demonstrating eligibility and return it to the Monterey Park Community Development Department.

Project Description: A mixed-use community of 159 two and three-story townhomes inclusive of 2 Live/Work units and 7 work-from-home units.

Street Address 601 Potrero Grande Drive and 2100 Saturn Street, Monterey Park, CA 91755

Assessor Parcel Number(s) APN#s: 5265-025-055, 056, and 058

Property Owner(s)

Name(s): BHE 601 Potrero Grande, LLC (c/o: BH Properties)

Address: 11111 Santa Monica Blvd., Suite 600, Los Angeles, CA 90025

Phone #: 424-231-8499 Email: brian.park@bhproperties.com

Applicant

Name: Olson Urban Housing, LLC

Address: 3010 Old Ranch Parkway, Suite 100, Seal Beach, CA 90740

Phone #: 562-370-2218 Email: sarmanino@theolsonco.com

PRC 21080.66 Eligibility Checklist

Applicants must provide analysis answering all the following criteria establishing eligibility. Attach additional pages as necessary.

Criteria	Compliance
The project must be a "housing development project" as defined in Government Code § 65905.5 (which references Government Code § 65589.5(h)(2)). (PRC § 21080.66(a).)	The proposed community meets the recently adopted general plan and zoning and is a mixed-use housing development of 159 units, inclusive of 2 live/work homes and 7 work from home spaces.
The project site must be less than 20 acres (unless it is a builder's remedy project, which must not exceed five acres). (PRC § 21080.66(a)(1)(A).)	Lot size: The site is less than 20 acres (8.0 acres), meeting the requirement of PRC § 21088.66(a)(1)(A).
The project is located either (a) within an unincorporated municipality (b) an urban area, as defined by the Census Bureau. (PRC § 21080.66(a)(2).)	Urban infill: The site qualifies as within the incorporated City and is infill under at least one criterion (e.g., 75% perimeter urbanized). In fact, the site is 100 percent surrounded by urban uses, therefore qualifying under PRC § 21080.66(a)(2) and (3).
The site meets any of the following: (a) previously developed with an urban use; (b) at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses; (c) at least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses; (d) for sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses. (PRC § 21080.66(a)(3) The term "urban use" means "any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses" (PRC §21080.66(f)(3)).	Urban infill: The site qualifies as within the incorporated City and is infill under at least one criterion (e.g., 75% perimeter urbanized). In fact, the site is 100 percent surrounded by urban uses, therefore qualifying under PRC § 21080.66(a)(2) and (3).

Criteria	Compliance
The project is consistent with the general plan and zoning. If the general plan and zoning are inconsistent, a project is deemed consistent with both if consistent with one. (PRC§ 21080.66(a)(4)(A)-(B)). The approval of a density bonus, incentives/ concessions, waivers or reductions of development standards, or reduce parking pursuant to the Density Bonus Law are ***not*** grounds to find the project inconsistent. (PRC § 21080.66(a)(4)(C)).	General Plan/Zoning consistency: The Project is being designed to comply with General Plan and zoning requirements, except to the extent permitted by State Density Bonus Law (if needed for this community), therefore qualifying under PRC § 21080.66(a)(4), inclusive of subsection (C). The City's General Plan designates the Project Site for Innovation/Technology (I/T), with zoning noted as Saturn Park (S-P). Using the recently approved Mixed-Use category, the existing zoning allows a mixed-use community of 159 dwelling units at the Project Site.
The project will be at least 50% of the default density specified in Government Code § 65583.2(c)(3)(B). (PRC § 21080.66(a)(5).)	Minimum density: The minimum density is 15 dwelling units per acre and the Project's 159 dwelling units on the Project Site represents a density of 19.9 du/acre, exceeding the applicable minimum density threshold pursuant to PRC § 21080.66(a)(5).
If the site is in the Coastal Zone, there is substantial evidence in the record that the site is *not* located in any of the areas described below. 1. A site that is between the sea and the first public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide line where there is no beach, whichever is greater. 2. A site that is tidelands, submerged lands, public trust lands, or within 100 feet of any wetland, estuary, or stream or within 300 feet of the top of any coastal bluff. 3. The site is in an area of the Coastal Zone that is not subject to a certified Local Coastal Program or certified Land Use Plan. 4. An area of the Coastal Zone that is vulnerable to five feet of sea level rise, as determined by specified entities (e.g., NOAA, USGS, OPC, University of California, or other local government pursuant to hazards vulnerability assessment). 5. A site that is <u>not</u> zoned for multifamily housing. 6. The site is not on or within 100 feet of a wetland, or on prime agricultural land. (PRC § 21080.66(a)(6), Govt. Code §65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(A), the Project Site is not located in a coastal zone.

Criteria	Compliance
The site is *not* either prime farmland or farmland of statewide importance, or land zoned or designated for agricultural production or preservation by a local ballot measure approved by the voters. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(B), the Project Site is not located on Prime Farmland or Farmland of Statewide Importance. The Project Site and surrounding area are designated Urban and Built-Up Land.
The site does not have wetlands as defined by the USFWS. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(C), the Project Site is not located on a wetland. The Project Site does not include any protected wetlands or water features.
The site is *not* within a state or local VHFHSZ, except if the site has adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development, including, but not limited to standards under (1) PRC §§ 4290, 4291 or 51182, (2) Chapter 7A of the CBC. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(D), the Project Site is not located within a very high fire hazard severity zone, or within the state responsibility area.
The site is *not* a hazardous waste site that is listed on the Cortese List (Govt. Code § 65962.5) or a site designated by DTSC pursuant to Health & Safety Code § 25356 (repealed) unless either of the following apply: 1. The site is an underground storage tank site that received a uniform closure letter based on closure criteria for residential use or residential mixed uses. 2. An agency (state or local) has made a determination that the site is suitable for residential or mixed-uses. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(E), the Project Site is not a hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Section 25356 of the Health and Safety Code. The Project Site is not located on any list of hazardous waste sites pursuant to Section 65962.5.
The site is *not* within an earthquake fault zone, unless the development complies with applicable seismic standards of the CBC and any local building standards. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(F), the Project Site is not located within a delineated earthquake fault zone. The Project Site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to pass through the immediate Project vicinity.
The site is *not* within a special flood hazard area subject to a 1% annual change of flood as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(G), the Project Site is not located in a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA"). The Project Site is located in Zone X, which is defined as an area of minimal flood hazard.

Criteria	Compliance
The site is *not* within a regulatory floodway as determined by FEMA, unless specific standards are met. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(H), the Project Site is not located within a regulatory floodway as determined by FEMA. The Project Site is located in Zone X, which is defined as an area of minimal flood hazard.
The site is *not* identified for conservation in an adopted natural resource protection plan. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(I), the Project Site is not on land identified for conservation in an adopted natural community conservation plan. The Project Site is also not located within an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or State conservation habitat plan.
The site does *not* have habitat for protected species identified as a candidate, sensitive, or special status species by state/federal agencies. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(J), the Project Site does not contain habitat for protected species identified as candidate, sensitive, or species of special status by State or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973, the California Endangered Species Act, or the Native Plant Protection Act. The Project Site is entirely surrounded by urban uses and is developed with a parking lot and office structures.
The site is *not* subject to a conservation easement. (PRC § 21080.66(a)(6), Govt. Code § 65913.4(a)(6).)	Pursuant to California Government Code Section 65913.4(a)(6)(K), the Project Site is not land under a conservation easement.
The project does *not* require the demolition of a historic structure on a national, state or local register before the date of an SB 330 preliminary application. (PRC § 21080.66(a)(7), Govt. Code § 65941.1)	No demolition of historic resources: The Project does not demolish any resource listed prior to the preliminary application (see PRC § 21080.66(a)(7)).
If the project is deemed complete, as defined by HAA, on or after Jan. 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, including, a residential hotel pursuant to Health and Safety Code § 50519, and use or marketing of a unit as short-term lodging after the issuance of a certificate of occupancy. (PRC § 21080.66(a)(8), Govt. Code § 65589.5(h)(5), Health and Safety Code § 50519)	No hotel for a project deemed complete pursuant to Government Code § 65589.5 (h)(5): The Project does not contain a hotel component.

ATTACHMENT 6
Community Outreach

March 19, 2026

Dear Neighbor:

The Olson Company is hosting a community open house to discuss our proposed mixed-use residential development, located within Saturn Park at 601 Potrero Grande Drive and 2100 Saturn Street, Monterey Park.

The open house will take place on **Saturday, March 28th from 10a.m.-1 p.m.** at the Sierra Vista Community Room at 311 N. Rural Drive, Monterey Park (location shown on back of flyer). We look forward to sharing information regarding our proposed mixed-use community, answering questions, and receiving your input.

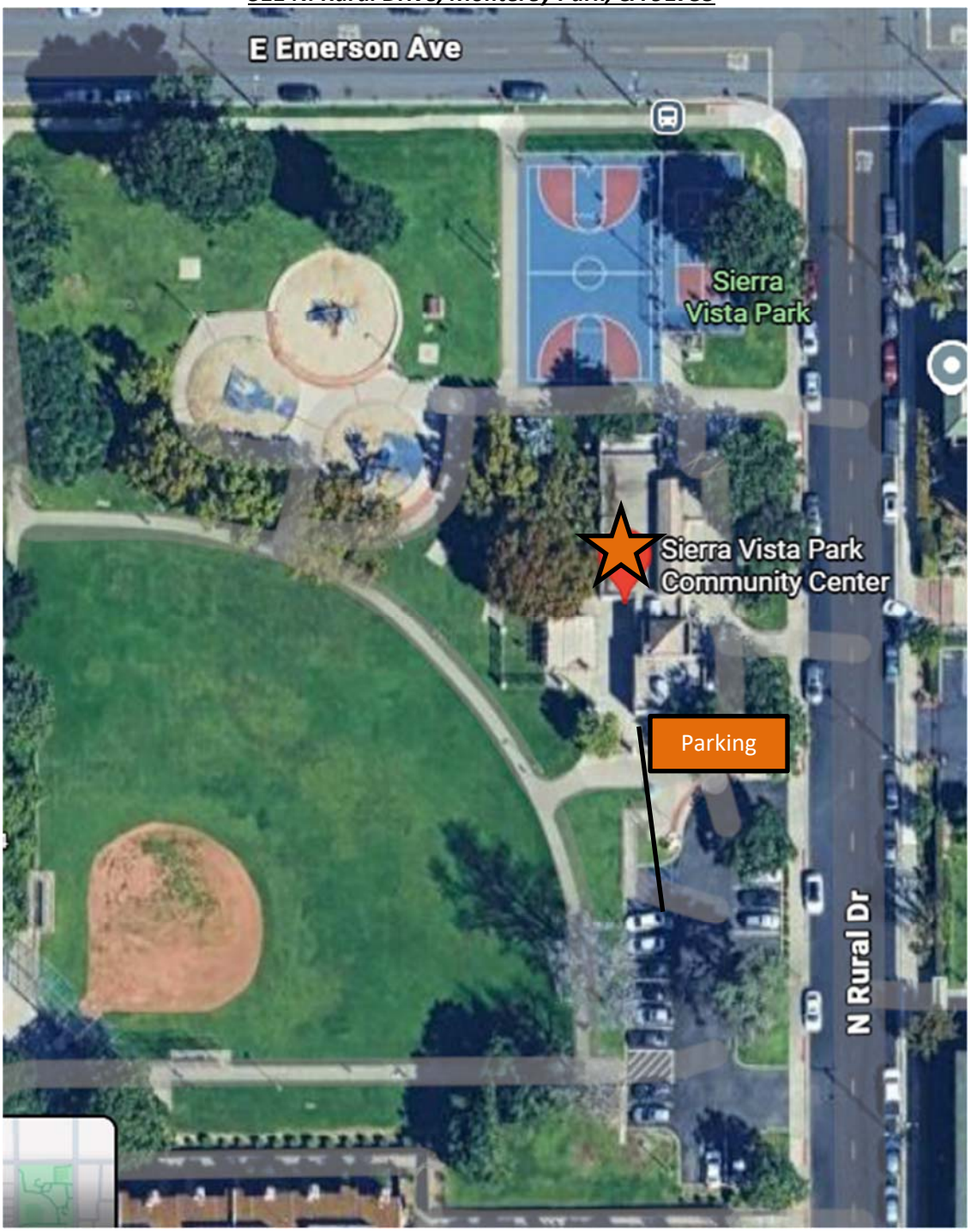
If you have any questions prior to the meeting, please feel free to contact me at (562) 370-2218 or sarmanino@theolsonco.com.

Best regards,



Steve Armanino
VP of Development

Meeting Location – Sierra Vista Park Community Center
311 N. Rural Drive, Monterey Park, CA 91755



18 de marzo de 2026

Estimado vecino:

The Olson Company organizará una jornada de puertas abiertas para la comunidad con el fin de dialogar sobre nuestra propuesta de desarrollo residencial de uso mixto, ubicado dentro de Saturn Park en 601 Potrero Grande Drive y 2100 Saturn Street, Monterey Park.

La reunión se llevará a cabo el sábado 28 de marzo de 10 a. m. a 1 p. m. en el salón comunitario Sierra Vista (Sierra Vista Community Room), ubicado en 311 N. Rural Drive, Monterey Park (la ubicación se muestra al reverso del volante). Esperamos con interés compartir información sobre nuestra propuesta de comunidad de uso mixto, responder a sus preguntas y recibir sus comentarios.

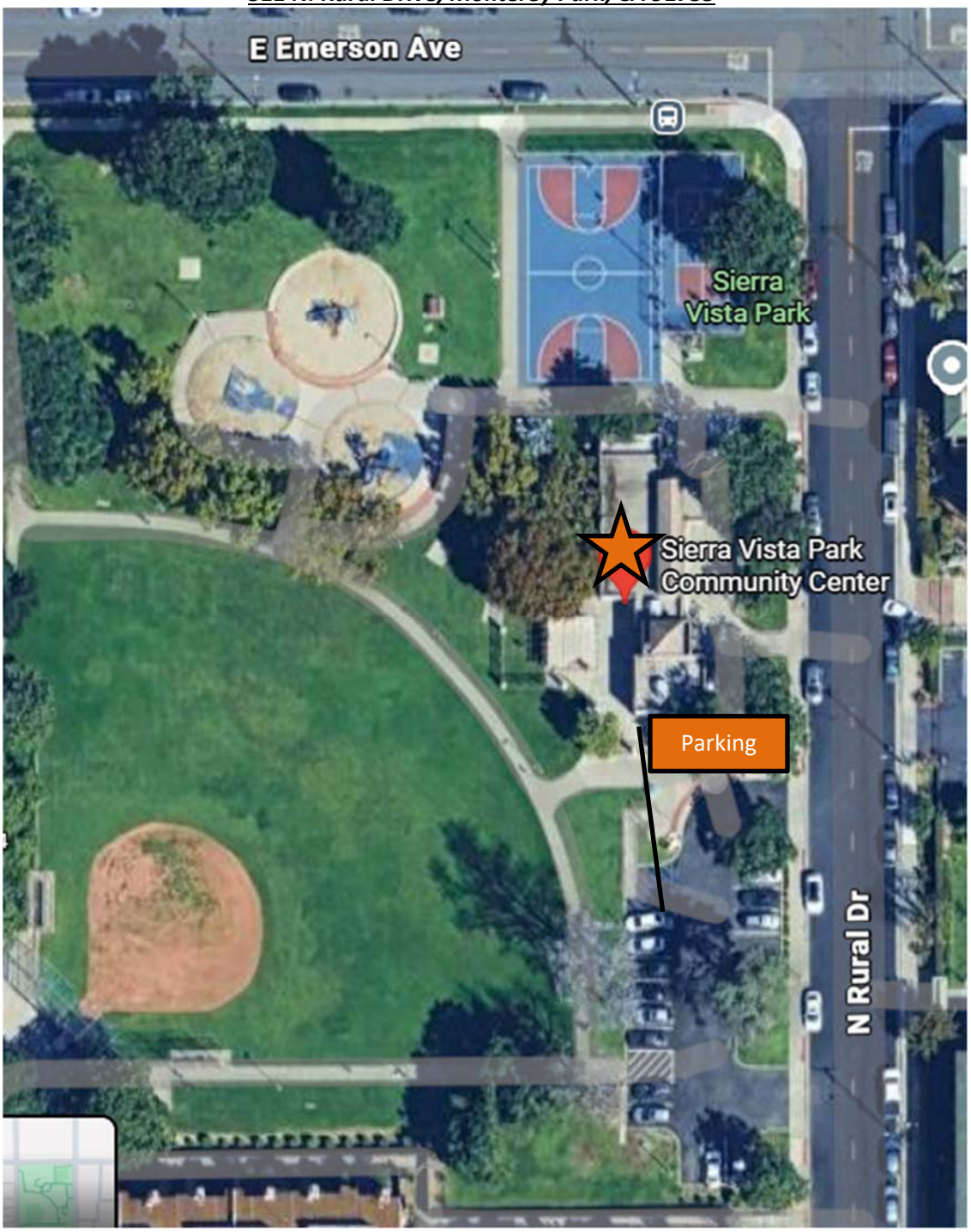
Si tiene alguna pregunta antes de la reunión, no dude en ponerse en contacto conmigo al (562) 370-2218 o por correo electrónico a sarmanino@theolsonco.com.

Atentamente,



Steve Armanino
Vicepresidente de Desarrollo

Lugar de la reunión – Sierra Vista Park Community Center
311 N. Rural Drive, Monterey Park, CA 91755



2026年3月19日

亲爱的邻居：

Olson 公司诚邀您参加一场社区公开会议，共同讨论我们在 Monterey Park 的 Saturn Park（地址：601 Potrero Grande Drive 及 2100 Saturn Street）提议的混合用途住宅开发项目。

公开会议将于 3 月 28 日（星期六）上午 10 点至下午 1 点举行，地点位于 Monterey Park, 311 N. Rural Drive 的 Sierra Vista 社区会议室（地点见传单背面）。我们期待与您分享有关提议社区的信息，回答您的疑问并听取您的意见。

如果您在会议前有任何问题，请随时通过 (562) 370-2218 或 sarmanino@theolsonco.com 与我联系。

此致

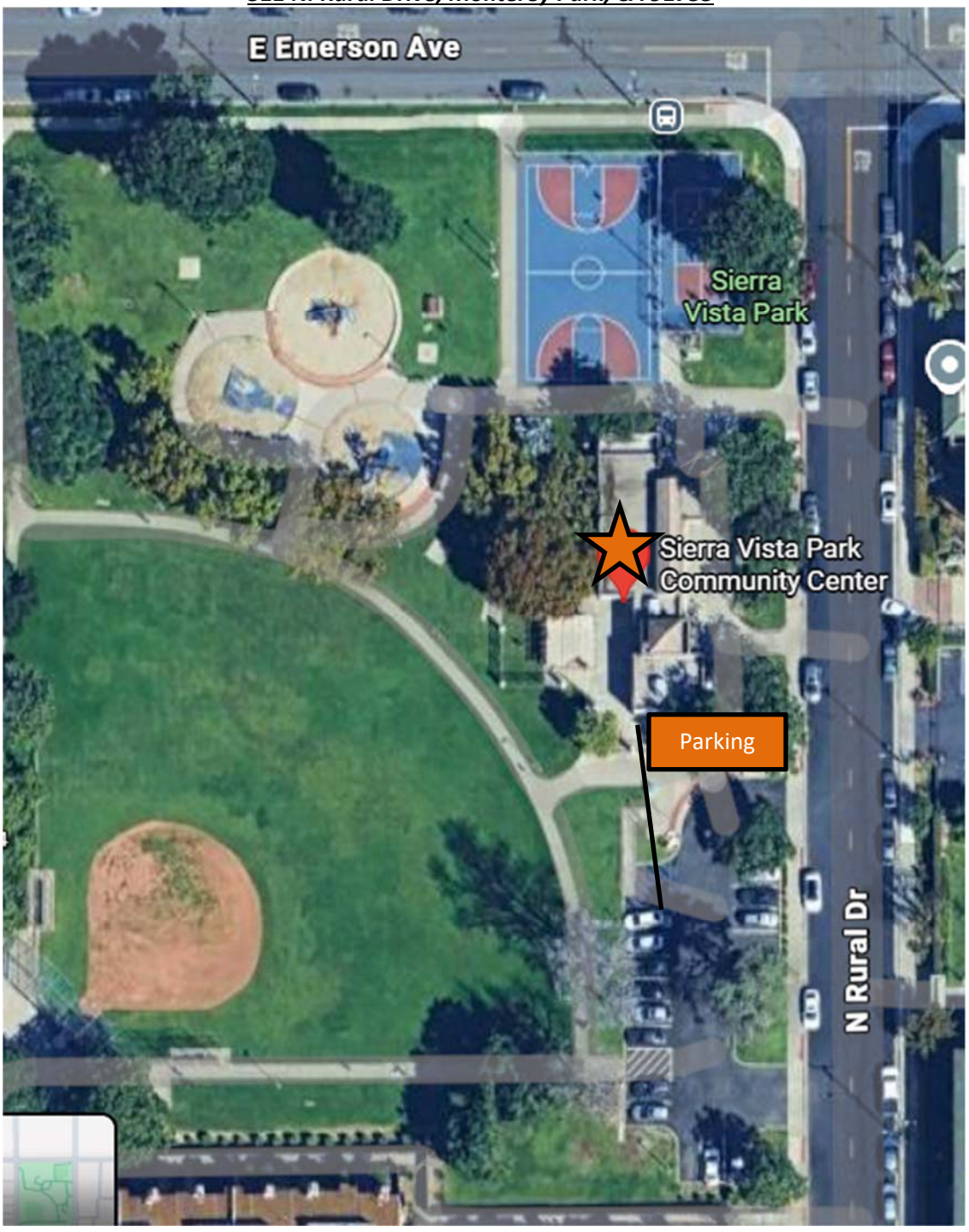


Steve Armanino
开发副总裁

你需要我提供这段文字的拼音，还是需要将其保存为正式邮件格式？

会议地点 (Meeting Location) – Sierra Vista Park Community Center

311 N. Rural Drive, Monterey Park, CA 91755



這是一封關於 **Monterey Park（蒙特利公園市）** 擬建混合用途住宅項目的社區公開會議邀請信。以下是內容摘要：

- **發展商**： The Olson Company
- **項目地點**： Saturn Park 內（地址：601 Potrero Grande Drive 及 2100 Saturn Street, Monterey Park）
- **活動性質**： 社區公開會議（Community Open House），旨在向鄰居介紹項目詳情、解答疑問並收集意見。

會議詳情

- **日期**： 2026年3月28日（星期六）
- **時間**： 上午 10:00 至 下午 1:00
- **地點**： Sierra Vista Community Room
- **地址**： 311 N. Rural Drive, Monterey Park

聯絡資訊

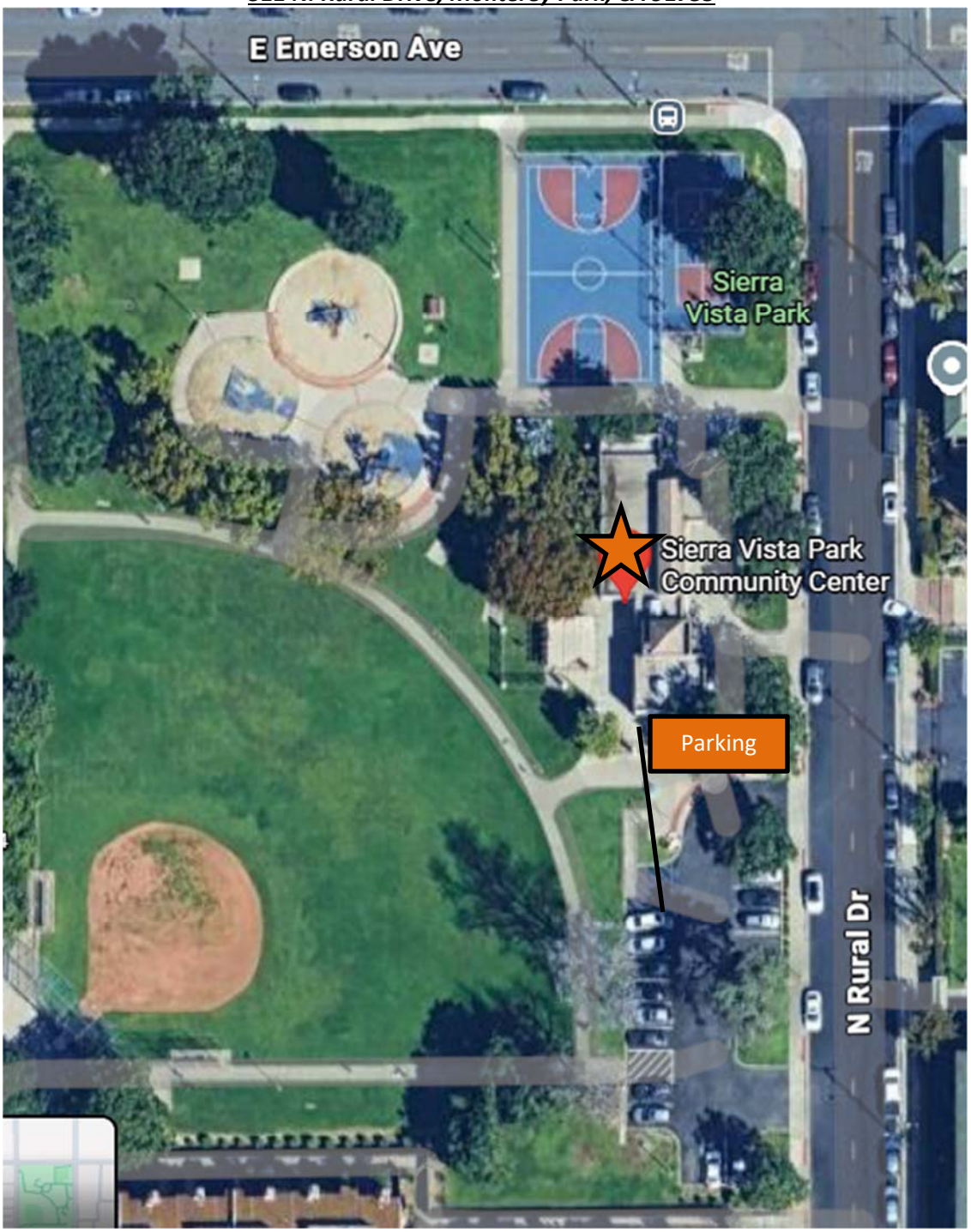
如果你在會議前有任何疑問，可以聯絡發展副總裁 **Steve Armanino**：

- **電話**： (562) 370-2218
- **電郵**： sarmanino@theolsonco.com

你需要我幫你將這封信**翻譯成廣東話**，還是想了解更多關於這個**建築地點**的資訊？



會面地點 (Meeting Location) – Sierra Vista Park Community Center
311 N. Rural Drive, Monterey Park, CA 91755



The main concern I received is the potential traffic impact on the surrounding neighborhoods by adding the community traffic to Potrero Grande. This was primarily from Markland neighbors to the south, which is already impacted.

Wing Long

- Concern with traffic signal at Markland / Potrero Grande, south of Atlas (near Sinclair Gas station).
- Currently difficult to make a left turn from Markland onto Potrero Grande, because the light turns too fast.
- Concern that more residents will increase southbound traffic.
- I told him I would check with our traffic engineer on the results from Markland.

Andre Loute & his mom

- Criticized the Towncenter traffic study – didn't identify impacts to surrounding community.
- Severe backup on Markland eastbound from 2-5 PM
- Cut through traffic from downtown is an issue.
- Asked for proposed population of the site. There is currently a back-up on Via Campo

Dave Jones

- Supportive of Olson's proposal, but had some landscape recommendations, based on what grows well in Monterey Park:
    - Palo Verde Trees (do well at Costco)
    - Brittle Brush (native California shrub – Yellow flower)
    - Mallow Flowering Bush
    - Tall Coyote Bushes (similar to Podocarpus).

Karl Wong

- Would like to see a swimming pool.
- Asked about trash cans – likes that they have a space in the garage and include organics.
- Works as an environmental consultant to a waste hauler.

Welcome to The Monterey Park (Potrero Grande & Atlas) Community Open House

Saturday, March 28, 2026

PLEASE SIGN IN

Attendee #	NAME	MAILING ADDRESS	CITY	ZIP	PHONE	Email Address	Comments?
1	Yang C. Lin	[redacted]	Monterey Park	91755	[redacted]		
2	Tim Hou	320 Newcomb	MPK	91754	626-307-1463	thou@montereyparkca.gov	
3	Henry Lo						
4	TAMMY SAM				[redacted]		
5	Jose Sanchez		MPK			josanchez@montereypark.ca.gov	
6	VINH NGO		MPK			VNGO@montereypark.ca.gov	
7	Thomas Wong		MPK				
8	Stacy Lin		MPK	91755			
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Below are my community meeting notes and attached is the sign in sheet from the meeting. Let me know if you have any changes.

3/28 – Monterey Park Community Open House (10am-1pm)

First attendee – Yang C. Lin (lives on Clover)

- Yang tried to get other members of his community to the meeting, but no others attended.
- He was accepting of Olson's propose mixed-use community, but said a few of his elderly neighbors did not want to see new housing in Saturn Park.
- There is some concern from neighbors over affordable housing, particularly Section 8-type housing.
- Edison substation – need to disclose to buyers.

Tammy Sam – Planning Commission Chair

- Hot summers in Monterey Park – Multiple days with 100+ temperatures.
- Recommended incorporating a splash pad area for small children.
- Shading – recommended looking into shade sails above open space.
- Recommended accordion wall room dividers inside the cabana for hosting multiple events at once.
- Tammy suggested looking at Irvine Spectrum for kid features – water element for small children.
- Fruit trees are nice where possible (oranges, lemons, etc.)
    - She is involved in fallen fruit project, and makes them into preserves.
- Montebello Schools
    - Need to research if our buyers can transfer
    - Monterey Park schools have a Chinese immersion program that's not offered in Montebello. This could be the basis for transfer.

Nice Couple from Encanto Walk (no names as they didn't sign in on the sheet.

- Walkability is key.
- Higher density would be better.
- A pool would be nice, since it's a hot area.
- Potrero is being upgraded with protected bike lanes.
- Can Portrero frontage be activated more? . Our site engages with Potrero as we approach Atlas.
- Suggested we look at Park and Paseo in Santa Ana (off 55 freeway) x Redhill / Macarthur area.
- Bike design details:
    - Ask Ziad Mazboudi for the Potrero Grande improvement plans showing the design of the protected bike lanes and public parking spaces.
    - Bike parking and storage is important.
    - Those using the bike lane can stop and lock up their bikes to visit the live work.
    - Recommended upside down "U" treatment for bike locks.
    - Protected bike lanes boost retail

Welcome to The Monterey Park (Potrero Grande & Atlas) Community Open House

Monday, April 20, 2026

PLEASE SIGN IN

Attendee #	NAME	MAILING ADDRESS	CITY	ZIP	PHONE	Email Address	Comments?
1	[illegible]	[redacted]	Mont Park	91755	[redacted]	[redacted]	
2	Raymond [illegible]	San Gabriel	Calif.	91775			
3	[illegible]	[redacted]	M.P.	91755			
4	Andy Loute	—	MP	91754	[redacted]	—	
5	Terry Champlin	[redacted]	MP	91755		[redacted]	no marketing
6	Dave Jones		MP	91755		[redacted]	
7	Thomas Cendelli		MPK	91755		YES	
8	Valencia		Montebello	90640			
9	Karl Wong		MPk	91754		[redacted]	
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Welcome to The Monterey Park (Potrero Grande & Atlas) Community Open House
Monday, April 20, 2026
PLEASE SIGN IN

Attendee #	NAME	MAILING ADDRESS	CITY	ZIP	PHONE	Email Address	Comments?
51	CESAR VEGA	[redacted]	MPK	91754		[redacted]	
52	Glinda Sessmonki	[redacted]	MPK	91755			
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April 14, 2026

Dear Neighbor:

The Olson Company is hosting a community open house to discuss our proposed mixed-use development, located within Saturn Park at 601 Potrero Grande Drive and 2100 Saturn Street, Monterey Park.

The open house will take place on **Monday, April 20th from 5p.m.-8 p.m.** at the George Elder Park Community Room at 1950 Wilcox Avenue, Monterey Park (location shown on back of flyer). We look forward to sharing information regarding our proposed mixed-use community, answering questions, and receiving your input.

If you have any questions prior to the meeting, please feel free to contact me at (562) 370-2218 or sarmanino@theolsonco.com.

Best regards,



Steve Armanino
VP of Development

14 de abril de 2026

Estimado vecino:

The Olson Company llevará a cabo una jornada de puertas abiertas para la comunidad con el fin de hablar sobre nuestra propuesta de desarrollo de uso mixto, ubicado dentro de Saturn Park en 601 Potrero Grande Drive y 2100 Saturn Street, Monterey Park.

La jornada de puertas abiertas se llevará a cabo el lunes 20 de abril de 5:00 p. m. a 8:00 p. m. en el salón comunitario de George Elder Park, en 1950 Wilcox Avenue, Monterey Park (la ubicación se muestra al reverso del volante).

Esperamos compartir información sobre nuestra propuesta de comunidad de uso mixto, responder a sus preguntas y recibir sus comentarios. Si tiene alguna duda antes de la reunión, no dude en ponerse en contacto conmigo al (562) 370-2218 o en sarmanino@theolsonco.com.

Atentamente,



Steve Armanino
Vicepresidente de Desarrollo

2026年4月14日

亲爱的邻居：

The Olson Company 将举办一场社区开放日活动，讨论我们拟建的综合用途开发项目。该项目位于蒙特利公园市 (Monterey Park) Saturn Park 内，地址为 601 Potrero Grande Drive 及 2100 Saturn Street。

开放日将于 4 月 20 日（星期一）下午 5:00 至晚上 8:00 在 George Elder Park 社区会议室举行，地址为 1950 Wilcox Avenue, Monterey Park（地点详见传单背面）。

我们期待分享有关拟建综合用途社区的信息、回答问题并听取您的意见。如果您在会议前有任何疑问，请随时通过 (562) 370-2218 或 sarmanino@theolsonco.com 与我联系。

此致，Steve Armanino
开发部副总裁

2026年4月14日

親愛的鄰居：

The Olson Company 將會舉辦一場社區開放日活動，同大家討論我哋擬建嘅綜合用途發展項目。呢個項目位於蒙特利公園市 (Monterey Park) Saturn Park 內，地址係 601 Potrero Grande Drive 同埋 2100 Saturn Street。

開放日將會喺 4 月 20 日（星期一）下晝 5:00 到晚上 8:00，喺 George Elder Park 社區會議室舉行，地址係 1950 Wilcox Avenue, Monterey Park（地點請睇傳單背面）。

我哋好期待同大家分享關於呢個綜合用途社區嘅資訊、解答問題，同埋聽取你哋嘅意見。如果你喺會議之前有任何疑問，歡迎隨時透過 (562) 370-2218 或 sarmanino@theolsonco.com 聯絡我。

祝好，

Steve Armanino
開發部副總裁

2026年4月14日

親愛的鄰居：

The Olson Company 將舉辦一場社區開放日活動，討論我們擬建的綜合用途開發項目。該項目位於蒙特利公園市 (Monterey Park) Saturn Park 內，地址為 601 Potrero Grande Drive 及 2100 Saturn Street。

開放日將於 4 月 20 日（星期一）下午 5:00 至晚上 8:00 在 George Elder Park 社區會議室舉行，地址為 1950 Wilcox Avenue, Monterey Park（地點詳見傳單背面）。

我們期待分享有關擬建綜合用途社區的信息、回答問題並聽取您的意見。如果您在會議前有任何疑問，請隨時通過 (562) 370-2218 或 sarmanino@theolsonco.com 與我聯繫。

此致，

Steve Armanino
開發部副總裁

Meeting Location – George Elder Park Community Center

1950 Wilcox Avenue, Monterey Park, CA 91755



ATTACHMENT 7
Traffic Study

Traffic Study documents can be accessed at the following link:

https://www.montereypark.ca.gov/DocumentCenter/View/19171/Attach-7---Traffic

ATTACHMENT 8
Applications

Application documents can be accessed at the following link:

https://www.montereypark.ca.gov/DocumentCenter/View/19174/Attach-8---Project-Applications

ATTACHMENT 9
Notice of Exemption

Print Form

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: LOS ANGELES

From: (Public Agency): CITY OF MONTEREY PARK
320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754

(Address)

Project Title: 159 UNIT CONDO DEVELOPMENT, 8 LIVE/WORK UNITS, 8 VLI UNITS

Project Applicant: STEVE ARMANINO, REPRESENTING THE OLSON COMPANY

Project Location - Specific:

601 Potrero Grande Dr. and 2100 Saturn St. (APNS 5265-025-055, 056 and 058)

Project Location - City: MONTEREY PARK Project Location - County: LOS ANGELES

Description of Nature, Purpose and Beneficiaries of Project:

A 159-unit condominium development, including eight live/work units, and eight very low-income affordable units at 601 Potrero Grande Drive and 2100 Saturn Street (Assessor's Parcel Numbers 5265-025-055, 056 and 058.

Name of Public Agency Approving Project: CITY OF MONTEREY PARK

Name of Person or Agency Carrying Out Project: TIMOTHY HOU

Exempt Status: **(check one):**

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: Public Resources Code § 21080.66

Reasons why project is exempt:

The Applicant submitted an AB 130 Eligibility Checklist, and staff determined that the Project satisfies the applicable eligibility requirements, including those relating to project size, urbanized location, infill status, absence of statutory exclusion areas, and the lack of any historic structure demolition.

Lead Agency Contact Person: TIMOTHY HOU Area Code/Telephone/Extension: 626-307-1315

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: _____ Date: _____ Title: _____

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

Revised 2011