

**CITY COUNCIL OF MONTEREY PARK  
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY OF THE  
FORMER REDEVELOPMENT AGENCY  
AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 W. Newmark Avenue, Monterey Park, CA 91754**

**Wednesday  
February 1, 2017  
7:00 PM**

**MISSION STATEMENT**

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

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

**PUBLIC COMMENTS ON AGENDA ITEMS**

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

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

This Agenda includes items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER**

**Mayor**

**FLAG SALUTE**

**The Monterey Park Fire Explorers**

**ROLL CALL**

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

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

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

**ORAL AND WRITTEN COMMUNICATIONS**

**[1.] PRESENTATION - None.**

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

**NEW BUSINESS**

**2-A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF February 1, 2017**

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

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated February 1, 2017 totaling \$270.00 and specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

**2-B. SUCCESSOR AGENCY (SA) MINUTES**

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

- (1) Approve the minutes from the regular meeting of January 4, 2017 and the special meeting of January 4, 2017; and
- (2) Take such additional, related, action that may be desirable.

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

**[4.] PUBLIC HEARING**

**4-A. APPEAL OF THE PLANNING COMMISSION'S DECISION FOR PROPOSED ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE**

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission's decision; and
- (5) Take such additional, related, action that may be desirable.

**[5.] OLD BUSINESS - None.**

**[6.] NEW BUSINESS**

**6-A. WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF JANUARY 18, 2017**

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ allowing certain claims and demands per Warrant Register dated January 18, 2017 totaling \$501,698.11 specifying the funds out of which the same are to be paid; and
- (2) Take such additional, related, action that may be desirable.

**6-B. CITY COUNCIL MINUTES**

It is recommended that the City Council:

- (1) Approve the minutes from the regular meeting of January 4, 2017 and the special meeting of January 4, 2017; and
- (2) Take such additional, related, action that may be desirable.

**6-C. ANNUAL WEED ABATEMENT DECLARATION LIST**

It is recommended that the City Council consider:

- (1) Approving the Weed Abatement Declaration List
- (2) Adopting the attached Resolution, and
- (3) Take such additional, related, action that may be desirable.

**6-D. MIDYEAR REVIEW REPORT WITH PROPOSED ADJUSTMENTS TO THE ADOPTED BUDGET 2016-2017**

It is recommended that the City Council consider:

- (1) Approve budget amendments for additional expenditures as presented in the Midyear Review Report;
- (2) Receive and File the report; and
- (3) Take such additional, related, action that may be desirable.

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

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

**ADJOURN**

## ORAL AND WRITTEN COMMUNICATIONS





## City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** The Honorable Mayor and City Council  
**FROM:** Chu Thai, Director of Management Services  
Annie Yaung, CPFO, Controller  
**SUBJECT:** Warrant Register for Successor Agency to the Former Community  
Redevelopment Agency of  
**February 1, 2017**

### **RECOMMENDATION:**

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **February 1, 2017 totaling \$270.00** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **337-337**.

### **BACKGROUND:**

The claims and demands on the attached warrant register have been duly audited. I certify that the said claims and demands are accurate, are proper charges against the City of Monterey Park, Acting as the Successor Agency to the Former Community Redevelopment Agency (SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

**FISCAL IMPACT:**

Disbursements from all funds total **\$270.00.**

Respectfully submitted:

Prepared by:

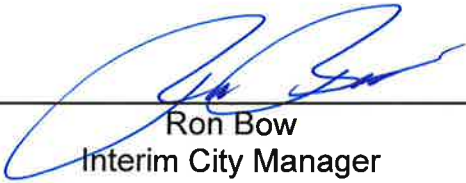


Chu Thai  
Director of Management Services



Annie Yaung, CPFO  
Controller

Approved By:



Ron Bow  
Interim City Manager

Attachments 1: Resolution

Attachments 2: Warrant Register

# **ATTACHMENT 1**

## **Resolution**

RESOLUTION NO. SA-\_\_\_\_\_

**A RESOLUTION OF THE  
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA)  
ALLOWING CERTAIN CLAIMS AND DEMANDS  
PER WARRANT REGISTER DATED  
1ST DAY OF FEBRUARY 2017  
TOTALING \$270.00 AND SPECIFYING THE FUNDS OUT  
OF WHICH THE SAME ARE TO BE PAID**

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

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

|                          |                  |
|--------------------------|------------------|
| Atlantic/Garvey Projects | \$ 270.00        |
| Total                    | <u>\$ 270.00</u> |

PASSED, APPROVED AND ADOPTED THE 1ST DAY OF FEBRUARY 2017.

\_\_\_\_\_  
Mitchell Ing, Mayor  
City of Monterey Park, California

ATTEST:

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

Resolution No. SA-  
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STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES        ) ss.  
SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)  
OF CITY OF MONTEREY PARK        )

I hereby certify that this resolution was duly adopted by the  
Successor Agency to the Former Community Redevelopment Agency,  
at a regular meeting held on the 1st day of February 2017 by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

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

## **ATTACHMENT 2**

### **Warrant Register**

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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PRINTED WARRANTS

| VENDOR NAME       | ACCOUNT                           | AMOUNT | DESCRIPTION         | P.O. | CHECK # | TOTAL         |
|-------------------|-----------------------------------|--------|---------------------|------|---------|---------------|
| HENSLEY LAW GROUP | 0860-801-1203-31600               | 150.00 | LEGAL-SA            |      | 337     |               |
|                   | 0860-801-1203-31600               | 120.00 | LEGAL-SA (EXPENSES) |      | 337     |               |
|                   |                                   |        |                     |      |         | 270.00        |
|                   | <b>TOTAL FOR REGULAR WARRANTS</b> |        |                     |      |         | <b>270.00</b> |
|                   | PRINTED                           | 270.00 |                     |      |         |               |
|                   | E-PAYABLE                         | 0.00   |                     |      |         |               |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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|                              |        |
|------------------------------|--------|
| TOTAL FOR PREPAID WARRANTS   | 0.00   |
| TOTAL FOR PREPAID E-PAYABLES | 0.00   |
| TOTAL FOR PRINTED WARRANTS   | 270.00 |
| TOTAL FOR PRINTED E-PAYABLES | 0.00   |
| TOTAL WARRANTS               | 270.00 |
| TOTAL VOID CHECKS            | 0      |
| TOTAL PREPAID CHECKS         | 0      |
| TOTAL PREPAID E-PAYABLES     | 0      |
| TOTAL CHECKS PRINTED         | 1      |
| TOTAL E-PAYABLES PRINTED     | 0      |
| TOTAL CHECKS ISSUED          | 1      |



CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017  
FUND SUMMARY

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| FUND | DESCRIPTION                  | PREPAID | PRINTED | TOTAL  |
|------|------------------------------|---------|---------|--------|
| 0860 | ATLANTIC/GARVEY CAP PROJECTS | 0.00    | 270.00  | 270.00 |
|      | TOTAL                        | 0.00    | 270.00  | 270.00 |



# City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** The Honorable Mayor and City Council

**FROM:** Vincent D. Chang, City Clerk

**SUBJECT:** Successor Agency (SA) Minutes

**RECOMMENDATION:**

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

- (1) Approve the minutes from the regular meeting of January 4, 2017 and the special meeting of January 4, 2017; and
- (2) Take such additional, related, action that may be desirable.

**EXECUTIVE SUMMARY:**

None.

**BACKGROUND:**

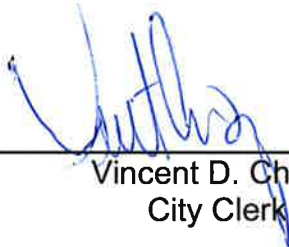
None.

**FISCAL IMPACT:**

None.

Respectfully submitted,

Prepared by:

  
\_\_\_\_\_  
Vincent D. Chang  
City Clerk

  
\_\_\_\_\_  
Timothy Huynh  
Minutes Clerk

Approved By:

  
\_\_\_\_\_  
Ron Bow  
Interim City Manager

**Attachments:** January 4, 2017 regular meeting minutes  
January 4, 2017 special meeting minutes

# **ATTACHMENT 1**

## **Minutes**

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
REGULAR MEETING  
JANUARY 4, 2017**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 4, 2017 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER:**

Mayor Ing called the meeting to order at 7:02 p.m.

**FLAG SALUTE:**

The Monterey Park Fire Explorers led the flag salute.

**ROLL CALL:**

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None.

**ALSO PRESENT:** Interim City Manager Ron Bow, Deputy City Attorney David King, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Director of Recreation & Community Services Dan Costley, Police Chief Jim Smith, Controller Annie Yaung, Interim Director of Public Works Tito Haes, Director of Community & Economic Development Michael Huntley, Water Utility Manager Frank Heldman

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**ORAL AND WRITTEN COMMUNICATIONS**

- Andrew Yam, representative for the Community Participation Commission, invited all residents to the Earthquake and Emergency Preparedness Day.

**1. PRESENTATIONS**

**MISSION STATEMENT**

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

**1A. OVERVIEW REGARDING THE STATE OF LAW AFTER PROPOSITION 64 ADOPTION**

Police Chief Jim Smith provided a presentation regarding the recent passing of Proposition 64 and the effect it will have on the city of Monterey Park.

**Action Taken:** Discussion only, no action taken.

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

**NEW BUSINESS**

**2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF DECEMBER 21, 2016**

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 335-335.

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved payments of warrants and adopted Resolution No. SA-130 of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated December 21, 2016 totaling \$16.79 and specifying the funds of which the same are to be paid.

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

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

**Resolution No. SA-130, entitled:**

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 21ST DAY OF DECEMBER 2016 TOTALING \$16.79 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

**2B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – NOVEMBER 2016**

As of November 30, 2016 invested funds for the Successor Agency of the City of Monterey Park is as follows:

|                                  |                      |
|----------------------------------|----------------------|
| • Successor Agency (SA) Checking | 95,120.35            |
| • Successor Agency (SA) RORF     | <u>156,595.00</u>    |
| Total                            | <u>\$ 251,715.35</u> |

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, received and filed the monthly investment report.

**Motion:** Moved by Council Member Chan and seconded by Vice Mayor Real Sebastian, motion carried by the following vote:

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

## **2C. SUCCESSOR AGENCY (SA) MINUTES**

Approve the minutes from the regular meeting of November 16, 2016 and December 7, 2016 and the special meetings of November 16, 2016 and December 7, 2016.

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, approved the minutes from the regular meeting of November 16, 2016 and December 7, 2016 and the special meetings of November 16, 2016 and December 7, 2016.

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

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

## **2D. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2017 – JUNE 30, 2018**

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

The ROPS is required to be prepared for an entire 12 months. Staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider and adopt the Recognized Obligation Payment Schedule ROPS17-18 A&B and the related administrative budget for the period covering July 2017 – June 2018.

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, (1) adopted Resolution No. SA-131 approving the Recognized Obligation Payment Schedule (ROPS17-18 A&B) for the period between July 1, 2017 – June 30, 2018; (2) approved the Successor Agency Administrative Budget for July 1, 2017 – June 30, 2018; and (3) directed staff to post and transmit the ROPS and Administrative Budget to the appropriate public agencies.

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

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

**Resolution No. SA-131**, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ADOPTING RECOGNIZED OBLIGATION PAYMENT SCHEDULES PURSUANT TO HEALTH AND SAFETY CODE § 34177

## **2E. MAYOR'S APPOINTMENT TO THE OVERSIGHT BOARD**

The Oversight Board for dissolution of the former Monterey Park Redevelopment Agency was formed in 2012. The Oversight Board oversees the activities of the Successor Agency in regards to recognized obligation payment schedules and the fiduciary responsibilities to holders of enforceable obligations and the taxing entities that benefit from distributions of property tax and other revenues pursuant to Health and Safety Code Section 34188.

Paul Talbot, former City Manager, was an Oversight Board member on behalf of the city but his retirement leaves a vacancy on the Oversight Board.

**Action Taken:** The City Council, acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, received and filed this Report regarding appointment of the Interim City Manager to the oversight board pursuant to Health and Safety Code Section 34179.

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

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

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



**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
SPECIAL MEETING  
JANUARY 4, 2017**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 4, 2017 at 6:00 p.m.

**CALL TO ORDER:**

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

**ROLL CALL:**

Interim City Manager Bow called the roll:

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

Council Members Absent: None

Also Present: Interim City Manager Ron Bow, Deputy City Attorney David King

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**ORAL & WRITTEN COMMUNICATIONS**

None.

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

**1. CONFERENCE LEGAL COUNSEL, EXISTING LITIGATION – GOVERNMENT  
CODE SECTION 54956.9(d) – Number of Cases: 1**

Arthur Rousseau vs. City of Monterey Park

WCAB No.: ADJ9128470

**RECONVENE & ADJOURNMENT**

The City Council reconvened from Closed Session with all Council Members present. The meeting was adjourned at 6:13 p.m.

**Action Taken:** No reportable action taken during Closed Session.

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Vincent D. Chang  
City Clerk

**MISSION STATEMENT**

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



## City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Michael A. Huntley, Director of Community and Economic Development

**SUBJECT:** Appeal of the Planning Commission's decision for proposed Zone Change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

### **RECOMMENDATION:**

It is recommended that the City Council consider:

- (1) Opening the public hearing;
- (2) Taking documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) After considering the evidence, determine whether to uphold, amend, or overturn Planning Commission's decision; and
- (5) Taking such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

The appellant, Latigo Canyon Development LLC, filed an application for a Zone Change; Conditional Use Permit; and Tentative Map No. 074731 for the subdivision of air rights to construct a 54-unit mixed-affordable senior housing condominium project at 130-206 South Chandler Avenue. The Monterey Park Municipal Code ("MPMC") zones the project property as R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which was proposed to be consolidated as part of the proposed project. The three parcels would total 35,520 square feet (0.82 acre) in size. The lot width would be 185 feet and the depth is 192 feet. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.

On November 22, 2016, the Planning Commission reviewed the proposed project and expressed concerns about several items including the required number of parking spaces for affordable senior housing development, providing additional setbacks and the consideration of providing additional affordable units. Subsequent to the discussion, the Planning Commission continued the public hearing to December 13, 2016.

On December 13, 2016, the Planning Commission reopened the public hearing to receive public testimony and other evidence regarding the proposed project. Although the applicant made some revisions to the proposed project, the Planning Commission still had the same concerns and did not take action on the proposed project. The lack of action by the Planning Commission is the same as denying the project. On December 21, 2016, the Applicant filed an appeal application.

### **BACKGROUND AND ANALYSIS**

The Planning Commission staff report dated November 22, 2016 and December 13, 2016, minutes from the November 22, 2016 and December 13, 2016 Planning Commission meetings, and the Applicant's appeal statement of circumstances is attached. The justifications provided by the applicant either restates information already included in the staff reports or are subjective comments made by the applicant.

#### **Appeal Process**

Since this project involves a tentative map, appeal of the project is regulated by Government Code § 66452.5 and MPMC § 20.04.040.

This matter was timely appealed by the Applicant. Following a hearing, the City Council may sustain, modify, reject, or overrule Planning Commission's decision as set forth in Government Code § 66452.5. Should the City Council choose to modify, reject, or overrule the Planning Commission's decision, it would need to make findings consistent with Government Code § 66474 to support its decision. A copy of that section is attached for reference.

Relevant to this appeal – and specifically to the tentative map – is that the City Council

*"shall deny approval of a tentative map ... if it makes any of the following findings:*

(a) That the proposed map is not consistent with applicable general and specific plans ...

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

(c) That the site is not physically suitable for the type of development.

(d) That the site is not physically suitable for the proposed density of development...." (Emphasis added)

As noted in the Planning Commission staff reports and the rest of the administrative record, the tentative map can only be consistent with the General Plan and MPMC *if* the City Council adopts an ordinance that, among other things, changes the zoning for the Project site. Without such action, the tentative map must be denied in accordance with Government Code § 66474.

**LEGAL NOTIFICATION:**

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **January 6, 2017** and published in the Wave on **January 13, 2017** was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **January 6, 2017**.

Respectfully submitted:

By:

  
\_\_\_\_\_  
Michael Huntley  
Director of Community and  
Economic Development

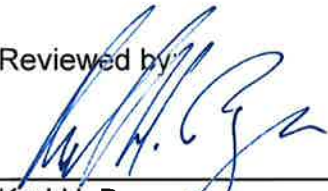
Prepared by:

  
\_\_\_\_\_  
Samantha Tewasart  
Senior Planner

Approved by:

  
\_\_\_\_\_  
Ron Bow  
Interim City Manager

Reviewed by:

  
\_\_\_\_\_  
Karl H. Berger  
Assistant City Attorney

Attachments:

- Attachment 1: Planning Commission staff report dated November 22, 2016 and December 13, 2016
- Attachment 2: Planning Commission Minutes November 22, 2016 and December 13, 2016
- Attachment 3: Appeal from the Project Applicant, Latigo Canyon Development, LLC.

# ATTACHMENT 1

Planning Commission staff report dated November 22, 2016 and  
December 13, 2016



## Planning Commission Staff Report

**DATE:** December 13, 2016

**AGENDA ITEM NO:** 2-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider a Zone Change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

On November 22, 2016, the Planning Commission reviewed this application and expressed concerns about several items, including the number of required parking spaces for affordable housing generally, providing additional setbacks, and the consideration of providing additional affordable units.

Since the meeting, the applicant has revised the plans to provide 3 feet of additional setback on the north and south sides of the project on the second, third, and fourth floors. Aside from the setbacks no other revisions were made to proposed project, nor did the project architect response to the comments on off-street parking or additional affordable housing. Staff believes that any additional setback beyond the minimum code requirements will help to provide further relief to the building mass and the proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan. The project architect will provide more discussion on the changes made to the building elevations.

Respectfully submitted,

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Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

Reviewed by:



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Samantha Tewasart  
Senior Planner

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Karl H. Berger  
Assistant City Attorney

Attachments:

- Attachment 1: Draft Resolution
- Attachment 2: Site, floor, elevation plans and Tentative Map
- Attachment 3: Planning Commission staff report dated November 22, 2016

# ATTACHMENT 1

## Draft Resolution



## RESOLUTION NO.

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION; APPROVE ZONE CHANGE (ZC-16-01); CONDITIONAL USE PERMIT (CU-16-04); AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS TO CONSTRUCT A 54-UNIT MIXED-AFFORDABLE SENIOR CITIZENS HOUSING DEVELOPMENT AT 130-206 SOUTH CHANDLER AVENUE.**

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

SECTION 1: The Planning Commission finds and declares that:

- A. On April 5, 2016, Latigo Canyon Development LLC (the "Applicant"), submitted an application to construct a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue. To complete the development, the Applicant seeks discretionary approvals for Tentative Map No. 073741 (TM-16-02); a zone change to secure a Senior Citizens Housing (S-C-H) Overlay Zone; and a Conditional Use Permit to permit an affordable senior citizens housing development in the R-3 (High Density Residential) Zone (collectively, the "Project");
- B. The Project was reviewed by the City of Monterey Park Community and Economic Development Department for, in part, consistency with the General Plan and conformity with the Monterey Park Municipal Code ("MPMC");
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project before the Planning Commission for November 22, 2016. After considering the matter, the Planning Commission continued the public hearing until December 13, 2016;
- E. On December 13, 2016, the Planning Commission reopened the continued public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of Latigo Canyon Development LLC; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its November 22, 2016 and December 13, 2016 public hearings including, without limitation, the staff report submitted by the Community and Economic Development Department.

SECTION 2: *Factual findings and Conclusions.* After considering all of the evidence in the record, the Planning Commission makes the following factual findings and conclusions:

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- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. The project site is 35,520 square feet (0.82 acre) in size; the lot width is 185 feet and the depth is 192 feet.
- H. The project site is currently developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- J. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.
- K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. The R-3 Zone allows up to 14 units on the project site. The project cannot be

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developed on the project site without the zone change to Senior Citizen Housing Overlay Zone as proposed by the Applicant.

- M. With a Senior Citizen Housing Overlay Zone, the project site may be developed up to a maximum of 50 units per acre per MPMC Chapter 21.16. All the units will be attached in a rectangular formation with a courtyard at the center of the property.
- N. The Applicant also seeks a density bonus pursuant to MPMC Chapter 21.18. A density bonus will allow the Applicant to build an additional 4 units on the project site for a total of 54 units.
- O. To obtain a density bonus, the project proposes 2.5 percent very-low income units for a 10 percent density bonus; and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively.
- P. The project will be 4-stories and 40 feet in height.
- Q. The project will meet the required setbacks of 25 feet for the front and rear yards and 10 feet for the side yard setbacks.
- R. The project site is accessible from South Chandler Avenue a 60-foot-wide right-of-way local street. The driveway will be 26 feet wide at the entrance, which exceeds the required 18 feet width; it will be 26 feet wide in the subterranean parking level. The site is located within a mile south of the Interstate 10 Freeway.

**SECTION 3: SECTION 2: *Environmental Assessment.***

- A. Based upon the information set forth in Section 2, the Project was analyzed for its environmental impacts and an Initial Study was prepared pursuant to CEQA Guidelines §15063. The Initial Study demonstrated that the project would not have a significant effect on the environment with the implementation of mitigation measures. A Mitigated Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Mitigated Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from October 6, 2016 to October 25, 2016.
- B. In accordance with § 15074 of the CEQA Guidelines, the record on which the Planning Commission's findings are based is located at the City of Monterey Park Community and Economic Development Department – Planning Division at City Hall, 320 West Newmark Avenue, Monterey Park, California 91754.

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- C. When considering the whole record for the draft Initial Study and Mitigated Negative Declaration, there is no evidence that the Project will have the potential for an adverse effect on wildlife resources or the habitat on which the wildlife depends, because the project is in a built-out urban environment.
- D. These findings are based on the various mitigation measures to be required in the implementation of the project as adopted in the Mitigated Negative Declaration as already having been incorporated into the Project. The Planning Commission finds that all the mitigation measures now incorporated into the project are desirable and feasible.
- E. Accordingly, based upon the evidence presented to the Planning Commission, the City need not prepare an environmental impact report for the proposed project. Consequently, the Planning Commission recommends that the City Council adopt the draft mitigated negative declaration.

SECTION 4: Conditional Use Permit Findings. Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.32.020:

- A. The project site is adequate in size, shape and topography for the proposed senior housing development.
- B. The site has sufficient access to streets and highways and is adequate in width and pavement type.
- C. The project is consistent with the General Plan.
- D. The project will not have an adverse effect on the use, enjoyment or valuation of property in the neighborhood.
- E. The proposed senior housing development will not have an adverse effect on the public health, safety and general welfare.

SECTION 5: Subdivision. Based upon Section 2, the Planning Commission cannot make any of the findings for denial set forth in in the Subdivision Map Act (Government Code §§ 66410, *et seq.*) for the following reasons:

- A. The proposed map is consistent with the General Plan per Government Code § 65451.
- B. The design of the proposed subdivision is consistent with the General Plan.
- C. The site is physically suitable for the proposed type of development in that the proposed lots meet the size and dimension requirements to allow the subdivision of the existing project site.

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- D. Following a zone change, the site is physically suitable for the proposed density of development.
- E. The design of the subdivision or the proposed improvements is unlikely to cause substantial damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

**SECTION 6:** *Zone Change Findings.* Based upon Section 2, the Planning Commission finds as follows pursuant to MPMC § 21.38.050:

- A. The project is consistent with the goals, policies, and objectives of the General Plan.
- B. The project will not adversely affect surrounding properties.
- C. The proposed amendment promotes public health, safety, and general welfare and serves the goals and purposes of the MPMC.

**SECTION 7:** *Recommendations.* Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference along with the mitigations set forth in the Mitigated Negative Declaration ("MND"), the Planning Commission recommends that the City Council adopt the MND; approve Tentative Map No. 073741 (TM-16-02); approve Conditional Use Permit (CU-16-04); and adopt an ordinance implementing the proposed Zone Change (ZC-16-01).

**SECTION 8:** *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 Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

**SECTION 9:** *Limitations.* The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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SECTION 10:        *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 11:        This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 12:        A copy of this Resolution will be mailed to the Applicant and to any other person requesting a copy.

SECTION 13:        This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 14:        Except as provided in Section 13, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

**ADOPTED AND APPROVED** this 13<sup>th</sup> day of December 2016.

\_\_\_\_\_  
Chairperson Ricky Choi

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 13<sup>th</sup> day of December 2016, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Michael Huntley, Secretary

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

By: \_\_\_\_\_  
Karl H. Berger,  
Assistant City Attorney



## **RESOLUTION NO.**

### **Exhibit A**

## **CONDITIONS OF APPROVAL**

### **130-206 SOUTH CHANDLER AVENUE**

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Latigo Canyon Development, LLC agrees that it will comply with the following conditions for the City of Monterey Park's approval of Tentative Map No. 073741 (TM-16-02), Conditional Use Permit (CU-16-04), and Zone Change (ZC-16-01) ("Project Conditions").

#### **PLANNING:**

1. Latigo Canyon Development LLC (the "Applicant"), 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 TM-16-02 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 TM-16-02, CU-16-04, and ZC-16-01, the Applicant 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.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building Safety Divisions. Any subsequent modification must be referred to the Director of the Community and Economic Development Department for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The tentative map expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. Three one-year extensions may be granted by the Planning Commission upon finding of good cause.
4. The conditional use permit expires twelve months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A single one-year extension may be granted by the Planning Commission upon finding of good cause.

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5. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
6. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.
7. The real property subject to TM-16-02, CU-16-04, and ZC-16-01 must remain well-maintained and free of graffiti.
8. Building permits are required for any interior tenant improvements.
9. Landscaping/irrigation must be maintained in good condition at all times.
10. A final map must be approved and recorded before the City issues a certificate of occupancy.
11. The Homeowner's Association (HOA) must retain the services of a professional property management company to oversee the maintenance and operation of the property. The management company must provide an Annual Verification Report to the Community and Economic Development Department to confirm that all the occupants of the property comply with the age and income restrictions.
12. The developer is to submit a complete master landscape and irrigation plan to the Planning Division of the Community and Economic Development Department with the required fee for review.
13. The developer must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.
14. Construction or demolition work must be conducted between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(6).
15. The operation of any mechanically powered saw, sander, drill, grinder, lawn or garden tool or similar tool between the hours of seven a.m. and seven p.m. on weekdays and the hours of nine a.m. and six p.m. on Saturdays, Sundays and holidays per MPMC § 9.53.070(5).
16. All construction equipment, fixed or mobile, must be equipped with properly operating and maintained mufflers.



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17. Stationary equipment must be placed such that emitted noise is directed away from neighboring residential receivers.
18. Block walls must be constructed with decorative materials, including slump stone, split face block, river rock, brick, stucco covered precision, combination of block pilaster with wrought iron, or similar material, subject to the review and approval of the Planner.
19. The developer must submit an Ownership Selection Plan to the Community and Economic Development Director, or designee, for approval, which at a minimum gives priority to persons displaced by the construction of the project for ownership.

**20. Mitigation Measures:**

- A-1 The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.
- A-2 During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing must be maintained in good condition at all times. The development site must also be maintained free of rubbish and construction debris.
- A-3 In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.
- A-4 The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west.
- A-5 Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes.
- C-6 Before excavating and constructing of the project site, the prime construction contractor(s) must be cautioned on the legal and/or regulatory implications of knowingly destroying cultural resources and removing artifacts, human remains, bottles and other cultural materials from the project site. A signed statement of understanding must be provided to the Community and Economic Development Director before the City issues grading permits. The applicant must bear the cost of implementing this mitigation.

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- C-7 If potential archaeological materials are uncovered during grading or other earth moving activities, the contractor is required to halt work in the immediate area of the find and to retain a professional archaeologist to examine the materials to determine whether it is a unique archaeological resource as defined in Public Resources Code § 21083.2(g). If this determination is positive, the resource must be left in place, if determined feasible by the project archaeologist. Otherwise, the scientifically consequential information must be fully recovered by the archaeologist. Work may continue outside of the area of the find; however, no further work must occur in the immediate location of the find until all information recovery has been completed and a report concerning it filed with the Community and Economic Development Director. The applicant must bear the cost of implementing this mitigation.
- N-8 During excavation and grading activities, construction contractors must equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer's standards.
- N-9 Construction contractors must place all stationary construction equipment in a central site location, where possible, to maximize the distance from nearby receptors.
- N-10 Construction contractors must locate equipment and materials staging in areas that will create the greatest distance between equipment and materials staging and nearby receptors.
- T-11 Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

**BUILDING:**

- 21. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
- 22. A validly issued building permit does not allow excavations to encroach into adjacent property. Requirements for protection of adjacent property are defined in Civil Code § 832.
- 23. The site plan must be approved before the City issues building permits. Among other things, it must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
- 24. A soils and geology report prepared by a civil engineer is required as part of plan check submittal.

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25. The applicant must submit a valid permit obtained from CAL-OSHA to the City before the City issues a building permit.
26. A compaction report for demolition of previous buildings must be submitted to the City of Monterey Park before the City issues grading permits for excavating new foundations.
27. The building must conform to the 2008 Edition of the Energy Efficiency Standards by the California Energy Commission.
28. Access and accessibility requirements, per the California Building Code, apply to this newly constructed, privately funded, multi-family dwelling units building.
29. The applicant must provide mechanically operated exhaust ventilation for S-2 garage.

**ENGINEERING:**

30. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. This project will require the preparation of a Low Impact Development (LID). Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.
31. Applicant must deposit a refundable \$187 cash deposit to guarantee that developer will provide the City with the (1) transparent 4 mil thick mylar tracing; one (1) electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two (2) blueprints of the recorded final map which must be filed with the Public Works Department within three (3) months of recordation. If recorded copy is not submitted by the end of the three month time period, developer will forfeit the \$187 cash deposit.
32. Before submitting a final map for City approval, the applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments; submit L.A. County tax bill, tax payment receipt, and copy of cancelled check.
33. The developer/owner is responsible for ascertaining and paying all City development fees such as, without limitation, sewer deficiency fees, water meter fees and metered water service impact fees as required by MPMC.

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34. The applicant must record covenants, conditions and restrictions ("CC&Rs") and establish a homeowner's association to address common maintenance and utilities. CC&Rs must be reviewed and approved by the City Attorney and the City Engineer at the applicant's sole cost. Applicant is responsible for securing the CC&R requirements from the Public Works Department. A copy of the recorded CC&Rs must be submitted to the Public Works Department before the City performs final inspection and issues a certificate of occupancy.
35. All improvement plans, including grading and public improvement plans, must be based upon City approved datum. Benchmark references to be obtained from the Engineering Division.
36. A water plan must be submitted for review and approval by the Public Works Director, or designee. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City. The substantiation of adequate water services must be confirmed by the Public Works Director, or designee, before the City issues building permits.
37. The applicant must submit water meter sizing sheet to the Public Works Department. The Public Works Department will then determine what water requirements must be met. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed before final inspection approval.
38. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the Public Works Director, or designee, before the approval of the final map. All maps must be prepared from a field survey. Compiled maps are not permitted unless prior approval is granted by the Public Works Director, or designee. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the Public Works Director, or designee.
39. A site drainage plan must be prepared for review and approval by the Public Works Director, or designee before the City issues building permits. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the Public Works Director, or designee. Drainage from contiguous properties cannot be blocked and must be accommodated to the satisfaction of the Public Works Director, or designee. A hydrology and hydraulic study of the site may be required for submittal to the Public Works Director, or designee for review and approval.
40. All storm drainage facilities serving the development must accommodate a 50 year storm. If existing storm drain facilities are inadequate they must be enlarged as

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necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also to the satisfaction of the Public Works Director, or designee before the issuance of building permits.

41. Any damage done to existing street improvements and utilities during construction must be repaired before acceptance of the project. Pre-existing damaged, deteriorated, substandard or off-grade curb, gutter, driveways and sidewalk must also be repaired or replaced to the satisfaction of the Public Works Director, or designee. All existing driveways, if not to be used, must be removed and replaced with curb and sidewalk.
42. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the Public Works Director, or designee. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
43. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted before the City issues building permits, showing all existing and proposed utilities. The utilities may be shown on either a separate plan or on the proposed site plan.
44. A sewer connection reconstruction fee will be assessed at the time that the City issues a building permit in accordance with MPMC Chapter 14.06.
45. All buildings must have roof gutters and all roof drainage must be conducted to the public street or an approved drainage facility in a manner approved by the Public Works Director, or designee, before the City issues building permits.
46. The grading and drainage plan and a separate street improvement plan must be submitted by the first plan check. The street improvement plan must include the removal and reconstruction of the sidewalk, driveway approach, and curb and gutter along the entire property frontage. It must also include asphalt pavement removal and replacement to the centerline of the street.
47. The shoring design plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant.
48. Parkways must be irrigated and landscaped per plans submitted for review and approval by the Public Works Director, or designee, before final inspection approval.



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The need for preserving existing street trees and/or providing additional street trees must be reviewed and approved by the Recreation and Parks Director, or designee.

49. The City reserves the right to restrict driveway access to and from the project in the event future traffic conditions warrant such restricted turn movements.

**FIRE:**

50. All conditional identified by the Monterey Park Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
51. The minimum required fire flow is 6,000 gallons per minute (gpm) for 4-hour duration. Plans must include fire flow test data obtained with one-year of the submittal date. The fire flow may be reduced by 50 percent by written request to the Fire Chief, or designee, per California Fire Code (CFC) Appendix B as adopted by the MPMC.
52. A minimum of 6 fire hydrants must be provided within 150 feet of the structure with an average spacing of 250 feet. Show all existing and proposed fire hydrants on the site plan, per CFC Appendix C.
53. The building height and area will be determined by the CBC Table 503, per CBC §§ 504.2 and 506.3, installation of an automatic fire sprinkler system in the R-1 occupancy will allow either an increase in stories/height or allowable floor area, but not both.
54. Provide an approved Class I standpipe system in all stairwells on all levels including the roof as set forth by the CBC and CFC § 905.
55. Provide an approved automatic fire sprinkler system and fire alarm as set forth by the CFC §§ 903 and 907.
56. Provide smoke alarms in each room for sleeping purposes and at a point centrally located in the corridor or area giving access to each separate sleeping area.
57. Smoke alarms must be installed in accordance with the manufacturers' instructions. Indicate the smoke alarm locations on the plans, per CFC § 907.2.11.1
58. Carbon monoxide alarms must be provided either within all the sleeping units or else the building must be provided with a carbon monoxide alarm system that protects all common areas, per CBC § 420.6.
59. Dwelling units and common areas must be provided with alarm notification appliances, per CFC § 907.2.9.

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60. All dwelling units assigned as accessible must be provided with visual notification appliances, per CFC § 907.5.2.3.4.
61. Provide approved stairway identification signs located approximately 5 feet above the floor landing, at each floor level, and in all enclosed stairways in buildings three or more stories in height. Provide stairway identification signs for review and approval by the Fire Department, per CFC § 1022.8.
62. A minimum of one elevator providing general stretcher dimensions and extending to the top floor must be provided, per CBC § 3002.8.
63. An approved number or address must be provided on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers must be a minimum of 6-inch high by ½ stroke and be a contrasting background, per CFC § 505.1.
64. A Knox box must be provided adjacent to the main entrance at an approved location, per CFC § 506.1.
65. Portable fire extinguishers must be installed on all floors per the CFC § 510.0.
66. Provide a minimum of one standpipe system for use during construction. Such standpipe must be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department access, per CFC § 3313.
67. An on-site Fire Inspector may be required for this project at no expense to the jurisdiction for the duration of the project construction as determined by the Fire Chief. The on-site inspector must be approved by the Fire Chief.
68. A building code and egress analysis report of the applicable portions of the 2013 California Fire and Building code must be prepared by a qualified and licensed professional. The report will bear the stamp of a registered design professional to analyze the fire safety properties of the design, operation, or use of the building or premise and the facilities and appurtenances for review by the fire code official without charge to the jurisdiction, CFC § 104.7.2.
69. If "as-built" plans are required, additional fees will be due for the review of the drawings.

**POLICE:**

70. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
71. If security gates are installed on the property it is recommended that an access control system such as a keypad, card reader, or electric latch retraction devices are installed at ingress and egress gates and doors in order to control and deter

**PLANNING COMMISSION  
RESOLUTION NO.**

unwanted access onto the property. A key card or key code must be provided to the police department to access the property in case of an emergency.

72. The shrubbery on the property must be installed and maintained in such condition to permit visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
73. The driveway leading into the complex must be constructed and maintained in such a condition that traffic is easily visible to those entering or leaving the location.
74. All common open areas must be well lit during the hours of darkness.
75. Signs identifying guest parking spaces must be posted at the guest parking areas and in the driveway leading into the complex preventing illegal or overnight parking of unwanted guests.
76. A proper thoroughfare for residents, guests, and any necessary emergency vehicles and/or personnel must be maintained at all times. The Monterey Park Police Department Traffic Bureau must be contacted for sign verbiage and posting locations. The Traffic Bureau Sergeant can be reached at (626) 307-1481.

**RECREATION:**

77. On the site plan, show the existing trees in the parkway. One street tree may be removed for the new driveway. If an existing street tree is closer than 10 feet from the new driveway, the tree must be removed and a new tree must be planted per planting requirements. The new street tree must be a *Pryus Calleryana* "Bradford Pear."

By signing this document, Latigo Canyon Development LLC, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

---

Latigo Canyon Development LLC, Applicant



## ATTACHMENT 2

Site, floor, elevation plans and Tentative Map No. 073741

Due to the oversized plans, the site, floor, elevation plans and Tentative Map No. 073741 are available for inspection in the City Clerk's office during normal business hours of Monday through Thursday, 7:30 a.m. to 5:00 p.m. and Friday, 7:30 a.m. to 4:00 p.m.

# **COMMENTS AND RESPONSE TO COMMENTS MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY**

---

**CHANDLER SENIOR HOUSING  
130-206 SOUTH CHANDLER AVENUE  
MONTEREY PARK, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF MONTEREY PARK  
DEVELOPMENT SERVICES DEPARTMENT  
320 WEST NEWMARK AVENUE  
MONTEREY PARK, CALIFORNIA 91754**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
16388 E. COLIMA ROAD, SUITE 206J  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**NOVEMBER 1, 2016**

**MTPK 008**

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## 1. INTRODUCTION

The purpose of this report is to provide a record of the written comments that were received regarding the proposed Senior Housing development located along Chandler Avenue. The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new affordable senior housing development. The proposed 54-units would be located within a new four story, 49,958 square-foot building within an existing 35,520 square-foot (0.82-acre) site. A total of 66 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 21,059 square feet of open space will be provided. Of the total amount of open space, 15,443 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021. The Initial Study and Mitigated Negative Declaration (IS/MND) was circulated to both local agencies and the Office of Planning Research, State Clearinghouse for a period of 20 days that ended on October 25, 2016. During this circulation period, four letters were received that included comments regarding the proposed project and the IS/MND. These letters, the specific comments, and the response to these comments are provided herein. The letters that were received by the City include the following:

Local Residents along Chandler Avenue  
Assessor Parcel Numbers: 5257-001-066 and 5257-001-067  
Letters received on October 20, 2016

Ms. Dao Rong Yu, Local Resident  
125 South Chandler Avenue Unit #A  
Monterey Park, California 91754  
Letter Dated October 21, 2016

Diana Watson, Branch Chief  
Department of Transportation  
Community Planning & LD IGR Review  
Letter Dated October 21, 2016

Adriana Raza, Customer Service Specialist  
Los Angeles County Sanitation District  
Facilities Planning Department  
Letter Dated October 25, 2016

## **2. COMMENT LETTERS FROM LOCAL RESIDENTS ALONG CHANDLER AVENUE**

**Letters received October 20, 2016**

**Assessor Parcel Numbers: 5257-001-066 and 5257-001-067**

**Comment 1 (APN 5257-001-066).**

We are not in favor of this project.

### **Response 1.**

The comment is noted for the record. No response is required.

**Comment 2 (APN 5257-001-066).**

South Chandler is a street heavily used. Not only will this increase traffic, but the parking will be limited due to additional guests visiting residents of this complex, but more important- the condition of our street is disgusting! "Wrong side of the railroad tracks?" City Hall – you're on this side too!

### **Response 2.**

Comment noted for the record. The project conforms to the City's parking standards. Senior Housing containing a mix of low income/very low income units and moderate income units is required to provide 0.8 spaces per unit. In addition, one guest space must be provided for every four units. Moreover, some future residents may not own a vehicle.

**Comment 3 (APN 5257-001-066).**

PS: My suspension and tires are wearing out much faster due to your lack of attention – I'll send the bill next time!

### **Response 3.**

Comment has been noted for the record. Mitigation Measure Number 3 requires the Applicant repair any damages that the surrounding streets incur during the project's construction phase.

**Comment 4 (APN 5257-001-067).**

We vote no.

### **Response 4.**

Comment noted for the record. No response is required.

**Comment 5 (APN 5257-001-067).**

Most people who live on this block are non-English residents. It is unfair to ambush these people by not providing different languages and think this is unacceptable. Though I will always be a supporter of



English only from DMV tests to restaurant specials, the fact remains this is a very diverse City.

**Response 5.**

Comment is noted for the record.

**Comment 6 (APN 5257-001-067).**

We do not agree with a 4 story complex on our block just for others, including the City, to profit at the expense of constituents and not provide even the basic safety environment of the roads.

**Response 6.**

Comment has been noted for the record. Mitigation Measure Number 3 requires the Applicant repair any damages that the surrounding streets incur during the project's construction phase. However, local residents are encouraged to inform their elected City officials of the conditions regarding the local streets.

**Comment 7 (APN 5257-001-067).**

PS: put a sign on the corner of Chandler and Garvey stating "double yellow lines means no left turn!!!" and allow the signal more time going north/south so people can walk.

**Response 7.**

Comment has been noted for the record. This issue is not specific to the proposed project. Local residents are encouraged to discuss this issue with City staff and members of the City Council.

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION • CHANDLER SENIOR HOUSING  
130-206 SOUTH CHANDLER AVENUE

**REVIEW:** Copies of the Initial Study and Mitigated Negative Declaration are available for public review at the following locations:

City of Monterey Park Development Services Department  
320 West Newmark Avenue  
Monterey Park, California 91754

Copies of the IS/MND can also be found online at <http://www.montereypark.ca.gov/241/Planning>. Due to the time limits mandated by State law, your response must be submitted no later than 20 days following receipt of this notice or by October 25, 2016. The Planning Commission will consider the project at a Planning Commission hearing that is scheduled for Tuesday, October 25, 2016. Please send your comments to Samantha Tawasart, Senior Planner at the City of Monterey Park Development Services Department, 320 West Newmark Avenue, Monterey Park, California 91754.

Signature: \_\_\_\_\_

  
Samantha Tawasart, Senior Planner

Date: October 6, 2016

29 APN: 6257-001-066

We are NOT in favor of this development

South Chandler is a street heavily use  
Not only will this increase traffic, but the  
parking will be limited ~~to~~ due to additional  
guests visiting residents of this complex, but  
more important -

The condition of our street is disgusting!

"wrong side of the railroad tracks?"

City Hall - you're on this side too!

CITY OF MONTEREY PARK •

PAGE 2

Pls my suspension and tires are wearing out MUCH faster  
due to your lack of attention - I'll send the Bill next time!

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION • CHANDLER SENIOR HOUSING  
130-206 SOUTH CHANDLER AVENUE

**REVIEW:** Copies of the Initial Study and Mitigated Negative Declaration are available for public review at the following locations:

City of Monterey Park Development Services Department  
320 West Newmark Avenue  
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Copies of the IS/MND can also be found online at <http://www.montereypark.ca.gov/241/Planning>. Due to the time limits mandated by State law, your response must be submitted no later than 20 days following receipt of this notice or by October 25, 2016. The Planning Commission will consider the project at a Planning Commission hearing that is scheduled for Tuesday, October 25, 2016. Please send your comments to Samantha Tewasart, Senior Planner at the City of Monterey Park Development Services Department, 320 West Newmark Avenue, Monterey Park, California 91754.

Signature: \_\_\_\_\_

  
Samantha Tewasart, Senior Planner

Date: October 6, 2016

30 APN: 5257-001-067 - we vote NO

City Developers:

most people who lives on this block are NON-english residents. It is unfair to ambush these people by not providing different languages & think this is acceptable. Though I will always be a supporter of an English-only firm DMV tests to restaurant specials. the fact remains this is a very diverse city.

~~regarding the project~~

We do not agree with a 4 story complex on our block - just for others including the city. to profit at the expense of constituents AND not provide even the basic safety environment of the roads.

Pls. Put a sign in the corner of Chandler and

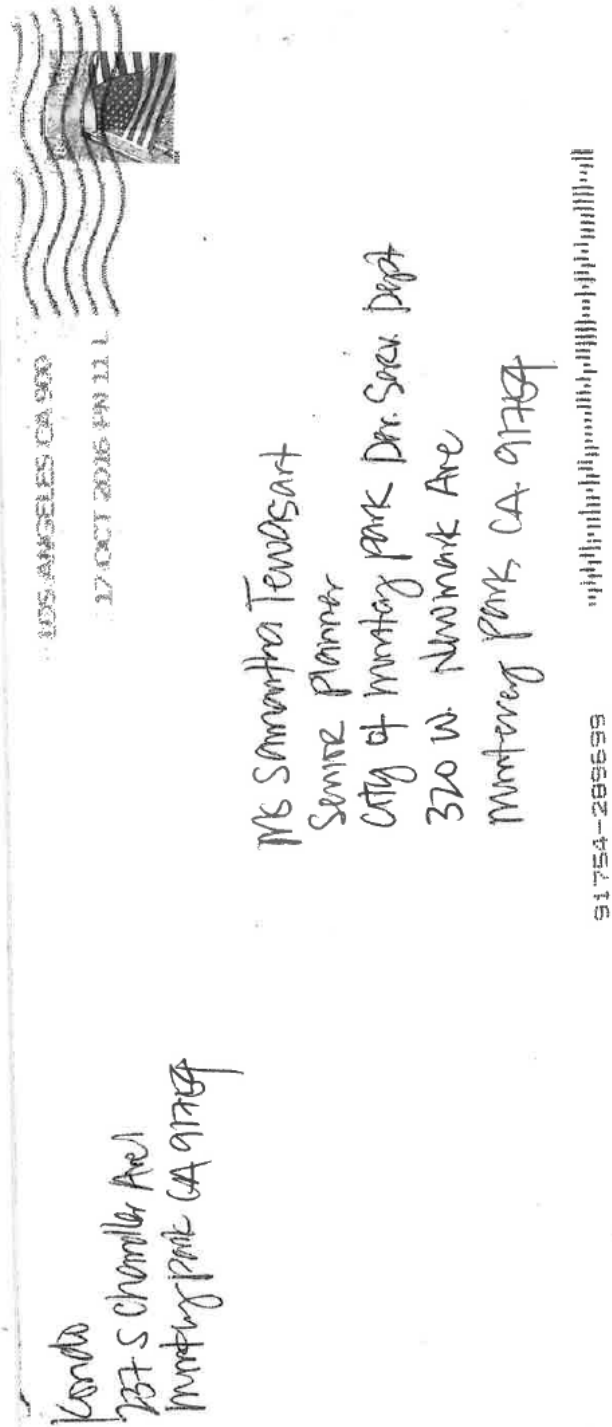
CITY OF MONTEREY PARK •

Gravelly stating "DOUBLE yellow lines means NO left turn!!!

and allow signal more time going N&S so people can walk

PAGE 2

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE



### **3. COMMENT LETTER FROM Ms. DOA RONG YU**

**Letter Dated October 21, 2016**

**Ms. Dao Rong Yu**

**125 South Chandler Avenue Unit #A, Monterey Park, California 91754**

**Comment 1.**

I am against the Chandler Senior Housing!

**Response 1.**

Comment is noted for the record. No response is required.

**Comment 2.**

There is one senior housing close to us on 215 North Chandler Avenue and ambulances come very often with big sounds. If there is one more big senior housing project (54 units) around us, we would not have a quiet living environment.

**Response 2.**

Comment noted for the record.

**Comment 3.**

The buildings on this street are mostly apartments. So, there are more people living in this street. This street should be too crowded to build a 54 unit senior housing.

**Response 3.**

The site is zoned for higher density residential uses. In addition, the project conforms to all of the development standards outlined for the S-C-H (Senior Citizen Housing) overlay zone. State law requires cities to provide a variety of housing for their residents.

Dear Samantha,

I am the owner of 125 S Chandler Ave #A. Monterey Park, Ca. 91754

I against the proposed Chandler senior housing !

Because:

1. There are one senior housing close to us (215 N. Chandler Ave) ambulance come very often with big sounds. if there are one more big senior housing (54 unit) around us, we would not have a quiet living environment.
2. There are 2 busy restaurant on the street. Due to their limited packing space there are lot of customer cars pack on the street. if there are 54 family join us we should have no more packing space on the street for every day.
3. 3. The building on this street most is apartment. so, there are more people living in this street. there are should be too crowded to build a 54 unit senior housing.

Thanks and Regards,



Dao Rong Yu.

October 21, 2016

RECEIVED  
OCT 21 2016  
CITY OF MONTEREY PARK  
COMMUNITY DEVELOPMENT DEPT.

#### **4. COMMENT LETTER FROM THE DEPARTMENT OF TRANSPORTATION (CALTRANS)**

**Letter Dated October 25, 2016**

**Ms. Dianna Watson**

**Department of Transportation**

##### **Comment 1.**

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project involves an application to permit the construction and occupancy of a new affordable senior housing development. The development will consist of 54-units in a new four-story, 49,958 square foot building within an existing 35,520 square foot site. The site will include 66 parking stalls located within a 28,351 square foot subterranean parking garage.

##### **Response 1.**

The comment is noted for the record. The project is accurately characterized in the above comment.

##### **Comment 2.**

The nearest State facility to the proposed project is Interstate 10. Caltrans does not expect the project approval to result in a direct adverse impact to existing State transportation facilities.

##### **Response 2.**

The comment is noted for the record. We concur with your assumption.

##### **Comment 3.**

Also, existing research on parking suggests that increasing the amount of car parking spaces in new developments not only encourages and enables more driving, but also increases the cost of housing. The city and developer should be mindful of the role parking plays in generating car use. If possible the garage driveway should be designed so that the public sidewalk does not slope downward to accommodate driveway access.

##### **Response 3.**

The comment is noted for the record. The project conforms to the City's parking standards. Senior Housing containing a mix of low income/very low income units and moderate income units is required to provide 0.8 spaces per unit. In addition, one guest space must be provided for every four units. Moreover, some future residents may not own a vehicle.



COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7-OFFICE OF REGIONAL PLANNING  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-9140  
FAX (213) 897-1337  
www.dot.ca.gov



Serious drought.  
Help save water!

October 21, 2016

Ms. Samantha Tewasart  
Development Services Dept.  
320 West Newmark Avenue  
Monterey Park, CA 91754

RE: Chandler Senior Housing  
Mitigated Negative Declaration  
Vic: 10 / PM: 23.476  
GTS# LA-2016-00200

Dear Ms. Tewasart:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project involves an application to permit the construction and occupancy of a new affordable senior housing development. The development will consist of 54-units in a new four-story, 49,958 square foot building within an existing 35,520 square foot site. The site will include 66 parking stalls located within a 28,351 square foot subterranean parking garage.

Based on the information received, Caltrans has the following comments:

The nearest State facility to the proposed project is Interstate 10. Caltrans does not expect the project approval to result in a direct adverse impact to existing State transportation facilities.

Also, existing research on parking suggests that increasing the amount of car parking spaces in new developments not only encourages and enables more driving, but also increases the cost of housing. The city and developer should be mindful of the role parking plays in generating car use. If possible the garage driveway should be designed so that the public sidewalk does not slope downward to accommodate driveway access.

If you have any questions regarding these comments, please contact project coordinator Severin Martinez, at (213)-897-0067 or [severin.martinez@dot.ca.gov](mailto:severin.martinez@dot.ca.gov) and refer to GTS# LA-2016-00200.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dianna Watson".

DIANNA WATSON  
IGR/CEQA Branch Chief

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*



## **5. COMMENT LETTER FROM LOS ANGELES COUNTY SANITATION DISTRICTS**

**Letter Dated October 25, 2016**

**Ms. Adriana Raza**

**Los Angeles County Sanitation Districts**

### **Comment 1.**

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on October 11, 2016. The proposed project is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service.

### **Response 1.**

The comment is noted for the record.

### **Comment 2.**

Because the Districts does not have a complete record of the local sewer line in Chandler Avenue, the Districts cannot determine with certainty the trunk sewer which will most likely serve the proposed project. The local sewer line has been identified as the City of Monterey Park's (City) 2-C-0724. Please provide plans for the aforesaid local sewer line in order to obtain a detailed response confirming the trunk sewer which will serve the proposed project.

### **Response 2.**

The comment is noted for the record. The requested information will be provided by City Staff.

### **Comment 3.**

The wastewater generated by the proposed project will most likely be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 256.8 mgd.

### **Response 3.**

The MND identified the Joint Water Pollution Control Plant as a likely destination for untreated wastewater.

### **Comment 4.**

The expected increase in average wastewater flow from the proposed project, described in the document as 54 senior housing apartment dwellings, is 7,176 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to

[www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.

**Response 4.**

When using the generation factors provided on the district's website, the project is anticipated to generate approximately 8,424 gallons per day. This is an increase of 1,248 gallons over the amount that was originally identified in the MND. We will reference these generation rates for all future projects proposed in Los Angeles County.

**Comment 5.**

The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

**Response 5.**

The comment is noted for the record.

**Comment 6.**

In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

**Response 6.**

Comment is noted for the record.

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE



COUNTY SANITATION DISTRICTS  
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400  
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998  
Telephone: (562) 699-7411, FAX: (562) 699-5422  
[www.lacsd.org](http://www.lacsd.org)

GRACE ROBINSON HYDE  
Chief Engineer and General Manager

October 25, 2016

Ref. Doc. No.: 3899332

Ms. Samantha Tewasart, Senior Planner  
Planning Development Services Department  
City of Monterey Park  
320 West Newmark Avenue  
Monterey Park, CA 91754-2896

Dear Ms. Tewasart:

**Response to the NOI for the Chandler Senior Housing Project**

The Sanitation Districts of Los Angeles County (Districts) received a Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) for the subject project on October 11, 2016. The proposed project is located within the jurisdictional boundaries of District No. 2. We offer the following comments regarding sewerage service:

1. Because the Districts does not have a complete record of the local sewer line in Chandler Avenue, the Districts cannot determine with certainty the trunk sewer which will most likely serve the proposed project. The local sewer line has been identified as the City of Monterey Park's (City) 2-C-0724. Please provide plans for the aforesaid local sewer line in order to obtain a detailed response confirming the trunk sewer which will serve the proposed project.
2. The wastewater generated by the proposed project will most likely be treated at the Joint Water Pollution Control Plant located in the City of Carson, which has a capacity of 400 million gallons per day (mgd) and currently processes an average flow of 256.8 mgd.
3. The expected increase in average wastewater flow from the proposed project, described in the document as 54 senior housing apartment dwellings, is 7,176 gallons per day, after all structures on the project site are demolished. For a copy of the Districts' average wastewater generation factors, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and click on the Table 1, Loadings for Each Class of Land Use link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System or for increasing the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to [www.lacsd.org](http://www.lacsd.org), Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. In determining the impact to the

DOC: #3917496.D02

Recycled Paper 

COMMENTS AND RESPONSE TO COMMENTS  
CITY OF MONTEREY PARK • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

Ms. Samantha Tewasart

-2-

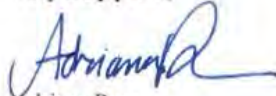
October 25, 2016

Sewerage System and applicable connection fees, the Districts' Chief Engineer will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel or facilities on the parcel. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CAA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,



Adriana Raza  
Customer Service Specialist  
Facilities Planning Department

AR:ar

DOC: #3917496 D02

# **INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION**

**CHANDLER SENIOR HOUSING  
130-206 SOUTH CHANDLER AVENUE  
MONTEREY PARK, CALIFORNIA**

**ZONE CHANGE (ZC)  
CONDITIONAL USE PERMIT (CUP)  
AFFORDABILITY COVENANT (AC)  
AFFORDABLE HOUSING DENSITY BONUS AGREEMENT  
TENTATIVE PARCEL MAP (TPM)  
DESIGN REVIEW (DR)**



**LEAD AGENCY:**

**CITY OF MONTEREY PARK  
DEVELOPMENT SERVICES DEPARTMENT  
320 WEST NEWMARK AVENUE  
MONTEREY PARK, CALIFORNIA 91754**

**REPORT PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
16388 E. COLIMA ROAD, SUITE 206J  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**OCTOBER 6, 2016**

MTPK 008

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## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Chandler Senior Housing

**PROJECT ADDRESS:** 130-206 South Chandler Avenue, City of Monterey Park

**CITY AND COUNTY:** City of Monterey Park, Los Angeles County

**PROJECT:** The City of Monterey Park (the designated lead agency) is reviewing an application to allow for the construction and occupation of a new four-story, 49,958 square-foot building within a 35,520 square foot (0.82-acre) site. This new building will contain 54-units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 66 parking stalls will also be provided. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 21,059 square feet of open space will be provided. Of the total amount of open space, 15,443 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The project site’s legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 020, and 021. Discretionary Actions that would be required as part of the proposed project’s implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.

**FINDINGS:** This document was prepared in conformance with the California Environmental Quality Act (“CEQA”); Public Resources Code [PRC] §21000, *et seq.*; the CEQA Guidelines (California Code of Regulations [CCR], Title 14, §15000, *et. seq.*); and the rules, regulations, and procedures for implementation of CEQA, as adopted by the City of Monterey Park.

## MITIGATED NEGATIVE DECLARATION (CONTINUED)

The environmental analysis provided in the attached Initial Study indicates that the proposed project would not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park finds that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The construction and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment.
- The construction and subsequent occupancy of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The construction and subsequent occupancy of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The construction and subsequent occupancy of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study prepared for the proposed project. The project is also described in greater detail in the attached Initial Study.

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Signature  
City of Monterey Park Community Development Department

---

Date



## SECTION 1 - INTRODUCTION

### 1.1 PURPOSE OF THE INITIAL STUDY

The City of Monterey Park (the designated lead agency) is reviewing an application to permit the construction and occupancy of a new affordable senior housing development. The proposed 54-units would be located within a new four story, 49,958 square-foot building within a with the existing 35,520 square-foot (0.82-acre) site. A total of 66 parking stalls will be provided and these parking stalls will be located within a 28,351 square-foot subterranean parking garage. Approximately 21,059 square feet of open space will be provided. Of the total amount of open space, 15,443 square feet will consist of common open space and 5,616 square feet will be reserved for private open space as part of the individual units. The project site's legal addresses are 130, 202, and 206 South Chandler Avenue. The corresponding Assessor Parcel Numbers (APNs) include: 5257-004-019, 5257-004-020, and 5257-004-021.

The proposed project is considered to be a project under the California Environmental Quality Act (CEQA).<sup>1</sup> The City of Monterey Park is the designated *Lead Agency* for the proposed project and the City will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.<sup>2</sup> While the Initial Study was prepared by a consultant, it represents the independent judgment of the City of Monterey Park. The Applicant is Latigo Canyon Development L.L.C, 602 Fairview Avenue, Suite 15, Arcadia, California 91007.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Monterey Park with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), a mitigated negative declaration, or a negative declaration, for the project;
- To facilitate the proposed project's environmental assessment early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated with the proposed project.

---

<sup>1</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

<sup>2</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the format and content of this Initial Study.

- *Section 1 - Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 - Project Description*, provides an overview of the affected area along with a description of the proposed project.
- *Section 3 - Environmental Analysis*, includes an analysis of potential impacts associated with the implementation of the proposed project.
- *Section 4 - Conclusions*, identifies the Mandatory Findings of Significance related to the proposed project's approval and subsequent implementation.
- *Section 5 - References*, identifies the sources used in the preparation of this Initial Study.

## 1.3 REVIEW OF THIS INITIAL STUDY

The City of Monterey Park, in its capacity as the designated Lead Agency, determined that a 20-day review period was warranted for this project's review. Public agencies and other interested parties (including the public at large) may comment on the proposed project and the supporting environmental analysis included in this Initial Study. While verbal comments may be made at the public hearing(s), written comments are desirable so that these comments and the Lead Agency's responses may be considered by the decision-makers. Questions and/or comments should be submitted to the following individual:

Ms. Samantha Tewart, Senior Planner  
City of Monterey Park, Planning Division  
320 West Newmark Avenue  
Monterey Park, California 91754  
626-307-1324

## 1.4 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the implementation of the proposed project would not result in any significant adverse unmitigable impacts on the environment. For this reason, the City of Monterey Park determined that this Mitigated Negative Declaration is the appropriate CEQA document for the proposed project's environmental review. The following findings may be made based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *would not* have the potential to degrade the quality of the environment.
- The proposed project *would not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.

- The proposed project *would not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *would not* have environmental effects that would adversely affect humans, either directly or indirectly.

The conclusions of this Initial Study's analysis are summarized in Table 1-1 provided on the following pages.

**Table 1-1**  
**Summary (Initial Study Checklist)**

| Environmental Issues Area Examined                                                                                                                                                                                                                   | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------|------------------------------|-----------|
| <b>Section 3.1 Aesthetic Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                      |                                |                                              |                              |           |
| <b>a)</b> Have a substantial adverse affect on a scenic vista?                                                                                                                                                                                       |                                |                                              | <b>X</b>                     |           |
| <b>b)</b> Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?                                                                                       |                                |                                              |                              | <b>X</b>  |
| <b>c)</b> Would the project substantially degrade the existing visual character or quality of the site and its surroundings?                                                                                                                         |                                | <b>X</b>                                     |                              |           |
| <b>d)</b> Create a new source of substantial light or glare that would adversely affect day- or night-time views in the area?                                                                                                                        |                                | <b>X</b>                                     |                              |           |
| <b>Section 3.2 Agriculture &amp; Forestry Resources Impacts.</b> <i>Would the project:</i>                                                                                                                                                           |                                |                                              |                              |           |
| <b>a)</b> Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? |                                |                                              |                              | <b>X</b>  |
| <b>b)</b> Conflict with existing zoning for agricultural use, or a Williamson Act Contract?                                                                                                                                                          |                                |                                              |                              | <b>X</b>  |
| <b>c)</b> Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104[g])?                               |                                |                                              |                              | <b>X</b>  |
| <b>d)</b> Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?                                                                                                                                  |                                |                                              |                              | <b>X</b>  |
| <b>e)</b> Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?                                                                                     |                                |                                              |                              | <b>X</b>  |
| <b>Section 3.3 Air Quality Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                    |                                |                                              |                              |           |
| <b>a)</b> Conflict with or obstruct the implementation of the applicable air quality plan?                                                                                                                                                           |                                |                                              |                              | <b>X</b>  |
| <b>b)</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                            |                                |                                              | <b>X</b>                     |           |

**Table 1-1  
Summary (Initial Study Checklist)**

| <b>Environmental Issues Area Examined</b>                                                                                                                                                                                                                                                              | <b>Potentially Significant Impact</b> | <b>Less Than Significant Impact With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------|-------------------------------------|------------------|
| <b>c)</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? |                                       |                                                     | <b>X</b>                            |                  |
| <b>d)</b> Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                          |                                       |                                                     | <b>X</b>                            |                  |
| <b>e)</b> Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                         |                                       |                                                     | <b>X</b>                            |                  |
| <b>Section 3.4 Biological Resources Impacts.</b> <i>Would the project have a substantial adverse effect:</i>                                                                                                                                                                                           |                                       |                                                     |                                     |                  |
| <b>a)</b> Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service?               |                                       |                                                     |                                     | <b>X</b>         |
| <b>b)</b> On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?                                                                           |                                       |                                                     |                                     | <b>X</b>         |
| <b>c)</b> On Federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?                                                              |                                       |                                                     |                                     | <b>X</b>         |
| <b>d)</b> In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?                                                             |                                       |                                                     |                                     | <b>X</b>         |
| <b>e)</b> In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                                      |                                       |                                                     | <b>X</b>                            |                  |
| <b>f)</b> By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?                                                                                                      |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.5 Cultural Resources Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                               |                                       |                                                     |                                     |                  |
| <b>a)</b> Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?                                                                                                                                                               |                                       |                                                     |                                     | <b>X</b>         |
| <b>b)</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?                                                                                                                                                            |                                       | <b>X</b>                                            |                                     |                  |
| <b>c)</b> Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature?                                                                                                                                                                                           |                                       | <b>X</b>                                            |                                     |                  |

**Table 1-1  
Summary (Initial Study Checklist)**

| <b>Environmental Issues Area Examined</b>                                                                                                                                                                                                                                                                                                                                                                          | <b>Potentially Significant Impact</b> | <b>Less Than Significant Impact With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------|-------------------------------------|------------------|
| <b>d)</b> Disturb any human remains, including those interred outside of formal cemeteries?                                                                                                                                                                                                                                                                                                                        |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.6 Geology Impacts.</b> <i>Would the project result in or expose people to potential impacts involving:</i>                                                                                                                                                                                                                                                                                            |                                       |                                                     |                                     |                  |
| <b>a)</b> The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? |                                       |                                                     | <b>X</b>                            |                  |
| <b>b)</b> Substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                                                                                                                                                         |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?                                                                                                                                                                          |                                       |                                                     | <b>X</b>                            |                  |
| <b>d)</b> Location on expansive soil, as defined in California Building Code (2012), creating substantial risks to life or property?                                                                                                                                                                                                                                                                               |                                       | <b>X</b>                                            |                                     |                  |
| <b>e)</b> Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?                                                                                                                                                                                                                               |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.7 Greenhouse Gas Emissions Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                     |                                       |                                                     |                                     |                  |
| <b>a)</b> Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?                                                                                                                                                                                                                                                              |                                       |                                                     | <b>X</b>                            |                  |
| <b>b)</b> Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?                                                                                                                                                                                                                                                   |                                       |                                                     | <b>X</b>                            |                  |
| <b>Section 3.8 Hazards &amp; Hazardous Materials Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                            |                                       |                                                     |                                     |                  |
| <b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                                                                                                                                                                     |                                       |                                                     | <b>X</b>                            |                  |
| <b>b)</b> Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                                                                                                                                                        |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                                                                                                                                             |                                       |                                                     |                                     | <b>X</b>         |
| <b>d)</b> Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?                                                                                                                                                                              |                                       |                                                     |                                     | <b>X</b>         |
| <b>e)</b> Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?                                                                                                                                                     |                                       |                                                     |                                     | <b>X</b>         |



**Table 1-1  
Summary (Initial Study Checklist)**

| <b>Environmental Issues Area Examined</b>                                                                                                                                                                                                                                                                                                                                                                  | <b>Potentially Significant Impact</b> | <b>Less Than Significant Impact With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------|-------------------------------------|------------------|
| <b>f)</b> Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?                                                                                                                                                                                                                                                                         |                                       |                                                     |                                     | <b>X</b>         |
| <b>g)</b> Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?                                                                                                                                                                                                                                              |                                       |                                                     |                                     | <b>X</b>         |
| <b>h)</b> Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?                                                                                                                                                                            |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.9 Hydrology &amp; Water Quality Impacts. Would the project:</b>                                                                                                                                                                                                                                                                                                                               |                                       |                                                     |                                     |                  |
| <b>a)</b> Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                             |                                       |                                                     | <b>X</b>                            |                  |
| <b>b)</b> Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                                         |                                       |                                                     | <b>X</b>                            |                  |
| <b>d)</b> Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?                                                                                                                                                                                                   |                                       |                                                     |                                     | <b>X</b>         |
| <b>e)</b> Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                             |                                       |                                                     | <b>X</b>                            |                  |
| <b>f)</b> Substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                                             |                                       |                                                     |                                     | <b>X</b>         |
| <b>g)</b> Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                                                                                                                |                                       |                                                     |                                     | <b>X</b>         |
| <b>h)</b> Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?                                                                                                                                                                                                                                                                                                 |                                       |                                                     |                                     | <b>X</b>         |
| <b>i)</b> Expose people or structures to a significant risk of flooding because of dam or levee failure?                                                                                                                                                                                                                                                                                                   |                                       |                                                     | <b>X</b>                            |                  |
| <b>j)</b> Result in inundation by seiche, tsunami, or mudflow?                                                                                                                                                                                                                                                                                                                                             |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.10 Land Use &amp; Planning Impacts. Would the project:</b>                                                                                                                                                                                                                                                                                                                                    |                                       |                                                     |                                     |                  |
| <b>a)</b> Physically divide an established community, or otherwise result in an incompatible land use?                                                                                                                                                                                                                                                                                                     |                                       |                                                     | <b>X</b>                            |                  |

**Table 1-1  
Summary (Initial Study Checklist)**

| <b>Environmental Issues Area Examined</b>                                                                                                                                                                                                                                                                           | <b>Potentially Significant Impact</b> | <b>Less Than Significant Impact With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------|-------------------------------------|------------------|
| <b>b)</b> Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Conflict with any applicable habitat conservation or natural community conservation plan?                                                                                                                                                                                                                 |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.11 Mineral Resources Impacts. Would the project:</b>                                                                                                                                                                                                                                                   |                                       |                                                     |                                     |                  |
| <b>a)</b> Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?                                                                                                                                                                       |                                       |                                                     |                                     | <b>X</b>         |
| <b>b)</b> Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan?                                                                                                                                    |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.12 Noise Impacts. Would the project result in:</b>                                                                                                                                                                                                                                                     |                                       |                                                     |                                     |                  |
| <b>a)</b> Exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                                                    |                                       | <b>X</b>                                            |                                     |                  |
| <b>b)</b> Exposure of people to, or the generation of, excessive ground-borne noise levels?                                                                                                                                                                                                                         |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?                                                                                                                                                                           |                                       |                                                     | <b>X</b>                            |                  |
| <b>d)</b> Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                                                    |                                       | <b>X</b>                                            |                                     |                  |
| <b>e)</b> For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?                                            |                                       |                                                     |                                     | <b>X</b>         |
| <b>f)</b> For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                                                               |                                       |                                                     |                                     | <b>X</b>         |
| <b>Section 3.13 Population &amp; Housing Impacts. Would the project:</b>                                                                                                                                                                                                                                            |                                       |                                                     |                                     |                  |
| <b>a)</b> Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?                                                                                                                                                  |                                       |                                                     |                                     | <b>X</b>         |
| <b>b)</b> Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                                                                                                                        |                                       |                                                     |                                     | <b>X</b>         |
| <b>c)</b> Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                                                                                                                                  |                                       |                                                     | <b>X</b>                            |                  |

**Table 1-1  
Summary (Initial Study Checklist)**

| Environmental Issues Area Examined                                                                                                                                                                                                                                                                                                                                                                                                      | Potentially Significant Impact | Less Than Significant Impact With Mitigation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------|------------------------------|-----------|
| <b>Section 3.14 Public Services Impacts.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives in any of the following areas:</i>                         |                                |                                              |                              |           |
| a) Fire protection services?                                                                                                                                                                                                                                                                                                                                                                                                            |                                |                                              | X                            |           |
| b) Police protection services?                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                                              | X                            |           |
| c) School services?                                                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                              | X                            |           |
| d) Other governmental services?                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                              | X                            |           |
| <b>Section 3.15 Recreation Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                       |                                |                                              |                              |           |
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?                                                                                                                                                                                                                                            |                                |                                              | X                            |           |
| b) Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?                                                                                                                                                                                                                                                           |                                |                                              | X                            |           |
| <b>Section 3.16 Transportation Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                   |                                |                                              |                              |           |
| a) Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? |                                |                                              | X                            |           |
| b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?                                                                                                                                                                                                                                                                    |                                |                                              |                              | X         |
| c) A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?                                                                                                                                                                                                                                                                               |                                |                                              |                              | X         |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?                                                                                                                                                                                                                                                                                  |                                | X                                            |                              |           |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                               |                                |                                              |                              | X         |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                                                                                                                                                                                                                                                                                                        |                                |                                              |                              | X         |
| <b>Section 3.17 Utilities Impacts.</b> <i>Would the project:</i>                                                                                                                                                                                                                                                                                                                                                                        |                                |                                              |                              |           |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                                                                                                                                                                                                                                     |                                |                                              | X                            |           |

**Table 1-1  
Summary (Initial Study Checklist)**

| <b>Environmental Issues Area Examined</b>                                                                                                                                                                                                 | <b>Potentially Significant Impact</b> | <b>Less Than Significant Impact With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------|-------------------------------------|------------------|
| <b>b)</b> Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?                             |                                       |                                                     | <b>X</b>                            |                  |
| <b>c)</b> Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      |                                       |                                                     |                                     | <b>X</b>         |
| <b>d)</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                             |                                       | <b>X</b>                                            |                                     |                  |
| <b>e)</b> Result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? |                                       |                                                     | <b>X</b>                            |                  |
| <b>f)</b> Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                           |                                       |                                                     | <b>X</b>                            |                  |
| <b>g)</b> Comply with Federal, State, and local statutes and regulations related to solid waste?                                                                                                                                          |                                       |                                                     |                                     | <b>X</b>         |



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## SECTION 2 - PROJECT DESCRIPTION

### 2.1 PROJECT OVERVIEW

The City of Monterey Park is reviewing an application that would permit the construction and occupancy of a new four-story, 49,958 square-foot building that will include 54-units. These units will be affordable, senior units located within the 35,520 square-foot (0.82-acre) site. A total of 66 parking stalls will be provided within a 28,351 square-foot subterranean parking garage. Approximately 21,059 square feet of open space will also be provided. Of the total amount of open space, 15,443 square feet will consist of common open space and 5,616 square feet will be reserved for private open space.<sup>3</sup> The project will be described in further detail in Section 2.4.

### 2.2 PROJECT LOCATION

The project site is located in the western portion of the City of Monterey Park. The City is located in Los Angeles County at the extreme western end of the San Gabriel Valley. Monterey Park is bounded on the north by Alhambra, on the east by Rosemead and Montebello and unincorporated South San Gabriel, on the south by Montebello and unincorporated East Los Angeles, and on the west by unincorporated East Los Angeles and the City of Los Angeles.<sup>4</sup> Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. A regional location map is provided in Exhibit 2-1. The project site's location in the City of Monterey Park is shown in Exhibit 2-2.

Regional access to the project site is provided by the San Bernardino Freeway (I-10), located 0.63 miles to the north; the Pomona Freeway (SR-60), located 2.04 miles to the south; and by the Long Beach Freeway (I-710), located 2.43 miles to the southwest. Major roadways in the vicinity of the project site include Atlantic Boulevard, located 633 feet to the west; Garvey Avenue, located 418 feet to the north; and Garfield Avenue, located 0.48 miles to the east. The project site itself is located on east side of Chandler Avenue. The project site's legal address is 130, 202, and 206 South Chandler Avenue. The corresponding APNs are 5257-004-019, 5257-004-020, and 5257-004-021. Exhibit 2-3 shows a map of the area surrounding the project site.

### 2.3 ENVIRONMENTAL SETTING

The project site is located along the east side of Chandler Avenue and is located in the midst of residential dominated area. Exhibit 2-4 includes an aerial photograph and of the project site and surrounding areas. Existing uses found in the vicinity of the project site are summarized below:

- *North of the site.* Residential development abuts the project site to the north. Garvey Plaza, a local retail shopping center, is located further north along the south side of Garvey Avenue.<sup>5</sup>

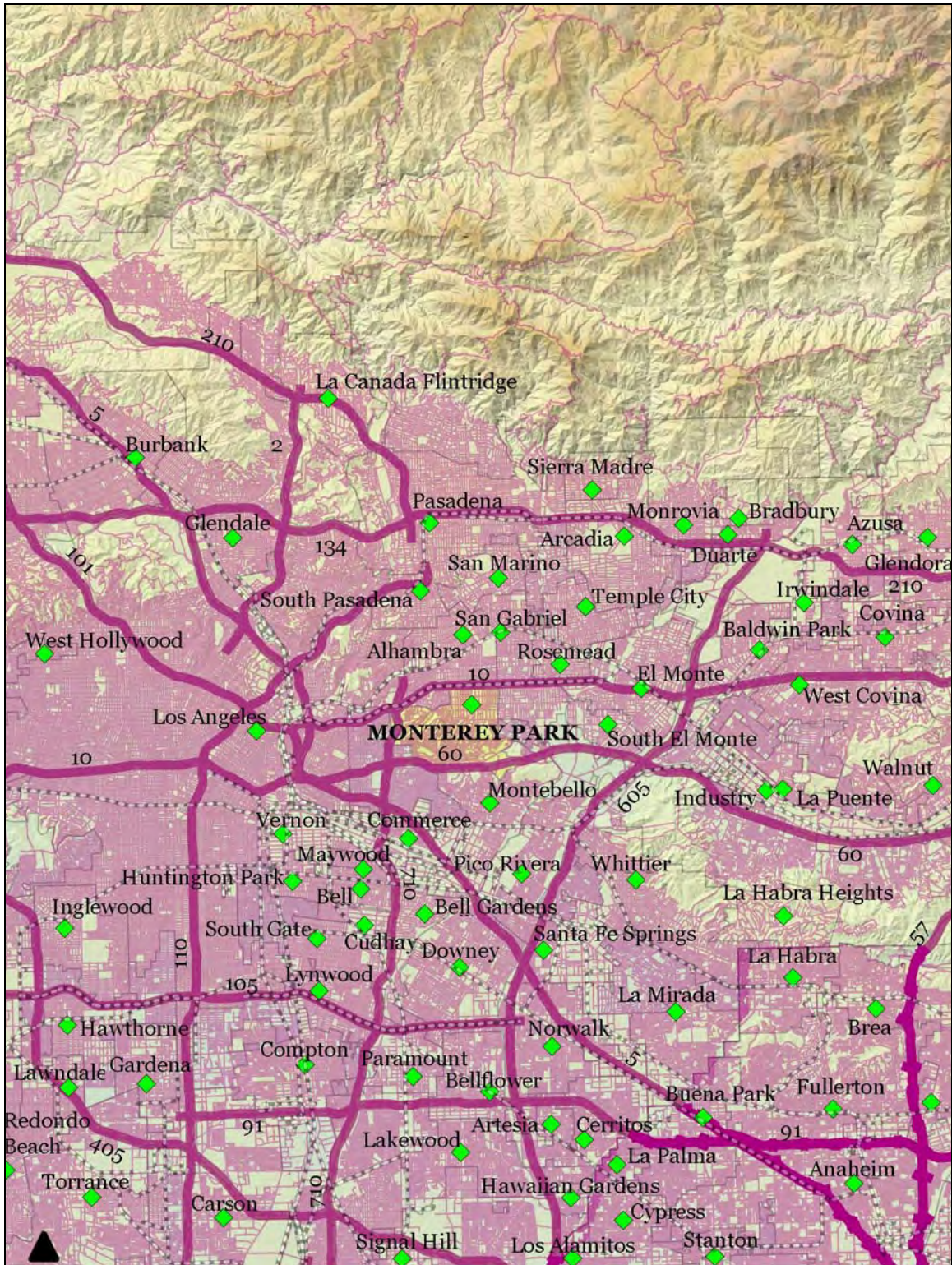
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<sup>3</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

<sup>4</sup> Quantum GIS and Google Maps.

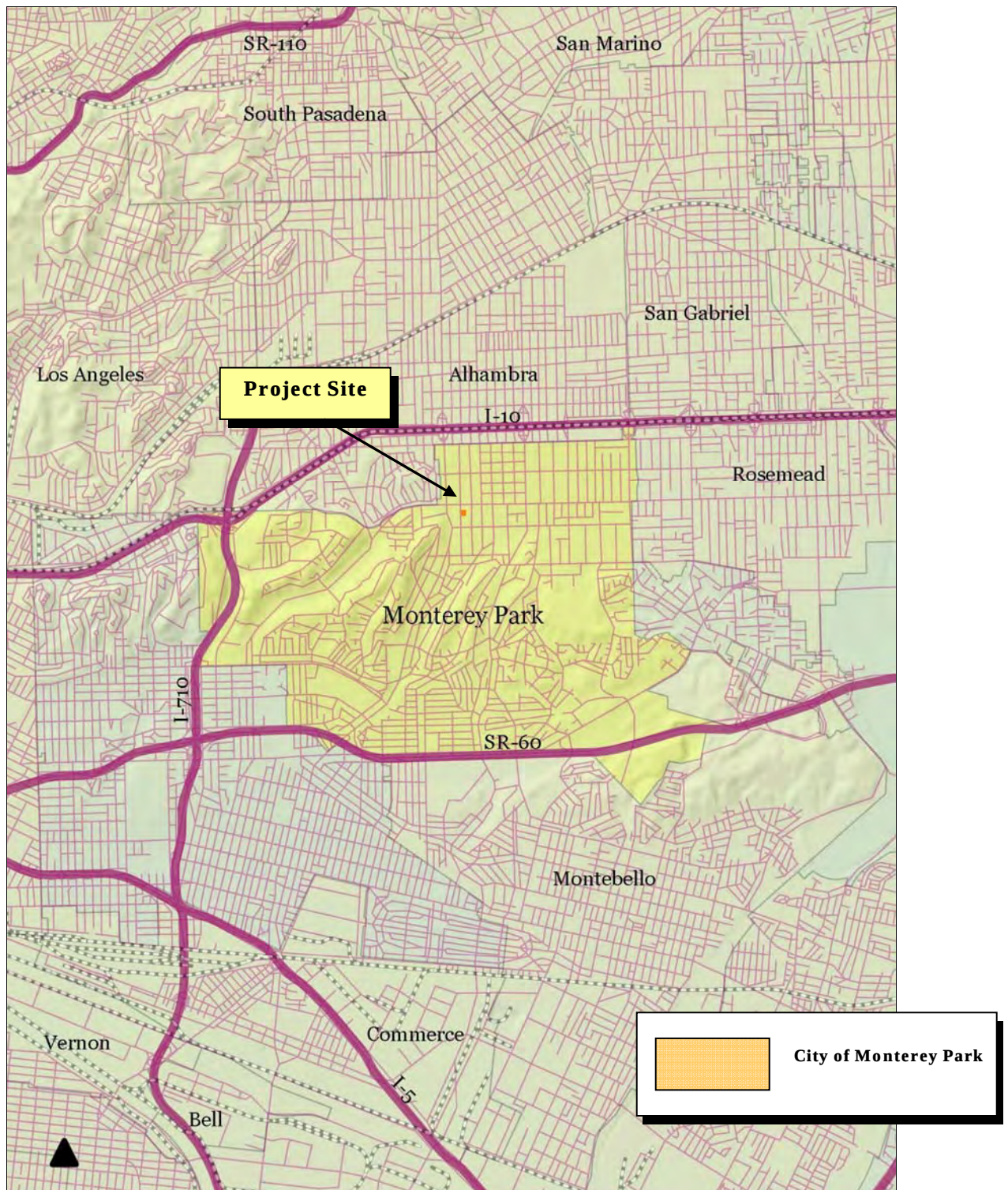
<sup>5</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.





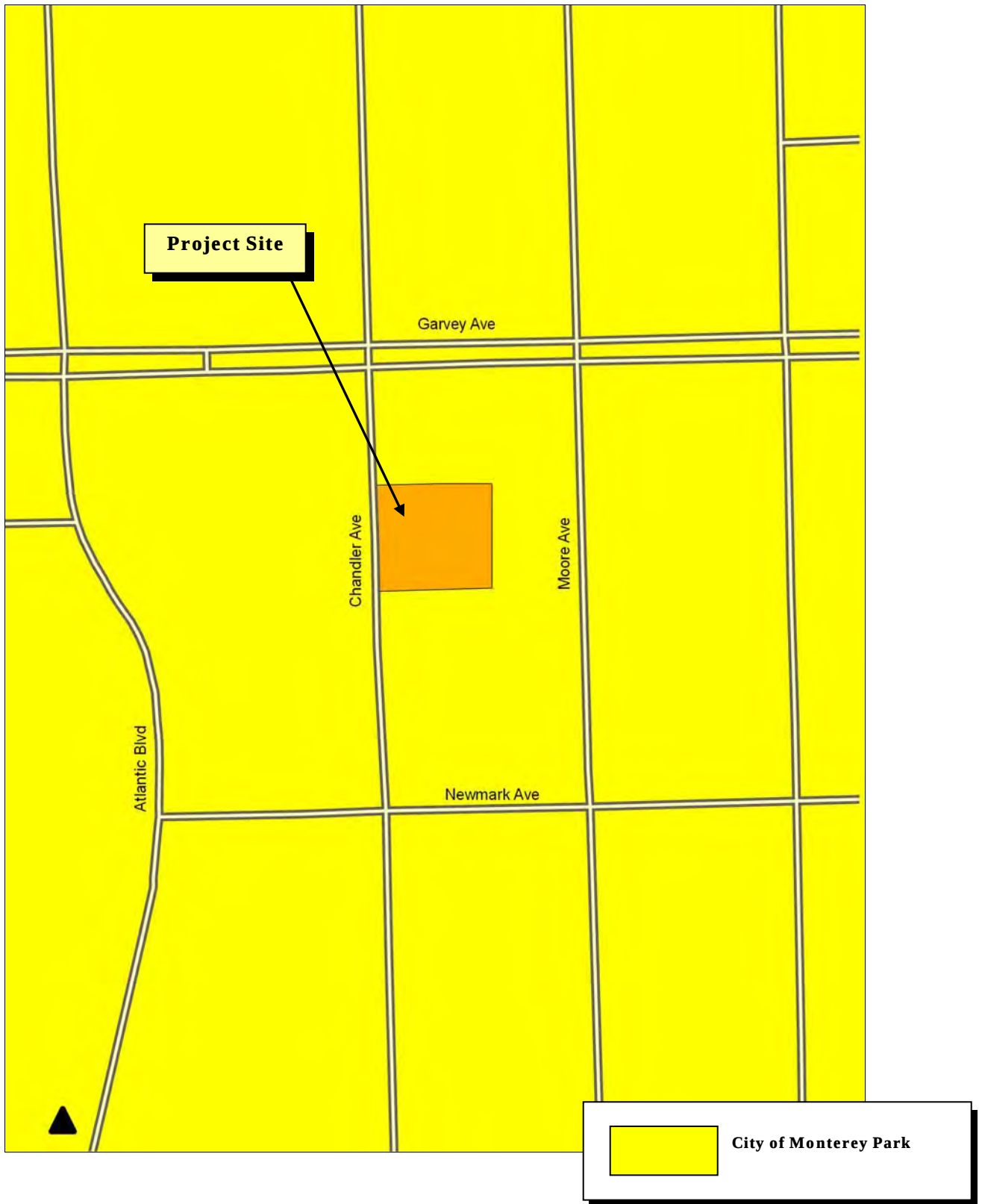
**EXHIBIT 2-1**  
**REGIONAL MAP**  
SOURCE: QUANTUM GIS





**EXHIBIT 2-2**  
**PROJECT LOCATION WITHIN THE CITY**  
SOURCE: QUANTUM GIS





**EXHIBIT 2-3**  
**VICINITY MAP**  
SOURCE: QUANTUM GIS

- *South of the site.* Higher density residential units are located south of the project site. These units include duplexes, triplexes, and apartments.<sup>6</sup>
- *East of the project site.* Townhouses, apartments, and duplexes are located adjacent to the project site. This residential development occupies frontage along the west side of Moore Avenue.<sup>7</sup>
- *West of the project site.* Chandler Avenue extends in a north-south orientation along the west side of Chandler Avenue. Apartment complexes and duplexes occupy frontage along the west side of Chandler Avenue, opposite of the project site.<sup>8</sup>

As indicated previously, the project site is divided into three parcels. The northern half of the project site consists of two parcels. This portion of the project site is currently undeveloped, is covered over in dirt and ruderal vegetation, and has been graded and leveled. A utility pole and two trees are located in this area. The southern half of the project site presently occupied by a multi-family residential complex. A total of eight units are located in this portion of the project site. Access to this existing residential development is provided by a single driveway connection located along the east side of Chandler Avenue. The northern and eastern sides of the entire project site are fenced off by a concrete block wall. The west side of the project site (along the Chandler Avenue frontage) is fenced off by both a chain link fence and a white wooden fence. Finally, the south side of the entire project site is fenced off by a chain link fence.<sup>9</sup> An aerial photograph of the project site and surrounding area is presented in Exhibit 2-4. Photographs of the project site are provided in Exhibit 2-5.

## 2.4 PROJECT DESCRIPTION

### 2.4.1 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project will involve the construction and subsequent occupation of 54 units that are affordable and reserved for seniors (55+ years). The proposed project will consist of the following elements:

- *Site Plan.* The 35,520 square-foot (0.82-acre) project site consists of three parcels located on two properties. The entire project site has a lot width of 188 feet (north-to-south) a lot depth (west-to-east) of 192 feet. Once constructed, the proposed building will occupy a majority of the site. In addition, the building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29 percent.<sup>10</sup>

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<sup>6</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

<sup>10</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.



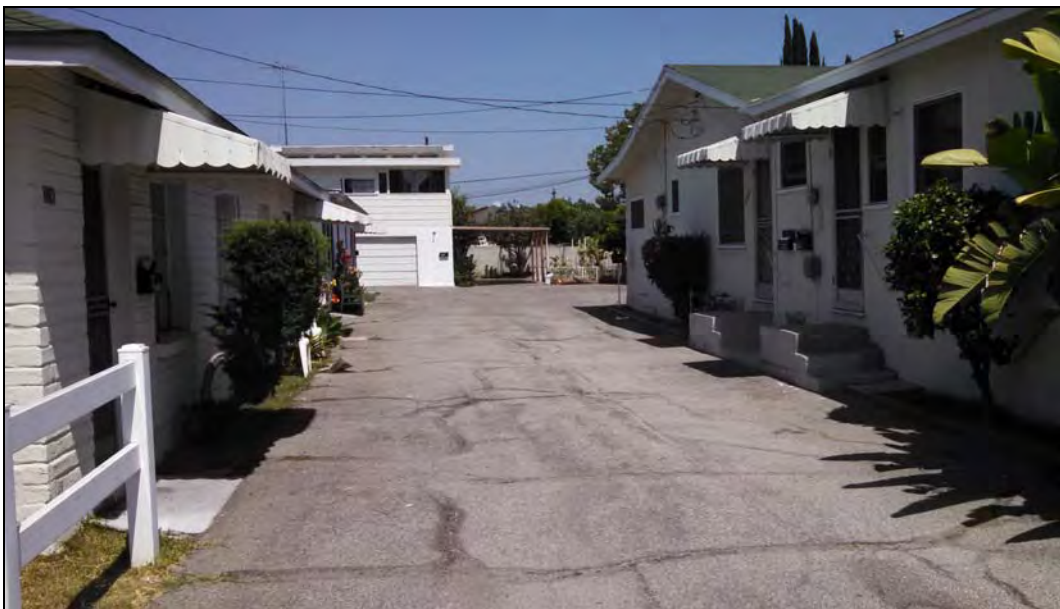
**EXHIBIT 2-4**  
**AERIAL PHOTOGRAPH AND PHOTOGRAPHS OF THE**  
**SURROUNDING USES**

SOURCE: GOOGLE EARTH AND BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING





**Photograph of the undeveloped parcel in the northern portion of the project site.**



**Photograph of the existing residential development present in the southern portion of the project site.**

**EXHIBIT 2-5**  
**PHOTOGRAPHS OF THE PROJECT SITE**  
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *New Building.* The new 49,958 square-foot building will consist of four stories and contain 54 units.<sup>11</sup> The new building will also contain a 1,715 square-foot community room, an 881 square-foot manager's office, and six different floor plans for the unit. Five of the six unit floor plans (2A, 2B, 2C, 2D, and 2E) will have two-bedrooms while the sixth floor plan will have a single bedroom. The 2A units total 14 units and each unit will have a total floor area of 881 square feet. The 2B units total 27 units and each unit will have a total floor area of 868 square feet. The 2C units total four units and each unit will have a total floor area of 1,071 square feet. The 2D units will include three units and each unit will have a total floor area of 888 square feet. The 2E units will total three units and each unit will have a total floor area of 796 square feet. The one bedroom units will share the same floor plan and will total three units.<sup>12</sup>
- *First Floor.* A total of nine units will be located on the first floor. Of the total number of units, six will be Type 2B units, two will be Type 2A units, and one will be a Type 2C unit. The first floor will also contain the manager's office and the community room. A 9,355 square-foot group activity open air courtyard will be located in the center of the building on the first floor.<sup>13</sup>
- *Second Floor.* The second floor will house a total of 15 units, of which seven will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, and one will be a one bedroom unit.<sup>14</sup>
- *Third and Fourth Floors.* The third and fourth floors, each, will house a total of 15 units, of which seven will be Type 2B units, four will be Type 2A units, one will be a Type 2C unit, one will be a Type 2D unit, one will be Type 2E unit, and one will be a one bedroom unit.<sup>15</sup>
- *Parking and Access.* A total of 66 parking stalls will be installed. These parking stalls will be located within a 28,351 square-foot subterranean parking garage. Access to the parking garage will be provided by a new 26-foot wide driveway connection. This new driveway will be located at the southwest corner of the project site.<sup>16</sup>
- *Open Space.* Approximately 21,059 square feet of open space will be provided. Of the total amount of open space, 15,443 square feet will consist of common open space and 5,616 square feet will be reserved for private open space. The private open space will be located in the balconies that will be provided for the individual units. A 9,355 square-foot group activity courtyard will be

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<sup>11</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

<sup>12</sup> The Architect Group. *Site/First Floor Plan*. Plan dated February 25, 2016.

<sup>13</sup> The Architect Group. *Second Floor Plan*. Plan dated February 25, 2016.

<sup>14</sup> The Architect Group. *Third/Fourth Floor Plan*. Plan dated February 25, 2016.

<sup>15</sup> Ibid.

<sup>16</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

installed in the center of the building on the first floor. In addition, 4,625 square feet will be dedicated for backyard open space.<sup>17</sup>

The proposed project is summarized in Table 2-1. The project site plan, shown on Exhibit 2-6, is provided on the following page. Floor plans of the four above-ground levels and the single subterranean parking level are shown in Exhibits 2-7 through 2-9. Conceptual elevations are shown in Exhibits 2-10 through 2-11.

**Table 2-1  
Overview of Proposed Project**

| <b>Project Element</b>             | <b>Description</b>                                                                            |
|------------------------------------|-----------------------------------------------------------------------------------------------|
| Site Area                          | 35,520 square feet (0.82 acres)                                                               |
| Total Building Floor Area          | 49,958 square feet                                                                            |
| Maximum Building Height            | 40 feet                                                                                       |
| Floor Area Ratio (FAR)             | 1.40                                                                                          |
| Lot Coverage                       | 29%                                                                                           |
| Total Number of Units              | 54                                                                                            |
| First Floor                        | 9 two bedroom units                                                                           |
| Second Floor through Fourth Floors | 15 units each floor. 14 two bedroom and 1 single bedroom unit per floor                       |
| Parking                            | 66 spaces                                                                                     |
| Open Space                         | 21,059 square feet                                                                            |
| Common Open Space                  | 15,443 square feet.                                                                           |
| Private Open Space                 | 5,616 square feet.                                                                            |
| Affordability Component            | 6 units total: 5 will be dedicated for low income and 1 will be reserved for very low income. |

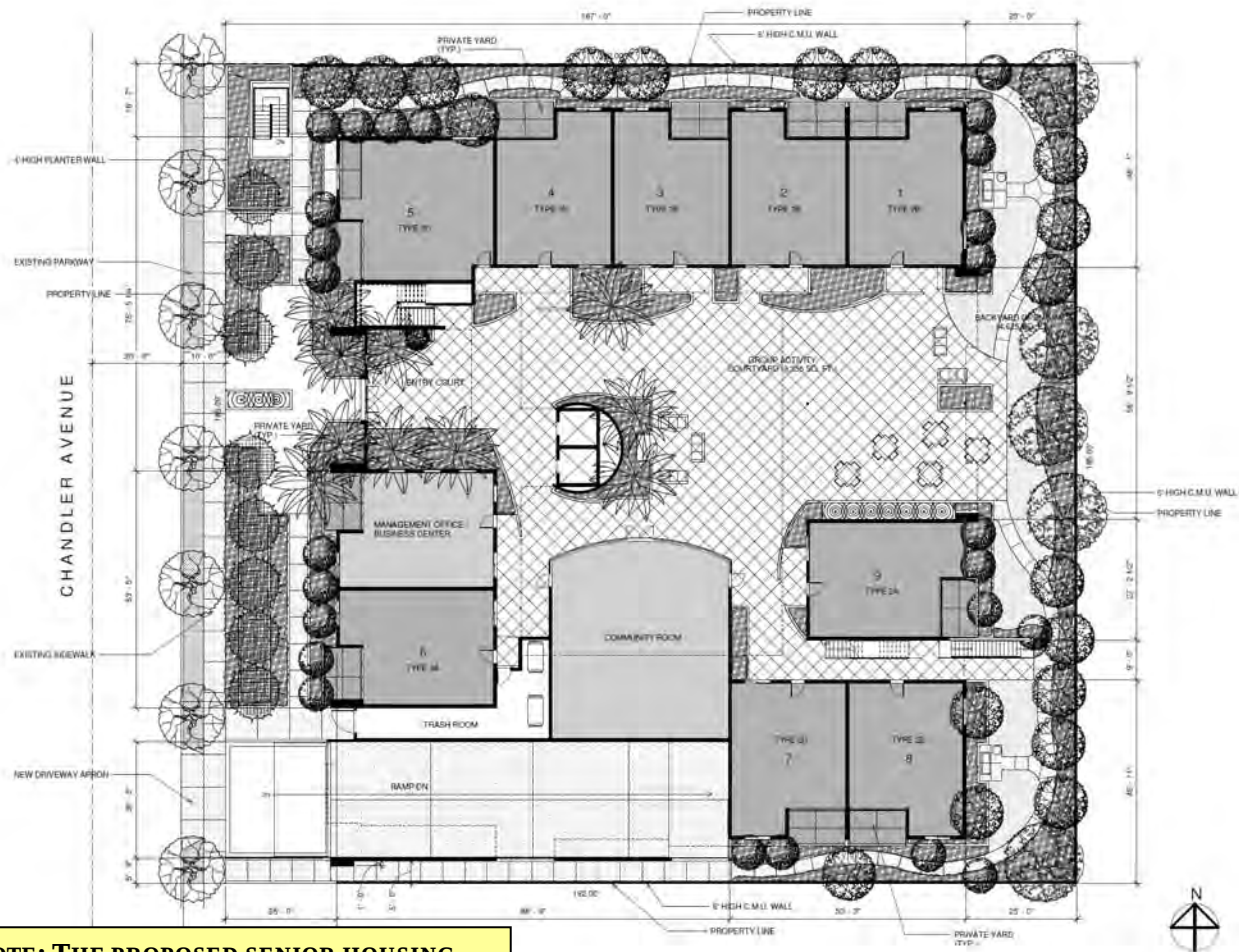
Source: The Architect Group

## 2.4.2 OCCUPANCY CHARACTERISTICS

As stated throughout the project description, the project will consist of 54 units. A total of 48 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.<sup>18</sup> An Affordability Covenant is required for the six below market rate units. The Affordability Covenant will control the price of the units and will ensure that the six units remain affordable for specified period of time. According to California law,

<sup>17</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

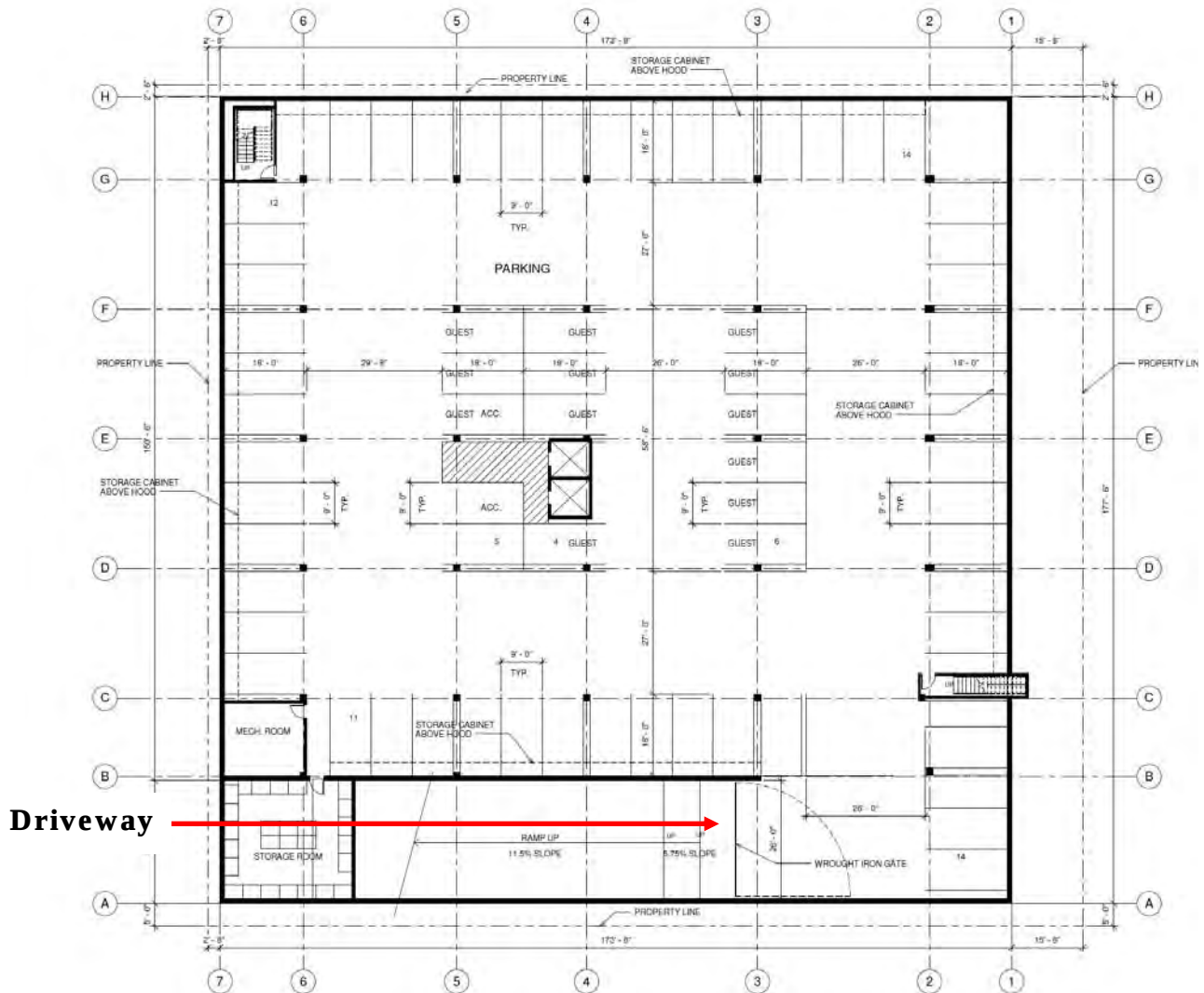
<sup>18</sup> Ibid.



**NOTE: THE PROPOSED SENIOR HOUSING BUILDING IS A SQUARE BUILDING WITH A CENTRAL COURTYARD OPEN TO THE AIR**

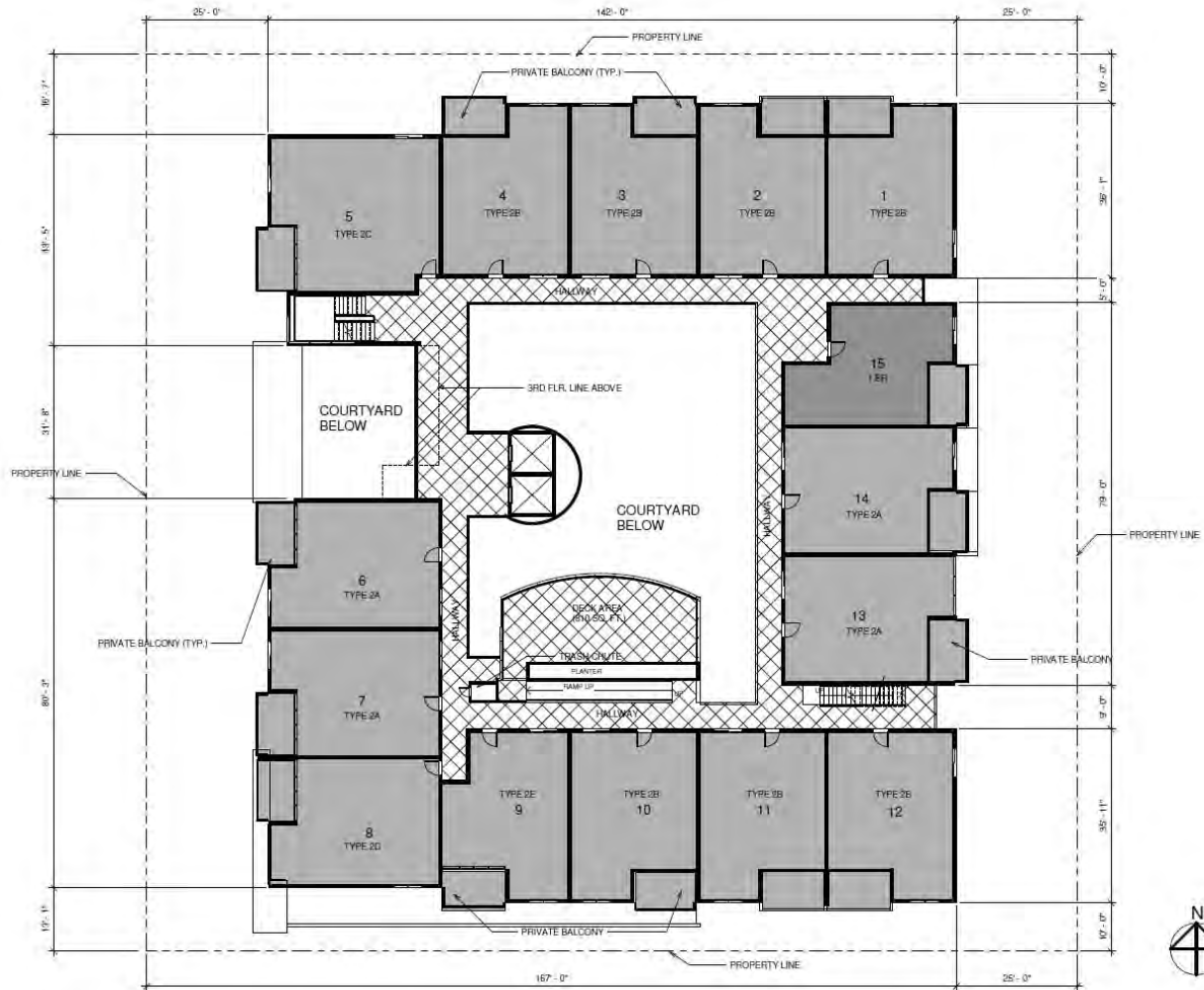
**EXHIBIT 2-6**  
**SITE PLAN AND FIRST FLOOR**  
SOURCE: THE ARCHITECT GROUP





**EXHIBIT 2-7**  
**BASEMENT PLAN**  
SOURCE: THE ARCHITECT GROUP

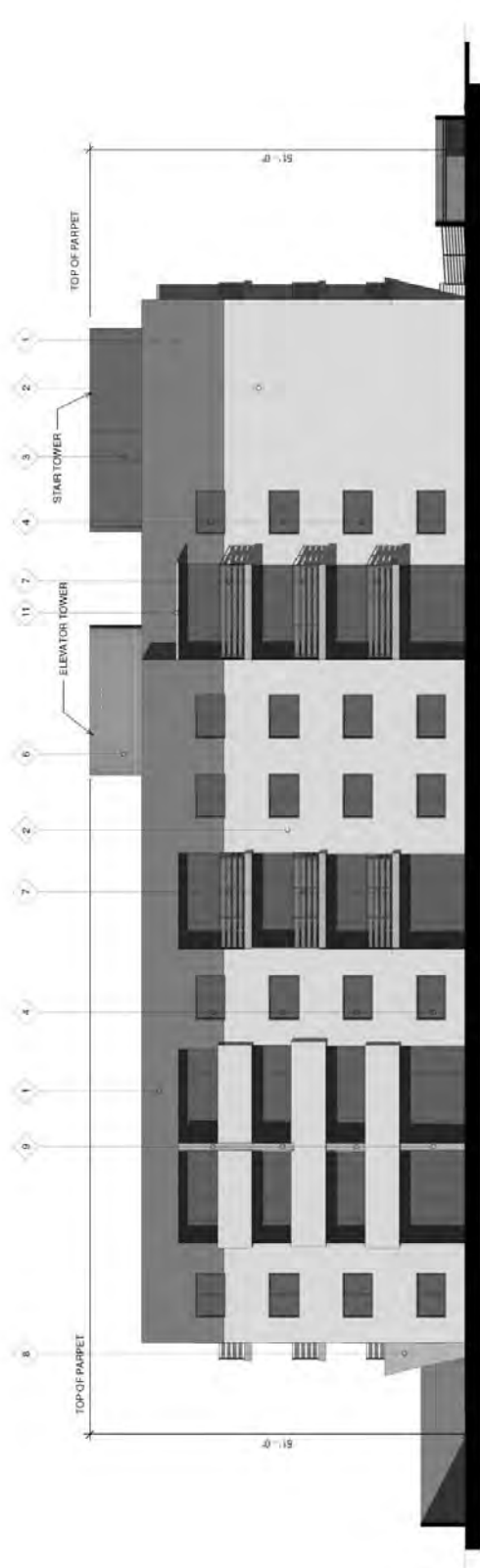




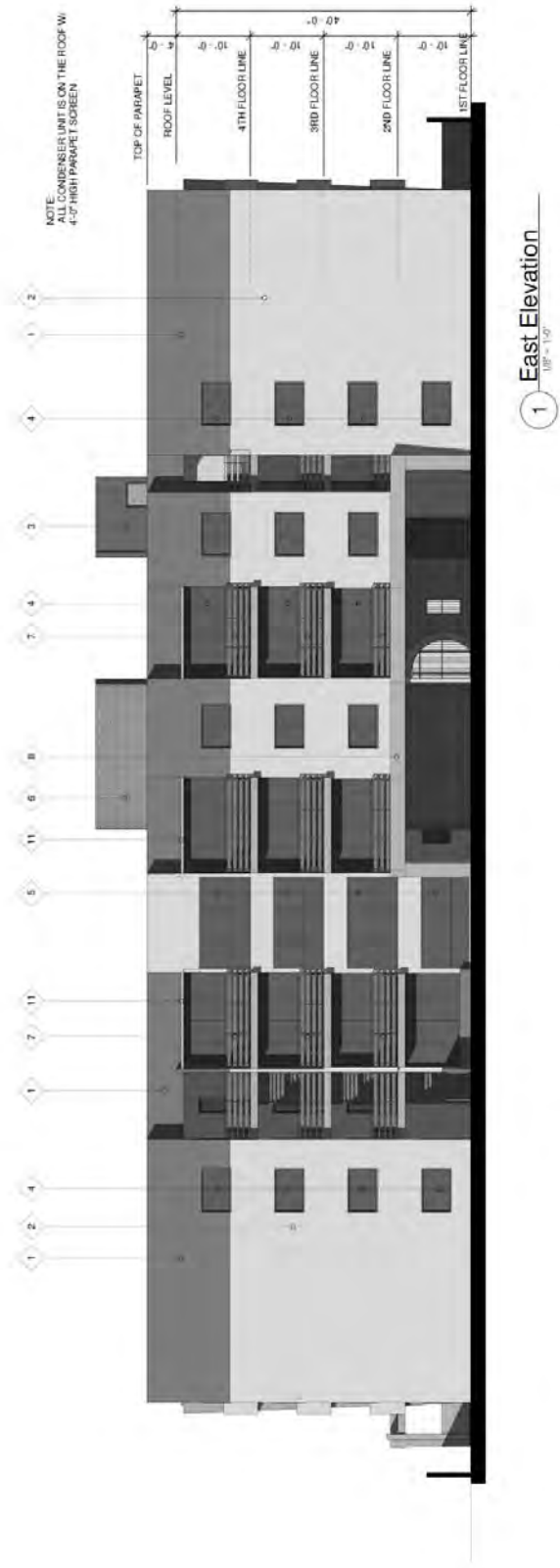
**EXHIBIT 2-8**  
**FLOOR PLAN - SECOND FLOOR**  
SOURCE: THE ARCHITECT GROUP



**EXHIBIT 2-9**  
**FLOOR PLAN – THIRD FLOOR**  
SOURCE: THE ARCHITECT GROUP



2 North Elevation  
1/8" = 1'-0"



1 East Elevation  
1/8" = 1'-0"

## EXHIBIT 2-10 NORTH AND EAST ELEVATIONS SOURCE: THE ARCHITECT GROUP



low income housing units are reserved for households whose income equals 80 percent of the mean family income. Very low income housing is reserved for households whose income equals 50 percent or less than the median family income.

### 2.4.3 CONSTRUCTION CHARACTERISTICS

The construction of the phase for the proposed project would take approximately 15 months to complete. The key construction phases are outlined below:

- *Demolition.* This initial phase will involve the demolition and removal of the existing on-site improvements and eight residential units. This phase will take approximately one month to complete. Equipment on-site during this phase would include concrete industrial saws, rubber tired dozers, tractors/backhoes, and loaders.
- *Site Preparation.* The project site will then be readied for the construction of the new senior housing development. This phase will take approximately one month to complete. Equipment on-site during this phase would include graders, tractors, backhoes, and loaders.
- *Grading.* This phase will involve the removal of approximately 14,416 cubic yards of earth to accommodate the construction of the subterranean parking garage. This phase will take approximately two months to complete. Equipment on-site during this phase would include excavators, graders, rubber tire dozers, tractors, backhoes, and loaders.
- *Paving.* The single level subterranean parking garage will be paved during this phase. Equipment on-site during this phase would include cement and motor mixers, pavers, rollers, other paving equipment. This phase will take approximately two months to complete.
- *Construction.* The senior housing complex will be constructed during this phase. Equipment on-site during this phase will include cranes, generators, forklifts, tractors, backhoes, and loaders. The average number of off-road equipment will total seven pieces. This phase will take approximately six months to complete.
- *Landscaping and Finishing.* This phase will involve the installation of the landscaping and the completion of the on-site improvements. Equipment on-site during this phase will include cement and motor mixers, pavers, rollers, other paving equipment, tractors, backhoes, and loaders. The average number of off-road equipment will total five pieces. This phase will last approximately three months.

## 2.5 OBJECTIVES OF THE PROJECT

The project Applicant is seeking to accomplish the following objectives with the proposed project:

- To more efficiently utilize the site;
- To operate an affordable housing facility for individuals in need; and,
- To realize a fair return on their investment.

The City of Monterey Park seeks to accomplish the following objectives with this review of the proposed project:

- To minimize the environmental impacts associated with the proposed project;
- To assist in the provision of new housing opportunities for those low income seniors in need of such housing; and,

## 2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Monterey Park) that calls for an exercise of judgment in deciding whether to approve a project. Discretionary Actions that would be required as part of the proposed project's implementation include the following:

- The approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site;
- The approval of a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development;
- The approval of a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums;
- The Design Review approval for a project greater than 10,000 square feet; and,
- The approval of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Other permits will also be required including encroachment permits, demolition permits, grading permits, building (construction) permits, and occupancy permits.



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## SECTION 3 - ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li>● Aesthetic Impacts (Section 3.1);</li><li>● Agricultural &amp; Forestry Resources Impacts (Section 3.2);</li><li>● Air Quality Impacts (Section 3.3);</li><li>● Biological Resources Impacts (Section 3.4);</li><li>● Cultural Resources Impacts (Section 3.5);</li><li>● Geology &amp; Soils Impacts (Section 3.6);</li><li>● Greenhouse Gas Impacts; (Section 3.7);</li><li>● Hazards &amp; Hazardous Materials Impacts (Section 3.8);</li><li>● Hydrology &amp; Water Quality Impacts (Section 3.9);</li></ul> | <ul style="list-style-type: none"><li>● Land Use Impacts (Section 3.10);</li><li>● Mineral Resources Impacts (Section 3.11);</li><li>● Noise Impacts (Section 3.12);</li><li>● Population &amp; Housing Impacts (Section 3.13);</li><li>● Public Services Impacts (Section 3.14);</li><li>● Recreation Impacts (Section 3.15);</li><li>● Transportation Impacts (Section 3.16);</li><li>● Utilities Impacts (Section 3.17); and,</li><li>● Mandatory Findings of Significance (Section 3.18).</li></ul> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The environmental analysis contained in this section reflects the Initial Study Checklist format used by the City of Monterey Park in its environmental review process pursuant to the CEQA Guidelines. Under each issue area, an assessment of impacts is provided in the form of questions and answers. The analysis contained herein serves as a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The approval and subsequent implementation of the proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The approval and subsequent implementation of the proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Monterey Park or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The approval and subsequent implementation of the proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The approval and subsequent implementation of the proposed project may result in environmental impacts that are significant.

## 3.1 AESTHETIC IMPACTS

### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;
- The potential of the project to substantially degrade the existing visual character or quality of the site and its surroundings; or,
- A new source of substantial light and glare that would adversely affect day-time or night-time views in the area.

### 3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project affect a scenic vista? • Less than Significant Impact.*

The project's implementation will not result in the loss of scenic views. A field survey conducted around the project site indicated that there are no scenic view sheds located in the vicinity of the project site. Major physiographic features in the area include the Repetto Hills, located 4.08 miles to the northwest of the project site, and the San Gabriel Mountains, located 8.65 miles to the north of the project site. Views of the San Gabriel Mountains are available facing north along Chandler Avenue while views of the Repetto Hills are available facing south along Chandler Avenue.

The project site is located in a residential area and is bound to the north and east by townhouses and on the south by a triplex.<sup>19</sup> The project will involve the development of a townhouse complex that will be within the line between the aforementioned scenic vistas and the adjacent residential development. The building will be setback 25 feet from its frontage along the east side of Chandler Avenue. The building will also have a rear setback of 25 feet and a side yard setback of five feet nine inches in the south and 16 feet seven inches in the north.<sup>20</sup> The building's height will be 40 feet.<sup>21</sup> The project will not exceed the City's maximum building height of 40 feet. In addition, the proposed project will meet the City's setback requirements: front and rear yard setbacks of 25 feet; and side yard setbacks of five feet minimum for the first floor and ten feet minimum for the second floor.<sup>22</sup> Since the project conforms to all of the City's

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<sup>19</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.

<sup>20</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

<sup>21</sup> Ibid.

<sup>22</sup> City of Monterey Park. Monterey Park Municipal Code ("MPMC") *Section 21.08.080 Development Standards for Residential Zones*. Site accessed July 26, 2016.

development requirements and will improve the appearance of the neighborhood, the potential impacts are expected to be less than significant.

*B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? • No Impact.*

According to the California Department of Transportation (Caltrans), Chandler Avenue is not a designated scenic highway.<sup>23</sup> In addition, the vegetation present on-site consists of species typically used for landscaping (palm trees, turf, etc.). The project site is currently developed and does not contain any scenic rock outcroppings.<sup>24</sup> Lastly, the project site does not contain any buildings listed in the State or National registrar (refer to Section 3.5). As a result, no impacts will occur.

*C. Would the project substantially degrade the existing visual character or quality of the site and its surroundings? • Less than Significant Impact with Mitigation.*

The 0.81-acre project site is located in the midst of an existing residential neighborhood. The site is comprised of three parcels, two of which are located on the northern half of the site while the southern portion of the site is currently occupied by a multi-family residential complex. This residential complex features a dated façade and is landscaped with vegetation that is not in conformance with local attempts to curb water consumption. The project will feature modern architecture, a new paved driveway, new walkways, and drought tolerant landscaping. A new six-foot tall concrete masonry unit wall will be installed along the project site's northern, eastern, and southern boundaries. Conceptual three-dimensional views of the project are provided in Exhibit 3-1. Views of the building in relation to the surrounding uses are provided in Exhibit 3-2.

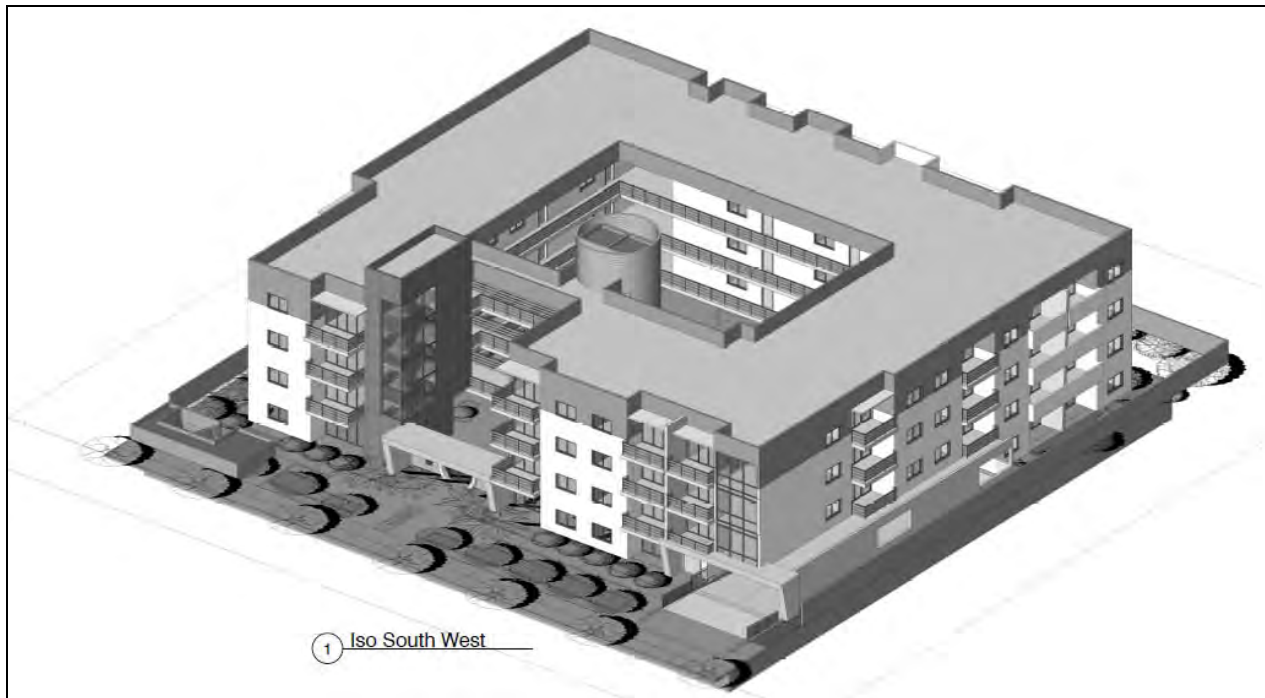
The project's implementation will represent a substantial change over the existing on-site conditions. The project will replace an undeveloped lot and a single level residential complex that has a maximum height of 23 feet with a new structure that will be up to 40 feet tall. Although the building's size exceeds the maximum permitted height and density in the base zoning district, the change from R-3 zoning to S-C-H overlay will allow the height and density sought as part of the project application. The project's proposed height and density are consistent with the standards regulating building height and density within the S-C-H senior housing overlay zone. Although the project will be the tallest building on the street, the project will not exceed the City's density and height requirements (after a zone change). The following mitigation is required to reduce any potential aesthetic impacts that may arise during the project's construction and occupation phase:

- The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.

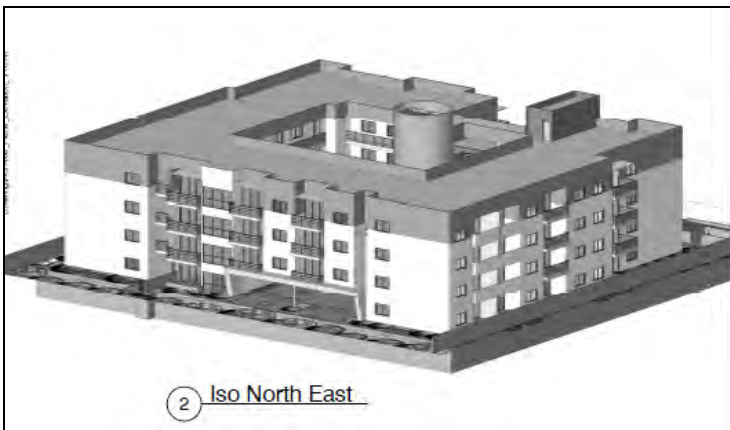
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<sup>23</sup> California Department of Transportation. *Official Designated Scenic Highways*. [www.dot.ca.gov](http://www.dot.ca.gov)

<sup>24</sup> Blodgett Baylosis Environmental Planning. *Site survey*. Survey was conducted on July 5, 2016.



**View of the proposed building from the southwest**



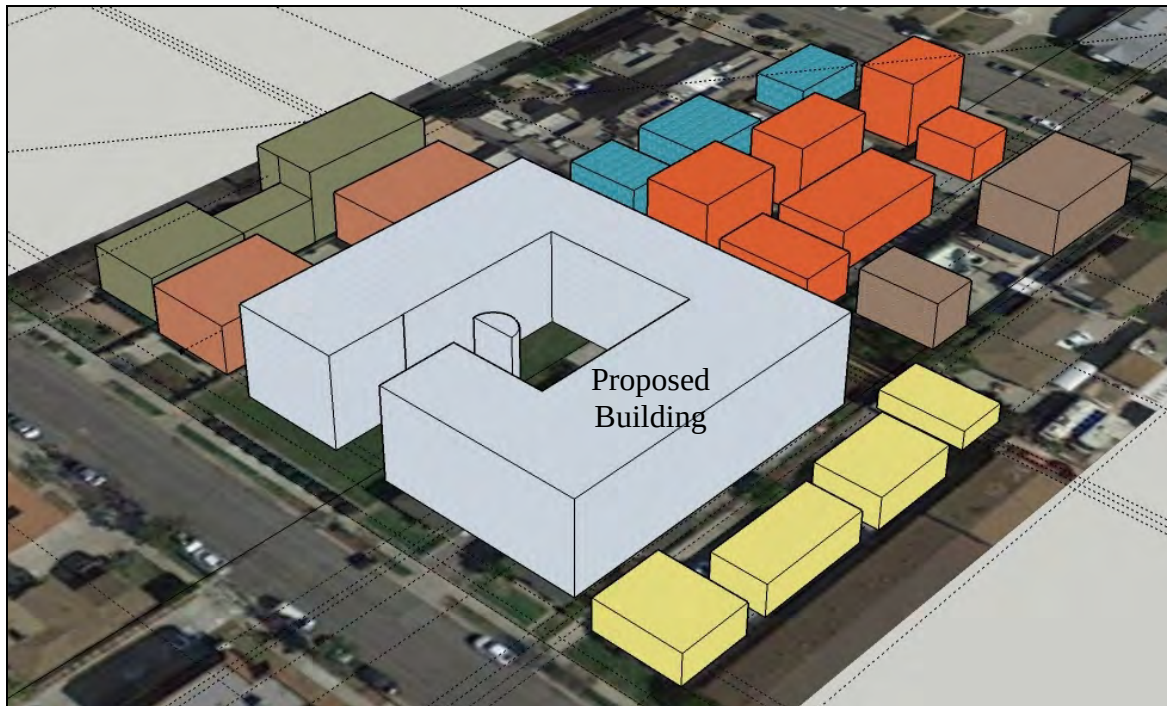
**View of the building from the northeast and of the west entry from the west**

**EXHIBIT 3-1**  
**CONCEPTUAL THREE DIMENSIONAL RENDERINGS**  
SOURCE: THE ARCHITECT GROUP





**View of the site in its current state**



**View of the building in comparison to the surrounding uses**

**EXHIBIT 3-2**  
**VIEW OF THE BUILDING IN COMPARISON TO THE SURROUNDING USES**  
SOURCE: SKETCHUP

- During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.
- In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

The aforementioned mitigation will reduce the potential impacts to levels that are less than significant.

*D. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation.*

Exterior lighting can be a nuisance to adjacent land uses that are sensitive to this lighting. For example, lighting emanating from unprotected or unshielded light fixtures may shine through windows that could disturb the residents inside. This light spillover is referred to as *light trespass*, which is typically defined as the presence of unwanted light on properties located adjacent to the source of lighting. Sensitive receptors refer to land uses and/or activities that are especially sensitive to light and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities where children or the elderly may congregate. The nearest sensitive receptors to the project site include the multiple-family residential development located immediately north, south, and east of the project site. Since the project abuts residential, the following mitigation is required:

- The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.
- Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

The mitigation identified above will reduce the potential impacts to levels that are less than significant.

A shade and shadow analysis was prepared for the proposed project since the project involves the construction of a four story senior housing complex. In order to generate a range of potential shade and shadow impacts, the shade and shadow analysis considered four time periods when the shadows are at their greatest during the winter solstice and when they are at their shortest during the summer solstice. During the winter solstice, the sun appears at its lowest point in the sky. Due to the tilt of the earth, light

emanating from the sun has to travel a greater distance before it reaches the Northern Hemisphere, creating the winter season. During the summer solstice, the tilt of the earth in the Northern Hemisphere is more inclined towards the sun. Thus, the sun is at its highest point during this time.

A total of two times were analyzed during the winter solstice. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-3A, the shadows generated by the proposed building will extend northwest and will cover Chandler Avenue, portions of the two residential complexes located directly north of the site, and the easternmost portions of three residential complexes occupying frontage along the west side of Chandler Avenue. Exhibit 3-3B depicts the afternoon time period during the winter solstice (4:00 PM). This exhibit indicated that the shadows from the building will extend northeast and will cover six different residential complexes as well as portions of the church located at 119 South Moore Avenue.

Two times were also analyzed for the summer solstice shadow impacts. These times were 9:00 AM and 4:00 PM and each time period was represented with its own exhibit. As shown in Exhibit 3-4A, (9:00 AM), the shadows generated by the project will have a minimal effect on the adjacent development because the sun is located at its highest angle during the summer solstice. In addition, since the sun rises to the east, all shadows generated by the proposed office buildings will extend west. No sensitive receptors abut the project site to the west. Chandler Avenue extends along the site's western boundary. The shadows will extend into the centerline of the street, but will not extend into the residential units located further west. A fourth and final exhibit was completed for 4:00 PM during the summer solstice (Exhibit 3-4B). As indicated in the fourth exhibit, the shadows generated by the building will extend east into the adjacent properties, though only small portions of the residential units that occupy the aforementioned properties will be affected by the shadows. As a result, the impacts will be less than significant.

### **3.1.3 CUMULATIVE IMPACTS**

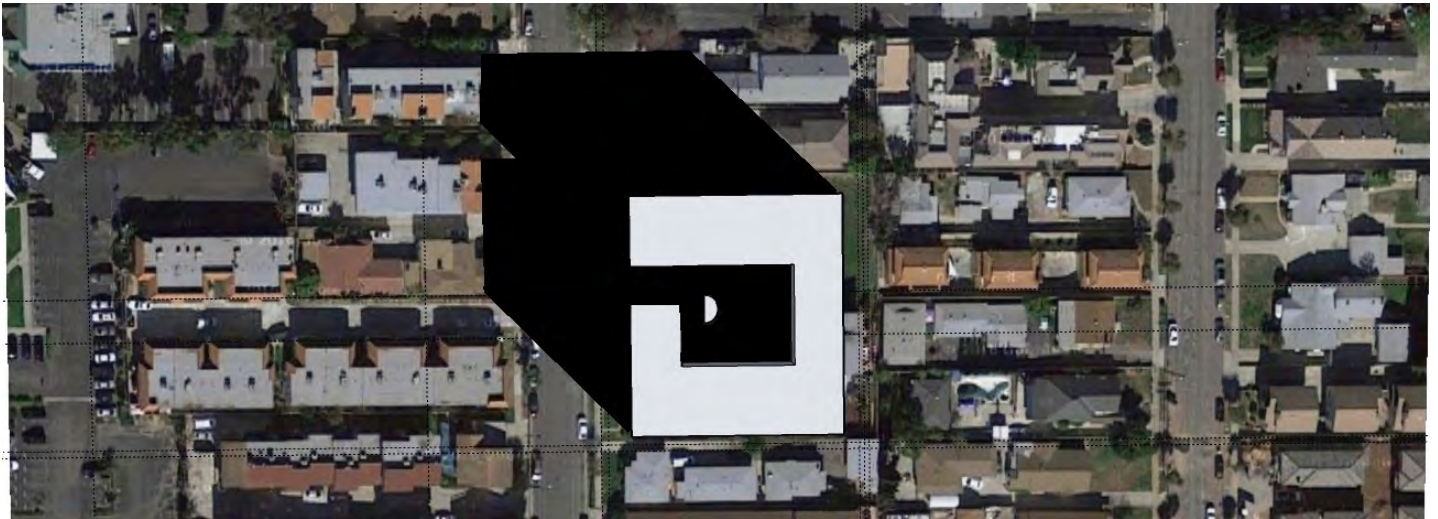
The potential aesthetic impacts related to views, aesthetics, and light and glare are site specific. Furthermore, the analysis determined that the proposed project would not result in any significant adverse aesthetic impacts with adherence to the mitigation provided in Subsections 3.1.2.C and 3.1.2.D. As a result, no cumulative aesthetic impacts are anticipated.

### **3.1.4 MITIGATION MEASURES**

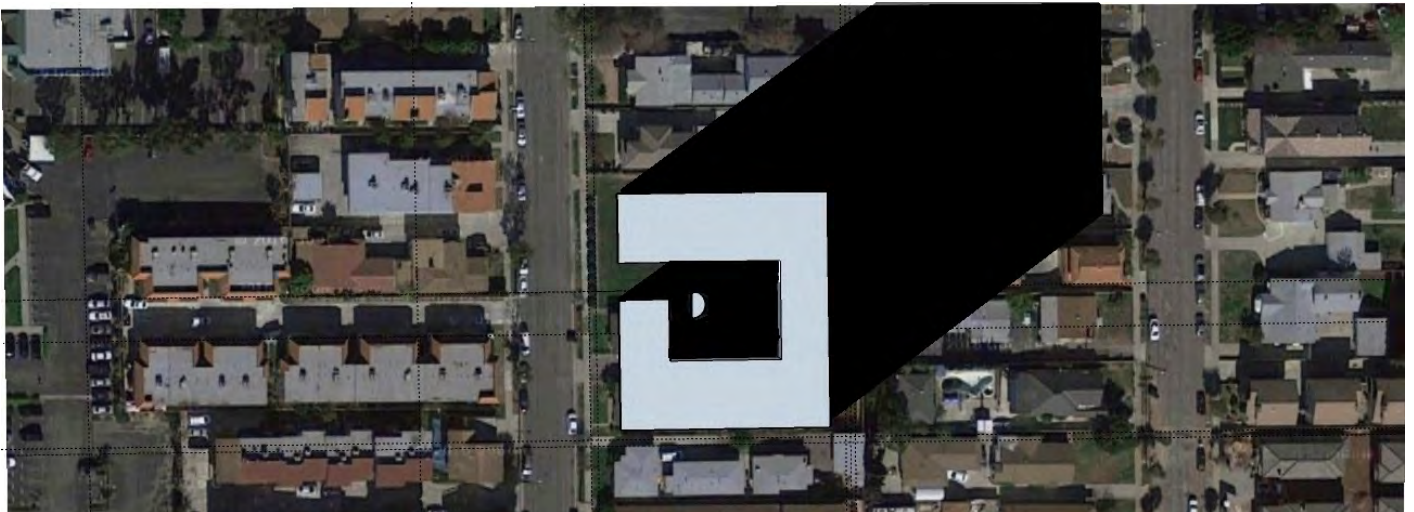
The following mitigation will be required to address potential aesthetic impacts related to visual buffering, site maintenance, and light and glare:

*Mitigation Measure 1 (Aesthetic Impacts).* The new six-foot high concrete masonry unit wall that will be provided along the project site's north, east, and south sides must be well maintained at all times. Fast-growing, drought tolerant shrubs and/or tree plantings must be provided to provide an additional aesthetic buffer between the existing homes and the residential development.



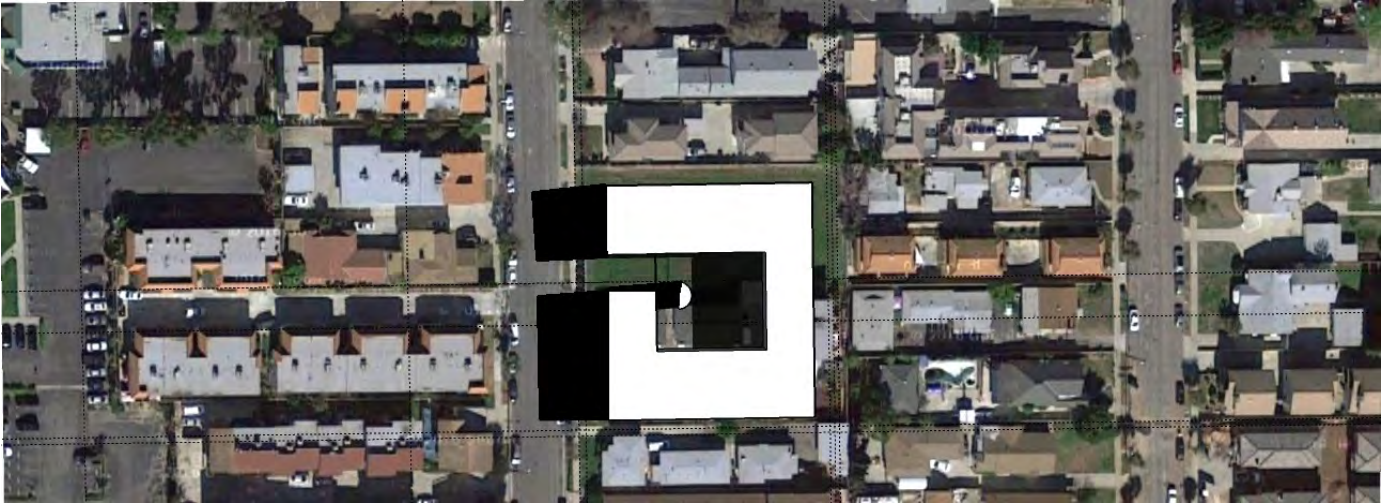


**Exhibit 3-3A: Morning (9:00 AM) Winter Solstice Renderings**

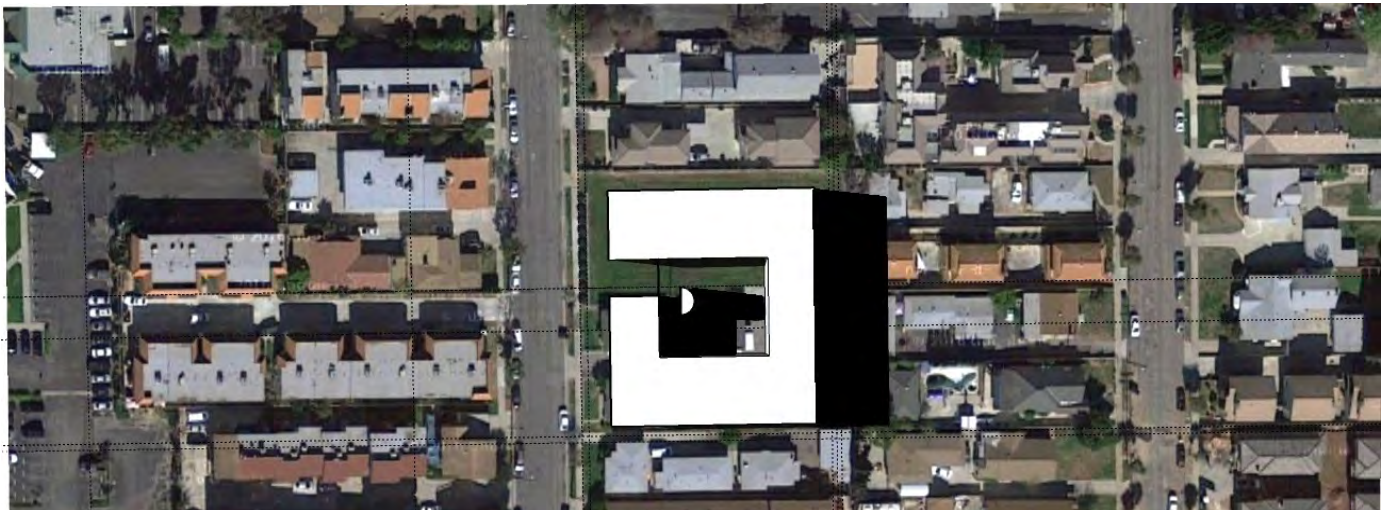


**Exhibit 3-3B: Afternoon (4:00 PM) Winter Solstice Renderings**

**EXHIBIT 3-3**  
**WINTER SOLSTICE RENDERINGS**  
Source: SketchUP



**Exhibit 3-4A: Morning (9:00 AM) Summer Solstice Renderings**



**Exhibit 3-4B: Afternoon (4:00 PM) Summer Solstice Renderings**

**EXHIBIT 3-4**  
**SUMMER SOLSTICE RENDERINGS**  
Source: SketchUP



*Mitigation Measure 2 (Aesthetic Impacts).* During the construction phases, the site must be maintained in good condition and secured from public access. Any temporary fencing shall be maintained in good condition at all times. The development site must also be maintained free of weeds, rubbish, and construction debris.

*Mitigation Measure 3 (Aesthetic Impacts).* In the event that the surrounding streets become cracked and dilapidated due to the volume of truck traffic during the construction phase, the Applicant must repave the dilapidated streets to the satisfaction of the Department of Public Works. This mitigation also applies if the surrounding streets are cut in order to remove various water lines.

*Mitigation Measure 4 (Aesthetic Impacts).* The Applicant must ensure that all lighting meet the equipment and illumination standards of the City to the satisfaction of the Community and Economic Development Director, or designee. Such lighting must be directed onto the driveways and parking areas within the project and away from the adjacent residential properties located to the west. In addition, no signage can display flashing lights. The lighting system must be automated using electronic timers and cut offs and the lighting devices must be equipped with vandal resistant covers. The Applicant must also submit an exterior lighting plan for review and approval by the Community and Economic Development Director, or designee, before the City issues building permits.

*Mitigation Measure 5 (Aesthetic Impacts).* Light equipment must be designed and installed so that light is directed away from light-sensitive receptors such as the nearby homes. In addition, the height of the on-site lighting cannot exceed City standards as set forth in the MPMC.

## 3.2 AGRICULTURE & FORESTRY IMPACTS

### 3.2.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on agricultural and/or forestry resources if it results in any of the following:

- The conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance;
- A conflict with existing zoning for agricultural use or a Williamson Act Contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));
- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?* • *No Impact.*

According to the California Department of Conservation, the City of Monterey Park does not contain any areas of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.<sup>25</sup> The entire City is urban and there are no areas within the City that are classified as “Prime Farmland.” The project site’s northern end is undeveloped, while the southern end is presently occupied by a multi-unit residential complex. The project’s implementation will require the approval of a zone change to accommodate the new overlay zone. The change in zoning will not result in a loss of land zoned for agricultural uses (see subsection 3.2.2.B). Since the implementation of the proposed project will not involve the conversion of prime farmland, unique farmland, or farmland of statewide importance to urban uses, no impacts will occur.

B. *Would the project conflict with existing zoning for agricultural use or a Williamson Act Contract?* • *No Impact.*

The project site is currently zoned as *High Density Residential Zone (R-3)*. Agricultural uses are not listed as permitted uses within residential zoning districts.<sup>26</sup> As a result, no loss in land zoned for or permitting

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<sup>25</sup> California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. *Important Farmland in California 2010*. [http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010\\_08\\_11.pdf](http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2010/fmmp2010_08_11.pdf).

<sup>26</sup> City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed July 26, 2016.

agricultural uses will occur with the implementation of the proposed project. In addition, according to the California Department of Conservation, Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.<sup>27</sup> Therefore, no impacts will occur since the proposed development will not be erected on a site that is subject to a Williamson Act Contract.

*C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code § 51104(g))?* • *No Impact.*

The City of Monterey Park and the project site are located in the midst of an urban area and no forest lands are located within the City (refer to Exhibit 3-5). The zoning designation that is applicable to the project site does not provide for any forest land preservation.<sup>28</sup> Thus, no impacts on forest land or timber resources will result.

*D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the vicinity of the project site. As a result, no loss or conversion of forest lands will result from the proposed project's implementation and no impacts will occur.

*E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?* • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use because the project site is not located in close proximity to farm land or forest land. As a result, no impacts will result from the implementation of the proposed project.

### **3.2.3 CUMULATIVE IMPACTS**

The analysis determined that future use would not result in any significant adverse impacts on agricultural or forestry resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.

### **3.2.4 MITIGATION MEASURES**

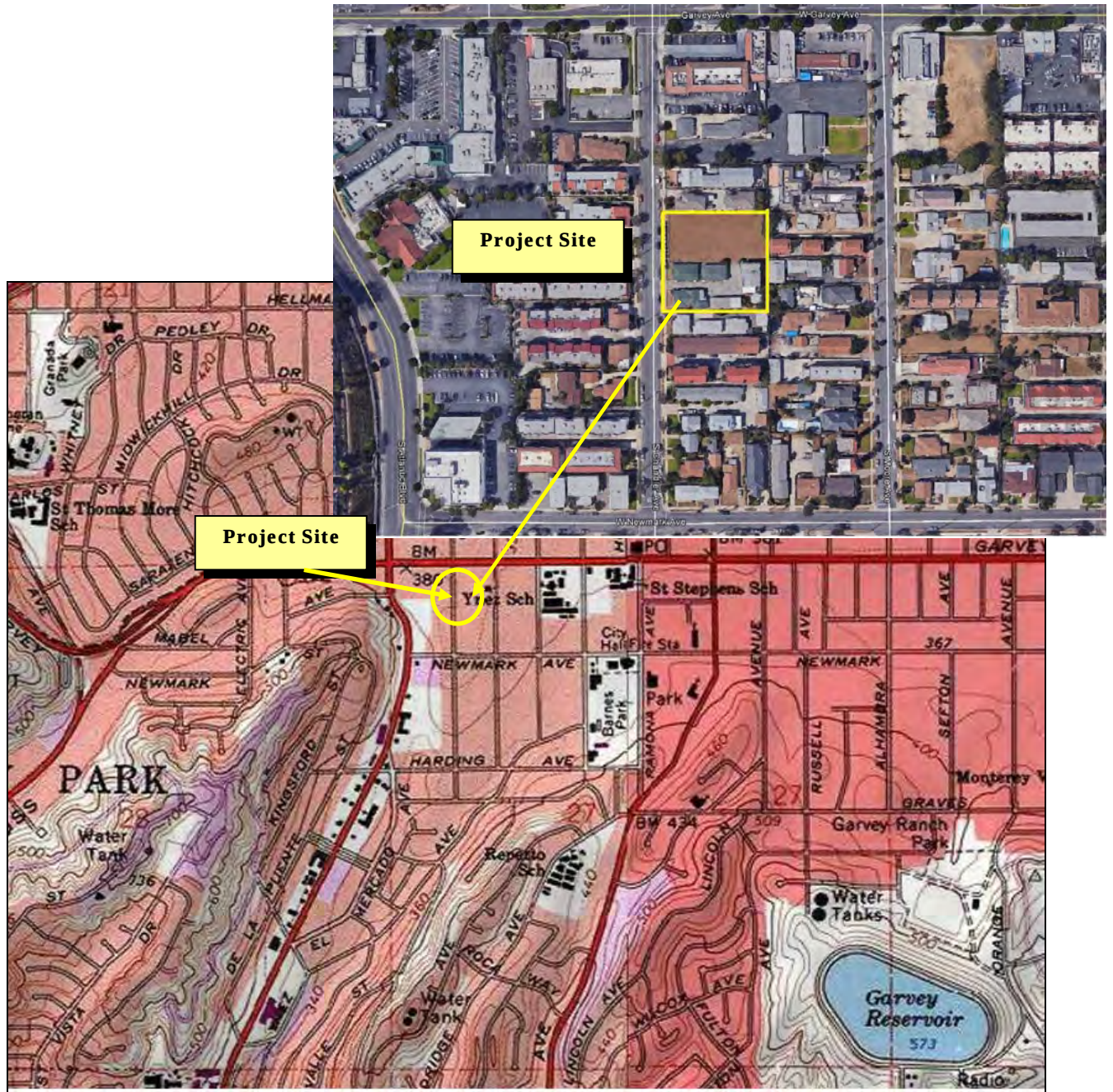
The analysis of agriculture and forestry resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

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<sup>27</sup> California Department of Conservation. *State of California Williamson Act Contract Land*. [ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA\\_2012\\_8x11.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf)

<sup>28</sup> City of Monterey Park. *Title 21 Zoning, Chapter 21.08 Residential Zones, Section 21.08.030 Permitted Uses*. Site accessed July 26, 2016.





**EXHIBIT 3-5**  
**USGS TOPOGRAPHIC MAP**  
SOURCE: USGS

## 3.3 AIR QUALITY IMPACTS

### 3.3.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or substantial contribution to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone ( $O_3$ )* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation.  $O_3$  is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide ( $CO$ )*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide ( $NO_2$ )* is a yellowish-brown gas, which at high levels can cause breathing difficulties.  $NO_2$  is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *Sulfur Dioxide ( $SO_2$ )* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though  $SO_2$  concentrations have been reduced to levels below State and Federal standards, further reductions are desirable since  $SO_2$  is a precursor to sulfates and  $PM_{10}$ .
- *$PM_{10}$  and  $PM_{2.5}$*  refers to particulate matter ten microns or less and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.<sup>29</sup>

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<sup>29</sup> South Coast Air Quality Management District. *Final 2012 Air Quality Plan*. Adopted 2012.



A project would be considered to have a significant effect on air quality if it violated any ambient air quality standard (AAQS), contributed substantially to an existing air quality violation, or exposed sensitive receptors to substantial pollutant concentrations. In addition to the Federal and State AAQS standards, there are daily and quarterly emissions thresholds for construction activities and the operation of a project have been established by the SCAQMD. Projects in the South Coast Air Basin (SCAB) generating *construction-related* emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA:

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or
- 150 pounds per day of sulfur oxide.<sup>30</sup>

A project would have a significant effect on air quality if any of the following *operational* emissions thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or
- 150 pounds per day of sulfur oxide.<sup>31</sup>

### 3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

The City of Monterey Park is located within the South Coast Air Basin (SCAB). The SCAB covers a 6,600 square-mile area within Orange County and the non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the SCAB is monitored by the SCAQMD at various monitoring stations located throughout the area. Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).<sup>32</sup> The most recent AQMP was adopted in 2012 and was jointly prepared with the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG).<sup>33</sup> The primary criteria pollutants that remain non-attainment in the local area include PM<sub>2.5</sub> and Ozone. Specific criteria for determining a project's conformity with the AQMP

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<sup>30</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

<sup>31</sup> Ibid.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

is defined in Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. The Air Quality Handbook refers to the following criteria as a means to determine a project's conformity with the AQMP:<sup>34</sup>

- *Consistency Criteria 1* refers to a proposed project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or its potential for contributing to the continuation of an existing air quality violation.
- *Consistency Criteria 2* refers to a proposed project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.<sup>35</sup>

In terms of Criteria 1, the proposed project's long-term (operational) airborne emissions will be below levels that the SCAQMD considers to be a significant adverse impact (refer to the analysis included in the next section where the long-term stationary and mobile emissions for the proposed project are summarized in Table 3-2). Projects that are consistent with the projections of employment and population forecasts identified in the Regional Comprehensive Plan (RCP) prepared by SCAG are considered consistent with the AQMP growth projections, since the RCP forms the basis of the land use and transportation control portions of the AQMP.

According to the Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 7,800 new residents between the year 2010 and 2020.<sup>36</sup> The proposed project itself is projected to add approximately 173 residents to the City based upon the number of units being constructed and the average household size for the City taken from the United States Census Bureau website (the average household size according to the United States Census Bureau is 3.22 persons per household).<sup>37</sup> The projected population increase takes into account the average size of a household in the City of Monterey Park. A total of 51 out of the 54 new units will be two-bedroom units and the remaining three units will be single bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of up to 210 new residents.

The population increase from the proposed project's implementation is within the expected population projection provided by SCAG. Therefore, the proposed project would also conform to Consistency Criteria 2 since it would not significantly affect any regional population, housing, and employment projections prepared for the City of Monterey Park by the SCAG. In addition, the project conforms to the City's density requirements and General Plan goals. The project will not require any variance or other deviation from the City's zoning standards. As a result, the proposed project would not be in conflict with or result in an obstruction of an applicable air quality plan and no impacts would occur.

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<sup>34</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993.

<sup>35</sup> Ibid.

<sup>36</sup> Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.

<sup>37</sup> United States Census Bureau. *Quickfacts for Monterey Park*. <http://www.census.gov/quickfacts/table/AGE775215/0648914,06>

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? • *Less than Significant Impact.*

The potential construction-related emissions from the proposed project were estimated using the computer model CalEEMod V.2013.2.2 (the worksheets are included in the Appendix A). The entire project construction period is expected to take approximately 15 months (refer to Section 2) and would include the site clearance, grading and excavation, erection of the new building, and the finishing of the project (paving, painting, and the installation of landscaping). The analysis of daily construction emissions has been prepared utilizing the California Emissions Estimator Model (CalEEMod V. 2013.2.2). As shown in Table 3-1, daily construction emissions are not anticipated to exceed the SCAQMD significance thresholds. Therefore, the mass daily construction-related impacts associated with the proposed project would be less than significant. The estimated daily construction emissions (shown in Table 3-1) assume compliance with applicable SCAQMD rules and regulations for the control of fugitive dust and architectural coating emissions, which include, but are not limited to, watering of the active grading areas and unpaved surfaces at least three times daily and the use of low VOC paint.

**Table 3-1**  
**Estimated Daily Construction Emissions**

| Construction Phase                  | ROG          | NO <sub>2</sub> | CO           | SO <sub>2</sub> | PM <sub>10</sub> | PM <sub>2.5</sub> |
|-------------------------------------|--------------|-----------------|--------------|-----------------|------------------|-------------------|
| Demolition (on-site)                | 1.31         | 11.23           | 8.70         | 0.01            | 1.03             | 0.80              |
| Demolition (off-site)               | 0.06         | 0.35            | 0.86         | --              | 0.13             | 0.04              |
| <b>Total Demolition Phase</b>       | <b>1.37</b>  | <b>11.58</b>    | <b>9.56</b>  | <b>0.01</b>     | <b>1.16</b>      | <b>0.84</b>       |
| Site Preparation (on-site)          | 1.26         | 12.68           | 7.23         | --              | 0.79             | 0.71              |
| Site Preparation (off-site)         | 0.01         | 0.02            | 0.29         | --              | 0.05             | 0.01              |
| <b>Total Site Preparation</b>       | <b>1.27</b>  | <b>12.70</b>    | <b>7.52</b>  | <b>--</b>       | <b>0.84</b>      | <b>0.72</b>       |
| Grading (on-site)                   | 1.20         | 10.47           | 8.58         | 0.01            | 1.47             | 1.10              |
| Grading (off-site)                  | 0.03         | 0.04            | 0.58         | --              | 0.11             | 0.03              |
| <b>Total Grading</b>                | <b>1.23</b>  | <b>10.51</b>    | <b>9.16</b>  | <b>0.01</b>     | <b>1.58</b>      | <b>1.13</b>       |
| Building Construction (on-site)     | 1.27         | 12.67           | 8.03         | 0.01            | 0.85             | 0.78              |
| Building Construction (off-site)    | 0.26         | 1.02            | 3.93         | --              | 0.64             | 0.18              |
| <b>Total Building Construction</b>  | <b>1.53</b>  | <b>13.69</b>    | <b>11.96</b> | <b>0.01</b>     | <b>1.49</b>      | <b>0.96</b>       |
| Paving (on-site)                    | 1.04         | 9.83            | 7.24         | 0.01            | 0.60             | 0.55              |
| Paving (off-site)                   | 0.06         | 0.08            | 1.03         | --              | 0.20             | 0.05              |
| <b>Total Paving</b>                 | <b>1.10</b>  | <b>9.91</b>     | <b>8.27</b>  | <b>0.01</b>     | <b>0.80</b>      | <b>0.60</b>       |
| Architectural Coatings (on-site)    | 16.70        | 2.18            | 1.86         | --              | 0.17             | 0.17              |
| Architectural Coatings (off-site)   | 0.03         | 0.04            | 0.58         | --              | 0.11             | 0.03              |
| <b>Total Architectural Coatings</b> | <b>16.73</b> | <b>2.22</b>     | <b>2.44</b>  | <b>--</b>       | <b>0.28</b>      | <b>0.20</b>       |
| <b>Maximum Daily Emissions</b>      | <b>16.74</b> | <b>13.70</b>    | <b>11.97</b> | <b>0.01</b>     | <b>1.59</b>      | <b>1.13</b>       |
| <b>Daily Thresholds</b>             | <b>75</b>    | <b>100</b>      | <b>550</b>   | <b>150</b>      | <b>150</b>       | <b>55</b>         |

Source: California Air Resources Board CalEEMod [computer program].

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project include mobile emissions associated with vehicular and bus traffic and off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used the CalEEMod V.2013.2.2 computer model. As indicated in Table 3-2, the projected long-term emissions will also be below thresholds considered to be a significant impact.

**Table 3-2**  
**Estimated Operational Emissions in lbs/day**

| <b>Emission Source</b>  | <b>ROG</b>   | <b>NO<sub>2</sub></b> | <b>CO</b>    | <b>SO<sub>2</sub></b> | <b>PM<sub>10</sub></b> | <b>PM<sub>2.5</sub></b> |
|-------------------------|--------------|-----------------------|--------------|-----------------------|------------------------|-------------------------|
| Area-wide (lbs/day)     | 16.12        | 0.41                  | 31.62        | 0.04                  | 4.14                   | 4.14                    |
| Energy (lbs/day)        | 0.02         | 0.19                  | 0.08         | --                    | 0.01                   | 0.01                    |
| Mobile (lbs/day)        | 0.46         | 1.36                  | 5.48         | 0.01                  | 1.12                   | 0.31                    |
| <b>Total (lbs/day)</b>  | <b>16.61</b> | <b>1.97</b>           | <b>37.19</b> | <b>0.06</b>           | <b>5.28</b>            | <b>4.47</b>             |
| <b>Daily Thresholds</b> | <b>55</b>    | <b>55</b>             | <b>550</b>   | <b>150</b>            | <b>150</b>             | <b>55</b>               |

Note: Subtotals for each emissions category were rounded.

Source: California Air Resources Board CalEEMod [computer program].

Since the project area is located in a non-attainment area for ozone and particulates, the project Applicant will be required to adhere to all pertinent regulations outlined in SCAQMD Rule 403 governing fugitive dust emissions. As a result, the potential impacts will be less than significant.

*C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? • Less than Significant Impact.*

The potential long-term (operational) and short-term (construction) emissions associated with the proposed project are compared to the SCAQMD's daily emissions thresholds in Tables 3-1 and 3-2, respectively. As indicated in these tables, the short-term and long-term emissions will not exceed the SCAQMD's daily thresholds. The proposed project will not exceed the adopted projections used in the preparation of the RTP (refer to the discussion included in Subsection 3.3.2A). The potential cumulative air quality impacts are deemed to be less than significant related to the generation of criteria pollutants. Furthermore, the standard conditions identified in the previous subsection will further reduce construction related impacts.

*D. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other similar facilities

where children or the elderly may congregate.<sup>38</sup> These population groups are generally more sensitive to poor air quality. Sensitive receptors, including homes and schools in the vicinity of the proposed project site, are identified in the map provided in Exhibit 3-6. The nearest sensitive receptors to the project include the residential uses located to the north, south, and east of the project site.

The SCAQMD requires that CEQA air quality analyses indicate whether a proposed project will result in an exceedance of *localized emissions thresholds* or *LSTs*. LSTs only apply to short-term (construction) and long-term (operational) emissions at a fixed location and do not include off-site or area-wide emissions. The approach used in the analysis of the proposed project utilized a number of screening tables that identified maximum allowable emissions (in pounds per day) at a specified distance to a receptor. The pollutants that are the focus of the LST analysis include the conversion of NO<sub>x</sub> to NO<sub>2</sub>; carbon monoxide (CO) emissions from construction and operations; PM<sub>10</sub> emissions from construction and operations; and PM<sub>2.5</sub> emissions from construction and operations. The use of the “look-up tables” is permitted since each of the construction phases will involve the disturbance of less than five acres of land area.

As shown in Table 3-3, the proposed project will not exceed any LSTs based on the information included in the Mass Rate LST Look-up Tables provided by the SCAQMD. For purposes of the LST analysis, the receptor distance used was 25 meters.

**Table 3-3**  
**Local Significance Thresholds Exceedance SRA 11 for 1-Acre Sites (the site is 0.81 acres)**

| Emissions         | Project Emissions<br>(lbs/day) | Type         | Allowable Emissions Threshold (lbs/day) and a<br>Specified Distance from Receptor (in meters) |     |       |       |       |
|-------------------|--------------------------------|--------------|-----------------------------------------------------------------------------------------------|-----|-------|-------|-------|
|                   |                                |              | 25                                                                                            | 50  | 100   | 200   | 500   |
| NO <sub>2</sub>   | <b>13.70</b>                   | Construction | <b>83</b>                                                                                     | 84  | 96    | 123   | 193   |
| NO <sub>2</sub>   | <b>1.97</b>                    | Operations   | <b>83</b>                                                                                     | 84  | 96    | 123   | 193   |
| CO                | <b>11.97</b>                   | Construction | <b>673</b>                                                                                    | 760 | 1,113 | 2,110 | 6,884 |
| CO                | <b>37.19</b>                   | Operations   | <b>673</b>                                                                                    | 760 | 1,113 | 2,110 | 6,884 |
| PM <sub>10</sub>  | <b>1.15*</b>                   | Operations   | <b>1</b>                                                                                      | 4   | 7     | 15    | 37    |
| PM <sub>10</sub>  | <b>1.59</b>                    | Construction | <b>5</b>                                                                                      | 13  | 29    | 60    | 153   |
| PM <sub>2.5</sub> | <b>0.35*</b>                   | Operations   | <b>1</b>                                                                                      | 2   | 3     | 5     | 20    |
| PM <sub>2.5</sub> | <b>1.13</b>                    | Construction | <b>2</b>                                                                                      | 3   | 5     | 9     | 25    |

\* Note: This number reflects the mitigated PM emissions. These PM emissions take into account the lack of area sources. According to the AQMD, area emissions are generated from hearths, consumer products, architectural coatings, and landscape equipment.<sup>39</sup> The project will not include the installation of hearths and wood burning stoves. Therefore, the option to remove the use of hearths and wood burning stoves in the CalEEMod was selected.

Source: South Coast Air Quality Management District. Final Localized Significance Threshold Methodology. June 2003.

Based on the analysis of LST impacts summarized above in Table 3-3, the potential impacts will be less than significant. Although the computer model indicated the project is anticipated to exceed operational PM<sub>10</sub> emissions, the value shown in Table 3-3 takes into account the project's mobile emissions in a

<sup>38</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].

<sup>39</sup> Air Quality Management District. *CalEEMod Appendix A, Calculation Details for CalEEMod*. <http://www.aqmd.gov/docs/default-source/cal-eemod/cal-eemod-appendix-a.pdf>

regional context (employee trips, home to work trips, visitors, etc) and does not consider the amount of time vehicles actually spend in the vicinity of the project site. In addition, for the value above to be applicable in the context of an LST, all of the project's trips and Vehicle Miles Travelled (VMT) would have to take place on-site and in the immediate surroundings. As a result, the potential impacts are considered to be less than significant.

*E. Would the project create objectionable odors affecting a substantial number of people? • Less than Significant Impact.*

The SCAQMD identifies land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>40</sup> No odor emissions are anticipated given the nature of the proposed use (senior housing development). Although the project is not an odor generating use, the operation of diesel equipment during the project's construction phase may generate temporary odors. The project will require substantial grading to accommodate the subterranean parking garage. Since the project's implementation will require the use of diesel equipment, the project Applicant will be required to adhere to all pertinent SCAQMD protocols regarding diesel emissions and limiting the idle time of diesel equipment.

### **3.3.3 CUMULATIVE IMPACTS**

The proposed project's implementation would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse air quality impacts. As a result, no significant adverse cumulative impacts would occur.

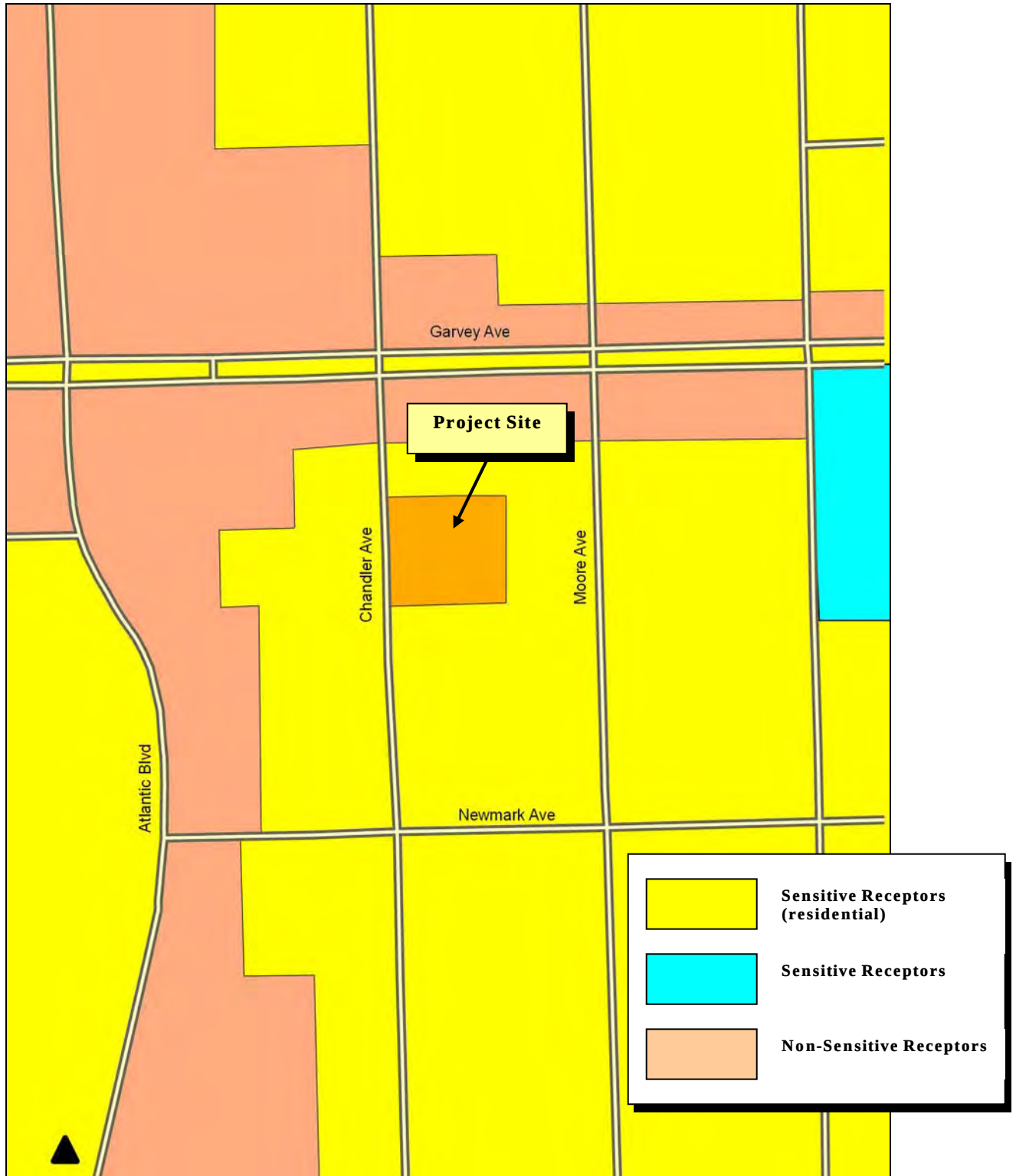
### **3.3.4 MITIGATION MEASURES**

As indicated previously, the proposed project will not result in any significant adverse operational air quality impacts.

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<sup>40</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2014].





**EXHIBIT 3-6**  
**SENSITIVE RECEPTORS**  
Source: Quantum GIS

## 3.4 BIOLOGICAL RESOURCES IMPACTS

### 3.4.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 *et seq.*) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan.

### 3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • *No Impact.*

A review of the California Department of Fish and Wildlife California Natural Biodiversity Database (CNDDB) Bios Viewer for the Los Angeles Quadrangle (the City of Monterey Park is located within the aforementioned quadrangle) indicated that out of a total of 34 native plant and animal species, five are either threatened or endangered.<sup>41</sup> These species are described in detail on the following page and include:

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<sup>41</sup> California Department of Fish and Wildlife. *Bios Viewer*. <https://map.dfg.ca.gov/bios/?tool=cnddbQuick>

- The *Coastal California gnatcatcher* is not likely to be found on-site due to the lack of habitat suitable for the California gnatcatcher. The absence of coastal sage scrub, the California gnatcatcher's primary habitat, further diminishes the likelihood of encountering such birds.<sup>42</sup>
- The *least Bell's vireo* lives in a riparian habitat, with a majority of the species living in San Diego County.<sup>43</sup> As a result, it is not likely that any least Bell's vireos will be encountered during on-site construction activities.
- The *willow flycatcher's* habitat consists of marsh, brushy fields, and willow thickets.<sup>44</sup> These birds are often found near streams and rivers and are not likely to be found on-site due to the lack of marsh and natural hydrologic features.
- The *California red-legged frog* will not be found on or near the project site due to its specific habitat requirements.<sup>45</sup> According to the National Wildlife Federation, California red-legged frogs can be found near still or slow moving ponds, pools, or streams (wetland areas).<sup>46</sup> The chances of encountering this species within the project site are limited since there are no natural wetlands or habitats present in the area.
- The *bank swallow* populations located in Southern California are extinct.<sup>47</sup>

The proposed project will not have an impact on the aforementioned species because there is no suitable riparian or native habitat located within, or in the vicinity of, the project site. In addition, according to the California Department of Fish and Wildlife, the site falls under the category of "urban development."<sup>48</sup> As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project's implementation.

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<sup>42</sup> Audubon. *California Gnatcatcher*. <http://birds.audubon.org/species/calgna>

<sup>43</sup> California Partners in Flight Riparian Bird Conservation Plan. *Least Bell's Vireo*. [http://www.prbo.org/calpif/htmldocs/species/riparian/least\\_bell\\_vireo.htm](http://www.prbo.org/calpif/htmldocs/species/riparian/least_bell_vireo.htm)

<sup>44</sup> Audubon. *Willow flycatcher*. <http://birds.audubon.org/birds/willow-flycatcher>

<sup>45</sup> National Wildlife Foundation. *California Red-Legged Frog*. Website <http://www.nwf.org/wildlife/wildlife-library/amphibians-reptiles-and-fish/california-red-legged-frog.aspx> Website accessed on August 2014.

<sup>46</sup> Ibid.

<sup>47</sup> California Partners in Flight Riparian Bird Conservation Plan. *BANK SWALLOW (Riparia riparia)*. [http://www.prbo.org/calpif/htmldocs/species/riparian/bank\\_swallow\\_acct2.html](http://www.prbo.org/calpif/htmldocs/species/riparian/bank_swallow_acct2.html)

<sup>48</sup> California Department of Fish and Wildlife. *California Vegetation Mapping Projects*. [file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProgressandInitialSurveyAug\\_2014\\_CASstandardCompliant.pdf](file:///C:/Documents%20and%20Settings/William%20Blodgett/My%20Documents/Downloads/NVCSCurrentAndInProgressandInitialSurveyAug_2014_CASstandardCompliant.pdf)

- B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • No Impact.*

The field survey that was conducted for the property indicated that there are no wetlands or riparian habitat present on-site or in the surrounding areas. This conclusion is also supported by a review of the U.S. Fish and Wildlife Service National Wetlands Inventory, Wetlands Mapper. In addition, there are no designated “blue line streams” located within the project site (refer to Exhibit 3-5). As a result, no impacts on natural or riparian habitats will result from the proposed project’s implementation.

- C. *Would the project have a substantial adverse effect on Federally protected wetlands as defined by Section 404 of the Clean Water Act (33 U.S.C. §§ 1251 et seq.) (including, without limitation, marsh, vernal pool, coastal) through direct removal, filling, hydrological interruption, or other means? • No Impact.*

As indicated in the previous subsection, the project area and adjacent developed properties do not contain any natural wetland and/or riparian habitat.<sup>49</sup> The project area is located in the midst of a residential neighborhood. As a result, the proposed project will not impact any protected wetland area or designated blue-line stream and no impacts will occur.

- D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? • No Impact.*

The site is surrounded by urbanization and lacks suitable habitat. Therefore, the site’s utility as a migration corridor is restricted and no impacts will result from the implementation of the proposed project.

- E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact.*

Title 9 (Peace, Safety, and Morals) Chapter 9.63-Property Damage Section 9.63.060 serves as the City’s “Tree Preservation Ordinance.” The tree ordinance establishes strict guidelines regarding the removal or tampering of trees and shrubs located in parks and along City streets. There are over 15 trees and shrubs presently located on-site. These trees, shrubs, and grass will be removed during the project’s site preparation phase. Although the project’s implementation will require the removal of the existing trees and vegetation, the project will include the installation of new drought tolerant landscaping. In addition, all of the trees and shrubs located in the public right-of-way between the property line and street will be removed. Per Section 9.63.060, the project Applicant must obtain a permit in order to remove any tree and/or shrub located in a park or along a public street. Compliance with the aforementioned Section will reduce potential impacts to levels that are less than significant.

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<sup>49</sup> U.S. Fish and Wildlife Service. *Wetlands Mapper*. <http://www.fws.gov/Wetlands/data/Mapper.html>

*F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan? • No Impact.*

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan. The closest habitat conservation area is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.<sup>50</sup> The project will not affect this SEA and no impacts will occur.

### **3.4.3 CUMULATIVE IMPACTS**

The impacts on biological resources are typically site specific. The proposed project would not involve any loss of protected habitat since no such habitat is found within the project site's boundaries. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.4 MITIGATION MEASURES**

The analysis of biological resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

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<sup>50</sup> Google Earth. Website accessed July 27, 2016.

## 3.5 CULTURAL RESOURCES IMPACTS

### 3.5.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5;
- A substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5;
- The destruction of a unique paleontological resource, site, or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

### 3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?* • *No Impact.*

Historic structures and sites are defined by local, State, and Federal regulations. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. A site or structure may also be historically significant according to State or Federal criteria even if the locality does not recognize such significance. California, through the State Historic Preservation Office (SHPO), maintains an inventory of those sites and structures that are considered to be historically significant. Moreover, the U.S. Department of Interior has established specific Federal guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places.<sup>51</sup> To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape or engineering elements.

The City of Monterey Park does not contain any sites listed in the National Registrar.<sup>52</sup> However, the City does have a historical site that is listed in the California Registrar.<sup>53</sup> Casacades Park and Jardin El Encanto, listed in the State Register, were designed to be the designated focal point of the larger

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<sup>51</sup> U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. Website <http://www.nps.gov/nr>. Website was accessed in December 2014.

<sup>52</sup> National Registrar of Historic Places. Website <http://nrhp.focus.nps.gov/natreghome.do?searchtype> Website accessed in December 2014.

<sup>53</sup> California Department of Parks and Recreation. *California Historical Resources*. Website <http://ohp.parks.ca.gov/ListedResources> Website accessed in December 2014.



development known as the Midwick View Estates. Constructed in the late 1920's by Peter N Snyder, the Jardin El Encanto was intended to serve as the administration building and community center for his proposed garden community (Midwick View Estates). The Jardin El Encanto building features Spanish style architecture and is now occupied by the Monterey Park Chamber of Commerce. Mr. Snyder also proposed an amphitheatre atop of a slope looking down at Jardin El Encanto. The amphitheatre was never built though an observation terrace was constructed in its place. The stepped cascading water fountain flows from the observation deck, where the Jardin El Encanto complex is visible.<sup>54</sup>

The project site does not meet any criteria for listing on the National Register. Furthermore, none of the existing residential units are listed in the National or State Registers. As indicated previously, the nearest historical site listed on the state registrar is Cascades Park and Jardin El Encanto, which is located approximately one mile to the south/southwest of the proposed project.<sup>55</sup> Since no properties are eligible for listing, no impacts will result from the proposed project's implementation.

*B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.*

The Los Angeles Basin was previously inhabited by the Gabrieleño-people, named after the San Gabriel Mission. The Gabrieleño tribe first settled in this region approximately 7,000 years ago.<sup>56</sup> Before Spanish contact, approximately 5,000 Gabrieleño people lived in villages throughout the Los Angeles Basin.<sup>57</sup> Villages were typically located near major rivers such as the San Gabriel, Rio Hondo, or Los Angeles Rivers. While no major coastal rivers traverse the City, Monterey Park's proximity to other known village sites throughout the San Gabriel Valley make it likely that Native Americans either lived or traveled through the City.<sup>58</sup> Formal Native American consultation was provided in accordance with AB-52. The tribal representative indicated that the project site is situated in an area of high archaeological significance. As a result, the following mitigation is required pursuant to AB-52 consultation with Mr. Andrew Salas:

- The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations,

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<sup>54</sup> City of Monterey Park. *Historical Sites, El Encanto*. Website. <http://www.montereypark.ca.gov/677/Historical-Sites> (Site accessed in July 2016).

<sup>55</sup> Google Earth. Website Accessed on July 27, 2016.

<sup>56</sup> Tongva People of Sunland-Tujunga. *Introduction*. [http://www.lausd.k12.ca.us/Verdugo\\_HS/classes/multimedia/intro.html](http://www.lausd.k12.ca.us/Verdugo_HS/classes/multimedia/intro.html). Website accessed in December 2014).

<sup>57</sup> Rancho Santa Ana Botanical Garden. *Tongva Village Site*. <http://www.rsabg.org/tongva-village-site-1>

<sup>58</sup> Tongva People. *Villages*. [http://www.tongvapeople.org/?page\\_id=696](http://www.tongvapeople.org/?page_id=696). Website accessed in December 2014).

soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

In the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities must be halted and the Los Angeles County Sheriffs Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided above as part of the AB-52 consultation, will reduce potential impacts to levels that are less than significant.

*C. Would the project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature? • Less than Significant Impact with Mitigation.*

The underlying soils are alluvial in nature and are classified as Old Alluvial Fan Deposits (Qof).<sup>59</sup> Alluvial deposits are typically quaternary in age (from two million years ago to the present day) and span the two most recent geologic epochs, the Pleistocene and the Holocene.<sup>60</sup> Old Alluvial Fan Deposits are aged 781,000 to 11,000 years.<sup>61</sup> Due to the age of the underlying soils, the following mitigation is required:

- If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

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<sup>59</sup> California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report, Figure 6-3 BRT Alternative Project Area Geology*. Report prepared March 14, 2014.

<sup>60</sup> United States Geological Survey. *What is the Quaternary?* [http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what\\_is.html](http://geomaps.wr.usgs.gov/sfgeo/quaternary/stories/what_is.html)

<sup>61</sup> California Department of Transportation. *SR-710 North Study Paleontological Identification and Evaluation Report*. Report prepared March 14, 2014.

- D. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- *No Impact.*

There are no cemeteries located in the immediate area of the project site. The closest cemetery to the project site is the Resurrection Cemetery, located approximately 2.11 miles to the southeast along Potrero Grande Drive in the City of Rosemead. The proposed project will be restricted to the designated project site and will not affect the aforementioned cemetery. The potential for encountering human remains during the project's construction is limited due to the level of disturbance that has occurred on site. However, in the unlikely event that remains are uncovered by construction crews and/or the Native American Monitors, all excavation/grading activities shall be halted and the Monterey Park Police Department will be contacted (the Department will then contact the County Coroner). CEQA Guidelines Section 15064.5 will apply in terms of the identification of significant archaeological resources and their salvage. Adherence to the mitigation provided in Subsection 3.5.2.B will reduce potential impacts to levels that are less than significant. As a result, no impacts are anticipated.

### **3.5.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site specific. Furthermore, this declaration also determined that the implementation of the proposed project will not likely result in any impacts on cultural resources. Mitigation is identified in the event such resources are encountered. As a result, no cumulative impacts will occur as part of the implementation of the proposed project.

### **3.5.4 MITIGATION MEASURES**

The following mitigation measures would be required in the event that an archaeological or paleontological resource is discovered during the construction of the proposed project:

*Mitigation Measure 9 (Cultural Resource Impacts).* The project Applicant must obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, without limitation, pavement removal, pot-holing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor(s) must be approved by the tribal representatives and will be present on-site during the construction phases that involve any ground disturbing activities. The Native American Monitor will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. The Monitor will photo-document the ground disturbing activities. The monitors must also have Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors will be required to provide insurance certificates, including liability insurance, for any archaeological resource(s) encountered during grading and excavation activities, pertinent to the provisions outlined in CEQA Section 21083.2 (a) through (k). The on-site monitoring can end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

*Mitigation Measure 10 (Cultural Resource Impacts).* If previously unidentified paleontological resources are unearthed during construction, work shall cease within 50 feet of the find and the project Applicant must retain a qualified paleontologist, approved by the City, to assess the significance of the find. If a find is determined to be significant, the Lead Agency and the paleontologist will determine appropriate avoidance measures or other appropriate mitigation. All significant fossil materials recovered will be, as necessary and at the discretion of the qualified paleontologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

## 3.6 GEOLOGY IMPACTS

### 3.6.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code (2012), creating substantial risks to life or property; or
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

### 3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? • Less than Significant Impact.*

The City of Monterey Park is located in a seismically active region as is the entire Los Angeles Basin. Many major and minor local faults traverse the entire Southern California region, posing a threat to millions of residents including those who reside in the City. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake.<sup>62</sup> The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults.<sup>63</sup> A list of cities

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<sup>62</sup> California Department of Conservation. *What is the Alquist-Priolo Act* <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/main.aspx> Website accessed in July 2016.

<sup>63</sup> Ibid.

and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the California Department of Conservation website. The City of Monterey Park is not on the list.<sup>64</sup> Even though the City is not on the list, there are a number of known faults within close proximity to the City. The closest known fault is the Raymond Fault located approximately five miles northwest of the project site (refer to Exhibit 3-7). The potential impacts in regards to ground shaking and fault rupture are less than significant since the risk is no greater in and around the project site than for the rest of the area.

In addition, the project site is not located in an area that is subject to liquefaction (refer to Exhibit 3-8). Liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. Essentially, liquefaction is the process by which the ground soil loses strength due to an increase in water pressure following seismic activity. Lastly, the project site is not at risk for landslides (refer Exhibit 3-8). The project site is at no greater risk for ground shaking and fault rupture than the rest of the City. Therefore, the impacts are expected to be less than significant.

*B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? • Less than Significant Impact.*

According to the soil maps prepared for Los Angeles County by the United States Department of Agriculture, the project site is underlain with soils of the Ramona-Placentia association. The United States Department of Agriculture classifies soils based on their limitations or hazard risk. The Ramona-Placentia soils association was placed into Class II, which are soils described as having some limitations.<sup>65</sup> Soils of the Ramona-Placentia association have a slight to moderate erosion hazard; however, construction activities and the placement of “permanent vegetative cover” will reduce the soil’s erosion risk.<sup>66</sup> The project will require grading to accommodate the subterranean parking garage and approximately 14,416 cubic yards of fill will be removed. All grading activities will be performed under the supervision of the project engineer. As a result, the potential impacts are considered to be less than significant.

*C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? • Less than Significant Impact.*

The project site is underlain by soils of the Ramona-Placentia association. Soils that belong to the Ramona-Placentia association are well-drained, have a slight erosion risk, have very slow soil permeability, and are primarily used for urban development.<sup>67</sup>

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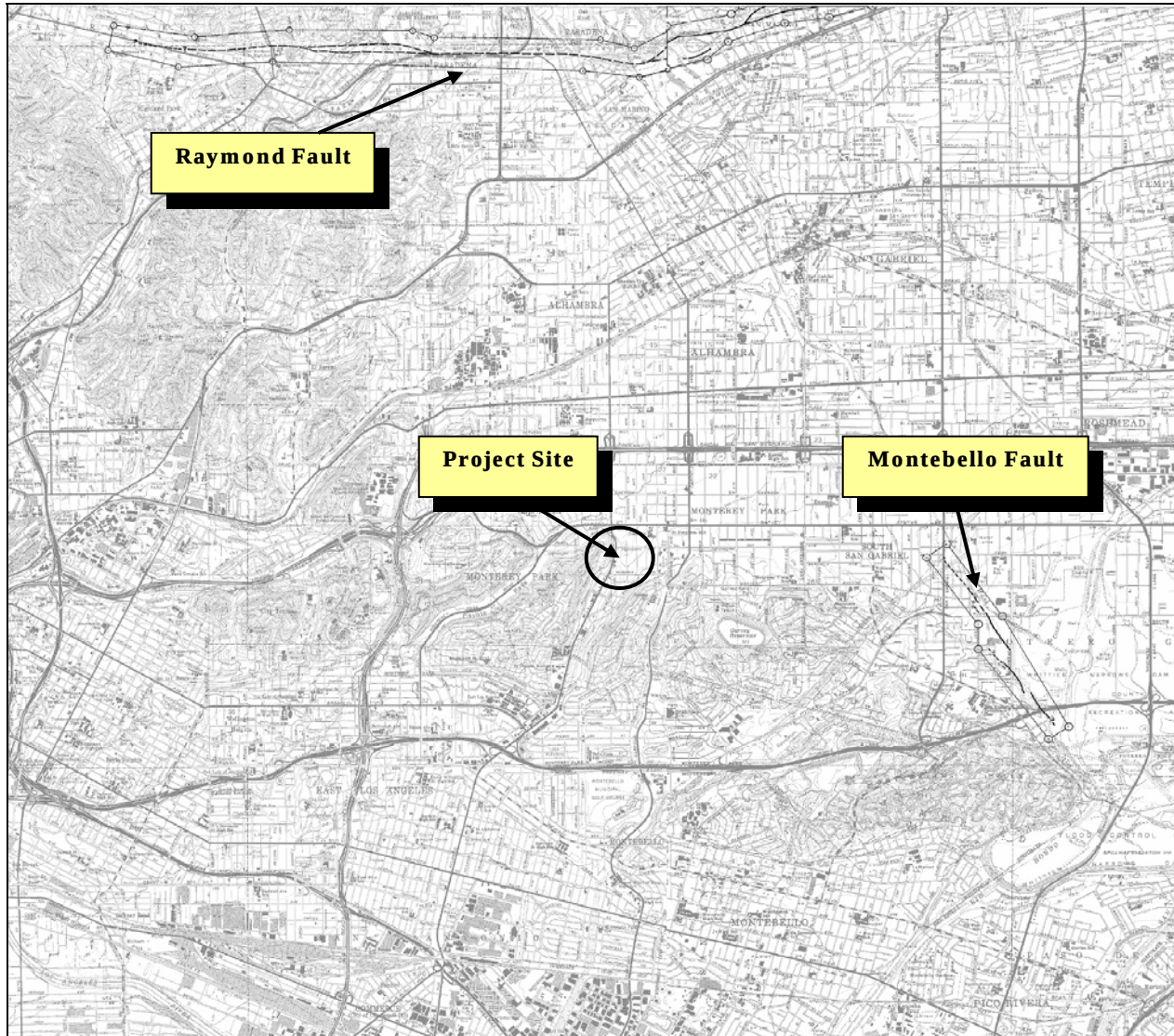
<sup>64</sup> California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*. <http://www.conservation.ca.gov/cgs/rghm/ap/Pages/affected.aspx>

<sup>65</sup> United States Department of Agriculture, Soil Conservation Service. *Report and General Soil Map, Los Angeles County, California*. Revised 1969.

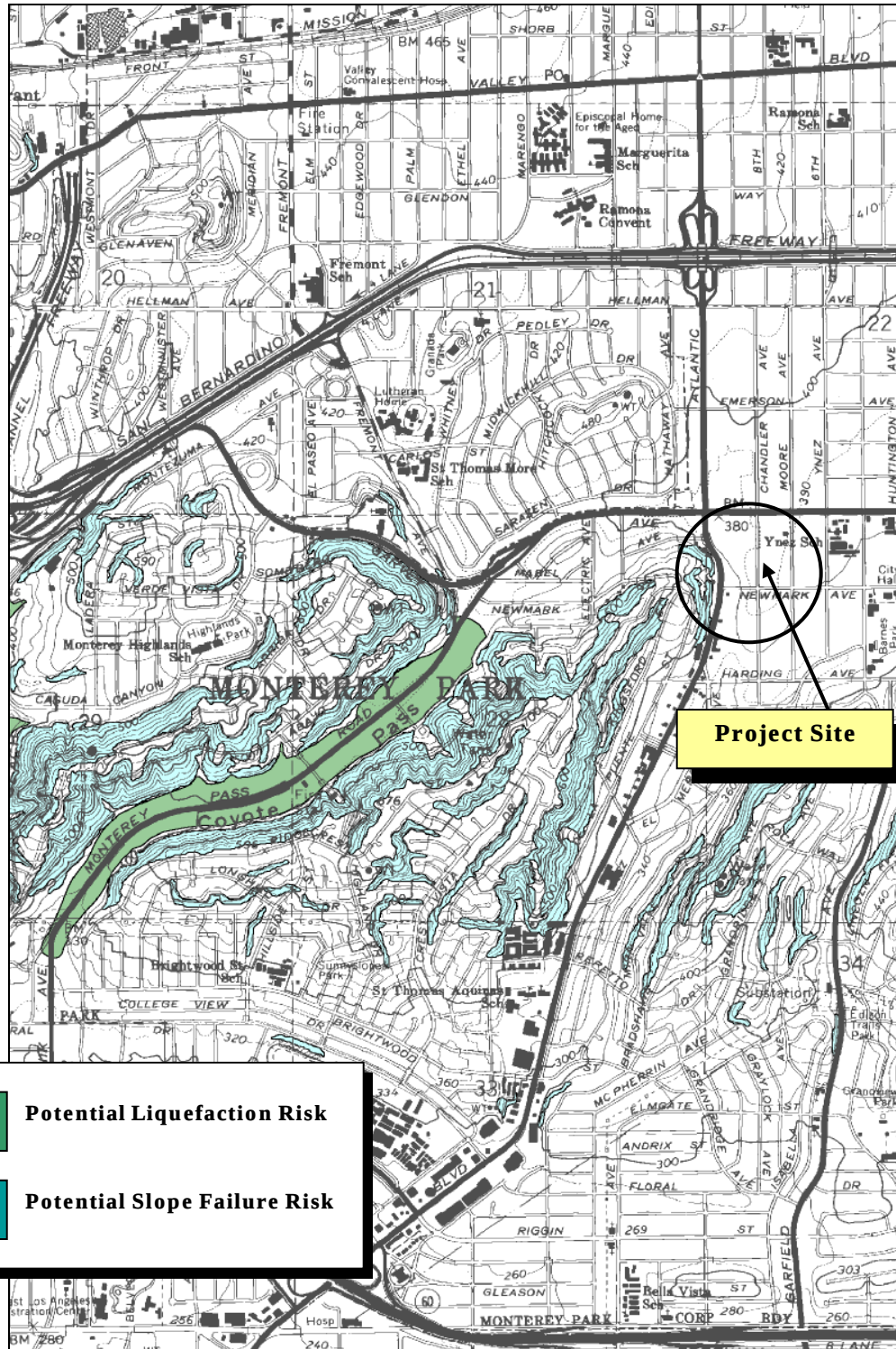
<sup>66</sup> Ibid.

<sup>67</sup> Ibid.





**EXHIBIT 3-7**  
**REGIONAL FAULT MAP**  
Source: United States Geological Survey



**EXHIBIT 3-8**  
**LIQUEFACTION AND SLOPE FAILURE POTENTIAL**  
Source: California Geological Survey



The surrounding area is relatively level and is at no risk for landslides (refer to Exhibit 3-8). Lateral spreading is a phenomenon that is characterized by the horizontal, or lateral, movement of the ground. Lateral spreading could be liquefaction induced or can be the result of excess moisture within the underlying soils. Liquefaction induced lateral spreading will not affect the proposed senior housing development because the site is not located in an area that is subject to liquefaction (refer to Exhibit 3-8). Therefore, lateral spreading caused by liquefaction will not affect the project. The Ramona-Placentia soils exhibit certain shrink swell characteristics (refer to Section 3.6.2.D). These soils become sticky when wet and expand according to the moisture content present at the time. An influx of groundwater may be absorbed by the soils and could lead to lateral spreading, though the impacts are considered to be less than significant since the building will be constructed with the strict adherence to the most pertinent State and City building codes.

The soil that underlies the project site may be prone to subsidence due to its shrink swell characteristics.<sup>68</sup> Subsidence occurs via soil shrinkage and is triggered by a significant reduction in an underlying groundwater table, thus causing the earth on top to sink.<sup>69</sup> Grading and other construction activities are not expected to reach the depths required to encounter an underlying groundwater aquifer. In addition, the project will be required to be connected to the City's water lines; therefore, the project's operation will not affect any underlying groundwater. Although the construction of the proposed project is not anticipated to uncover or drain any underlying groundwater table, the mitigation provided in Section 3.6.2.D will address potential impacts related to subsidence. As a result, the potential impacts are anticipated to be less than significant.

*D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Building Code (2012), creating substantial risks to life or property? • Less than Significant Impact with Mitigation.*

The soils that underlie the project site belong to the Ramona-Placentia association, which exhibit certain shrink swell characteristics. The shrinking and swelling of soils is influenced by the amount of clay present in the underlying soils.<sup>70</sup> Clay and silty clay loam is present in the composition of above-mentioned soils.<sup>71</sup> If soils consist of expansive clay, damage to foundations and structures may occur. Foundation damage will be prevented by the following mitigation:

- Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

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<sup>68</sup> Subsidence Support. *What Causes House Subsidence?* <http://www.subsidencesupport.co.uk/what-causes-subsidence.html>

<sup>69</sup> Ibid.

<sup>70</sup> Natural Resources Conservation Service Arizona. *Soil Properties Shrink/Swell Potential*. [http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2\\_065083](http://www.nrcs.usda.gov/wps/portal/nrcs/detailfull/az/soils/?cid=nrcs144p2_065083)

<sup>71</sup> United States Department of Agriculture Soil Conservation Service. *Report and General Soil Map Los Angeles County, California*. Revised 1969.

Adherence to the above mitigation will reduce potential impacts to levels that are less than significant.

*E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? • No Impact.*

No septic tanks will be used as part of proposed project. The proposed project will be required to connect to the existing sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

### **3.6.3 CUMULATIVE IMPACTS**

The potential cumulative impacts related to earth and geology is site specific. Furthermore, the analysis herein determined that the implementation of the proposed project would not result in significant adverse impacts related to landform modification, grading or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

### **3.6.4 MITIGATION MEASURES**

The following mitigation is required due to the potential for soil expansion and subsidence:

*Mitigation Measure 11 (Geology Impacts).* Before commencing construction related activities, the project structural engineer approved by the Public Works Director, or designee, must determine the nature and extent of foundation and construction elements required to address potential expansive soil impacts. The project contractors will be required to comply with the structural engineer's recommendations.

## 3.7 GREENHOUSE GAS IMPACTS

### 3.7.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases.

### 3.7.2 ENVIRONMENTAL ANALYSIS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* • *Less Than Significant Impact.*

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels.<sup>72</sup>

Scientific evidence indicates there is a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe. GHG differ from criteria or toxic air pollutants in that the GHG emissions do not cause direct adverse human health effects. Rather, the direct environmental effect of GHG emissions is the increase in global temperatures, which in turn has numerous impacts on the environment and humans. For example, some observed changes include shrinking glaciers, thawing permafrost, later freezing and earlier break-up of ice on rivers and lakes, a lengthened growing season, shifts in plant and animal ranges, and earlier flowering of trees. Other, longer term environmental impacts of global warming may include a rise in sea level, changing weather patterns with increases in the severity of storms and droughts, changes to local and regional ecosystems including the potential loss of species, and a significant reduction in winter snow pack.<sup>73</sup>

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<sup>72</sup> California, State of. Office of Planning Research. [www.opr.ca.gov/s\\_ceqaandclimatechange.php](http://www.opr.ca.gov/s_ceqaandclimatechange.php). Website accessed September, 2016.

<sup>73</sup> Ibid.

The SCAQMD has established a number of CEQA thresholds for significant GHG thresholds though only one for industrial development is a quantified threshold. This single quantified threshold is 10,000 metric tons of CO<sub>2</sub>E (MTCO<sub>2</sub>E) per year for industrial projects. Table 3-4 summarizes annual greenhouse gas emissions from build-out of the proposed project. As indicated in Table 3-4, the CO<sub>2</sub>E total for the project is 3,099 pounds per day or 1.40 MTCO<sub>2</sub>E per day. This translates into a generation of approximately 511 MTCO<sub>2</sub>E per year, which is below the threshold of 10,000 MTCO<sub>2</sub>E for industrial projects. The project's operational GHG emissions were calculated using the CalEEMod V.2013.2.2. The GHG emissions estimates reflect what a "retirement community" building of the same location and description would generate once fully operational. The type of activities that may be undertaken once the building is occupied have been predicted and accounted for in the model for the selected land use type. As a result, the project's impacts are anticipated to be less than significant.

**Table 3-4**  
**Greenhouse Gas Emissions Inventory**

| Source                                       | GHG Emissions (Lbs/Day) |                 |                  |                   |
|----------------------------------------------|-------------------------|-----------------|------------------|-------------------|
|                                              | CO <sub>2</sub>         | CH <sub>4</sub> | N <sub>2</sub> O | CO <sub>2</sub> E |
| <b>Construction Phase</b> - Demolition       | 1,193.61                | 0.23            | --               | 1,198.62          |
| <b>Construction Phase</b> - Site Preparation | 955.86                  | 0.29            | --               | 962.01            |
| <b>Construction Phase</b> - Grading          | 1,183.81                | 0.23            | --               | 1,188.71          |
| <b>Construction Phase</b> - Construction     | 1,159.53                | 0.35            | --               | 1,166.99          |
| <b>Construction Phase</b> - Paving           | 1,068.93                | 0.29            | --               | 1,075.16          |
| <b>Construction Phase</b> - Coatings         | 281.44                  | 0.02            | --               | 282.07            |
| <b>Long-Term</b> – Area Emissions            | 1,485.84                | 1.51            | 0.03             | 1,528.33          |
| <b>Long-Term</b> - Energy Emissions          | 250.74                  | --              | --               | 252.26            |
| <b>Long-Term</b> - Mobile Emissions          | 1,317.66                | 0.04            | --               | 1,318.62          |
| <b>Long-Term</b> - Total Emissions           | <b>3,054.25</b>         | <b>1.56</b>     | <b>0.03</b>      | <b>3,099.23</b>   |

Construction GHG Emissions were calculated for on-site sources and assumed unmitigated emissions.

Source: CalEEMod.

*B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? • Less Than Significant Impact.*

The City of Monterey Park adopted a Climate Action Plan (CAP) in 2012. The CAP was the first step in the City's development of a long-range, comprehensive plan to move from business-as usual growth and current development practices to a more sustainable model of growth and development. Actions at the local level are important because local jurisdictions hold a unique and influential position in the day-to-day activities of local residents and businesses. This allows local jurisdictions to design and implement a wide range of strategies that help to combat climate change locally, which is supported and informed by larger Federal, regional, and State efforts.

The CAP's primary purpose is to aid local governments in the identification of those strategies that are unique to the community as a means to achieve GHG emission reductions. The CAP is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The requirements are rooted in the California Global Warming Solutions Act that are designed to reduce California's GHG emissions to 1990 levels by 2020.<sup>74</sup> The Monterey Park CAP includes the following five categories of GHG reduction strategies:

- *Building Efficiency Measures.* Energy that is used to cool, heat, and power homes and business account for up to 24 percent of total community's GHG emissions. These measures (designated as E1 through E4) will assist the City to achieve the targeted GHG emission reductions.
- *Increased Renewable Energy Generation Measures.* Green building and energy conservation practices are creating a new framework for how people can save energy. This energy consumption may be accomplished by reducing the building's overall energy demand (by using energy efficient appliances), creating an energy-efficient building using properly sealed doors, windows, and ducts, and installing renewable energy technologies (such solar water heaters and solar panels). The City's corresponding strategies are referred to as R1 and R2.
- *Land Use Measures.* Land use patterns can affect the modes of transportation used to move within a City. Where there are many services and amenities located near residential or employment centers, the opportunity to walk, bike, or use public transit increases. By encouraging mixed-use development and more development concentrated near transit facilities (refer to LU 1 and LU 2); substantial reductions in GHG may be realized.
- *Transportation Measures.* The transportation of goods and people accounted for approximately 63 percent of Monterey Park's GHG emissions in 2009. The majority of these trips (commuting, shopping, and recreational) are done in private automobiles. The City developed three primary actions (refer to measures T1 through T3) to help achieve the City's emissions-reduction goals.
- *Water Conservation/Waste Disposal Measures.* Less than five percent of the Monterey Park's GHG emissions are related to water use. The City has developed two main water conservation and waste disposal measures to aid in achieving the City's emissions-reduction goals. Each of these strategies (W1 and W2) indicates how the City intends to achieve the targeted GHG emission reductions by 2020.<sup>75</sup>

The aforementioned programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The CAP's programs are summarized below and on the following pages in Table 3-5.

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<sup>74</sup> The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that Evaluates current GHG emissions and forecasts "business-as-usual" emissions.

<sup>75</sup> City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.



**Table 3-5**  
**Monterey Parks Climate Action Plan Programs**

| Program                                                                                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | GHG Reductions                                                                                     |
|---------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Building Efficiency Measures</b><br><br>E1. Efficiency Requirements for New Development  | The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects that comply with the Tier I energy efficiency standards. The Tier I energy efficiency standards require a building's energy performance to exceed Title 24 standards by 15% for both residential and nonresidential development.                                                             | The project will be constructed using energy efficient lighting.                                   |
| <b>Building Efficiency Measures</b><br><br>E2. Building Retrofits                           | Approximately 25% of total GHG emissions in Monterey Park are the result of energy used for commercial and residential buildings. Because increasing building energy efficiency can significantly reduce GHG emissions, there are a range of State and Federal incentives to help promote implementation of these upgrades. The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable. | The project will be constructed using energy efficient lighting and appliances.                    |
| <b>Building Efficiency Measures</b><br><br>E3. Appliance Upgrades                           | The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to provide to increase awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances, and the cost savings associated with Energy Star appliances.                                                                                                                                                                    | All of the appliances that will be provided for the project will be energy efficient.              |
| <b>Building Efficiency Measures</b><br><br>E4. Smart Meters                                 | Emerging energy management systems or Smart Meters are currently being installed by SCE as a means to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed and instantaneous energy use and cost information, new pricing programs based on peak-energy demand, and the ability to program home appliances and devices to respond to cost, comfort, and convenience.                                  | The project Applicant will be required to install smart meters to control electricity consumption. |
| <b>Increased Renewable Energy Generation Measures</b><br><br>R1. Solar Water Heater         | The California Solar Water Heating and Efficiency Act of 2007 (AB 1470) created a 10-year program aimed at installing solar water heaters in homes and businesses. AB 1470 was designed to lower the initial costs of purchasing a system.                                                                                                                                                                                                                                            | Not Applicable to the Project.                                                                     |
| <b>Increased Renewable Energy Generation Measures</b><br><br>R2. Solar Photovoltaic Systems | The City will promote PV installations to provide 5% of residential electricity and 2% of commercial electricity energy use from solar PV generation by 2020. The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs when they apply for permits.                                                                                                                                                        | Not Applicable to the Project.                                                                     |

**Table 3-5  
Monterey Parks Climate Action Plan Programs (continued)**

| <b>Program</b>                                                                                     | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>GHG Reductions</b>                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Measures</b><br><br>LU1. Mixed-Use Development                                         | To meet the 0.5% VMT reduction target, the City will create incentives to facilitate new mixed-use development near existing and planned transit corridors. With a combination of existing commercial center retrofits and mixed-use infill development, the City may increase local access to goods and services along with transportation options to reach those amenities reducing the need for automobile trips.                                                            | The project site is located 330 feet south of a bus stop (Metro Line 70 at the corner of Chandler Avenue and Garvey Avenue) and 619 feet to the east of Atlantic Boulevard.                |
| <b>Land Use Measures</b><br><br>LU2. Service Nodes                                                 | Through changes proposed under the new Zoning Ordinance, the City will provide more opportunities for walking, biking, and short-distance vehicular trips by allowing eating establishments, coffee shops, day care, dry cleaners, and other services to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the zoning code to allow for commercial and retail services in employment centers.                                     | Not Applicable to the Project.                                                                                                                                                             |
| <b>Transportation Measures</b><br><br>T1.1. Lower Cost of Riding Transit                           | The City currently provides discounts to older adults on the purchase of transit passes, which are accepted locally and by regional transit providers. Pending funding availability, the City will expand the program to provide discounts to resident, such as students, or increase the subsidy in order to further promote transit use. Citywide VMT could be reduced 1% by 2020.                                                                                            | The project consists of senior housing. A total of 6 of the 54 units proposed will be reserved for low income households. The transit discounts will be available to the future residents. |
| <b>Transportation Measures</b><br><br>T1.2. Promote Use of Transit Network                         | The majority of the City's residents work outside of Monterey Park and most of those working in the City come from other areas. The City will develop marketing or outreach programs to promote increased use of the Spirit Bus and other transit options. The potential VMT reduction with the implementation of this measure is 1% by 2020.                                                                                                                                   | Not Applicable to the Project.                                                                                                                                                             |
| <b>Transportation Measures</b><br><br>T2.1. Expand Pedestrian Network and Increase Bicycle Parking | The City will focus on implementation of traffic-calming projects and other necessary pedestrian amenities and safety improvements to enable walking as an attractive travel mode. In addition, the City will identify opportunities to install bicycle parking in public spaces or to modify existing parking requirements for bicycles, with the aim of increasing the supply of bicycle parking. These actions have the potential to reduce VMT in the City by 1.5% by 2020. | Not Applicable to the Project.                                                                                                                                                             |
| <b>Transportation Measures</b><br><br>T2.2. Provide End-Of-Trip Facilities                         | As part of this measure, the City will work with local employers to facilitate the expansion or provision of multimodal facilities. As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes a ride-share program for employees. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.                                                                        | Not Applicable to the Project.                                                                                                                                                             |

**Table 3-5  
Monterey Parks Climate Action Plan Programs (continued)**

| <b>Program</b>                                                                    | <b>Description</b>                                                                                                                                                                                                                                                                                                                                                                           | <b>GHG Reductions</b>                                                                                                              |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| <b>Transportation Measures</b><br><br>T3. Transportation Demand Management        | The City will designate a TDM Coordinator who will be responsible for promoting these programs at local businesses, showcasing the current municipal program, and encouraging additional TDM at existing and future businesses. With up to a 3% of commute-related VMT reduction possible, this measure would equate to a 1.5% Citywide reduction in VMT by 2020.                            | Not Applicable to the Project.                                                                                                     |
| <b>Water Conservation and Waste Reduction Measures</b><br><br>W1 Conserving Water | The City, in partnership with the San Gabriel Valley Water District, will continue to develop pilot or demonstration projects related to water conservation. The City will continue to work with the San Gabriel Valley Water District to complete irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation.          | There are mitigation measures included in Section 3.17 that require the use water efficient landscaping, appliances, and fixtures. |
| <b>Water Conservation and Waste Reduction Measures</b><br><br>W2. Reducing Waste  | This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. In addition to the MRF program, the City has additional waste diversion and recycling programs, ranging from backyard composting/smart gardening workshops to participation in county-wide Household Hazardous Waste collection events. | Not quantified since the reduction is already being implemented.                                                                   |

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Revised Public Draft] January, 2012.

The proposed project will be required to comply with those pertinent CAP programs and measures. In addition, the project is consistent with both the Monterey Park Municipal Code and General Plan and will provide affordable housing. As a result, the proposed project will not be in conflict with the applicable local climate action plan or policy and the potential impacts will be less than significant.

### 3.7.3 CUMULATIVE IMPACTS

The analysis herein determined that the implementation of the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gases. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### 3.7.4 MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 3.8 HAZARDS & HAZARDOUS MATERIALS IMPACTS

### 3.8.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

### 3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

Due to the nature of the proposed project (senior housing), no hazardous materials beyond what is typically used in a household setting will be used once the project is occupied. The project site is not located on the California Department of Toxic Substances Control's Hazardous Waste and Substances database.<sup>76</sup> In addition, the project site is not identified on any Leaking Underground Storage Tank

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<sup>76</sup> CalEPA. *Cortese List Data Resources*. <http://www.calepa.ca.gov/sitecleanup/corteselist/>

database (LUST). The United States Environmental Protection Agency's multi-system search was consulted to determine whether the project site is identified on any Federal Brownfield list; Federal Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List; Federal Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) Facilities List; and/or Federal RCRA Generators List. The project site is not identified on any Federal or State database.<sup>77</sup>

Multiple family dwellings occupy the southern portion of the project site. According to the Los Angeles County Assessor, the on-site improvements were constructed and expanded between 1921 and 1953. Due to the age of the existing residential units, lead based paint and asbestos containing materials may be present in the flooring, walls, roof materials, dry wall, etc. The Applicant, and the contractors, must adhere to all requirements governing the handling, removal, and disposal of asbestos-containing materials, lead paint, underground septic tanks, and other hazardous substances and materials that may be encountered during demolition and land clearance activities. Any contamination encountered during the demolition, grading, and/or site preparation activities must also be removed and disposed of in accordance with applicable laws before the City issues any building permit. As a result, no impacts are anticipated to occur with the implementation of the proposed project.

*B. Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.*

Due to the nature of the proposed project, the use of any hazardous materials will be limited to those that are commercially available and typically used in a household setting. Additionally, all older building materials containing ACM/LBP will be removed by a certified abatement contractor. As a result, the potential impacts are anticipated to be less than significant.

*C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.*

The project site is located within one-quarter of a mile from a school. The nearest school is Ynez Elementary School, located 969 feet to the northeast of the project site along the south side of Garvey Avenue.<sup>78</sup> Because of the nature of the proposed use (a senior housing development), no hazardous or acutely hazardous materials will be emitted that may affect a sensitive receptor. As a result, no impacts from the future uses are anticipated. The project will involve the grading of the site and the removal of the existing on-site improvements. During these activities, lead and/or asbestos containing materials may be encountered though the handling, removal, and disposal are governed by State regulations. No additional mitigation is required and no impacts will occur.

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<sup>77</sup> United States Environmental Protection Agency. *Envirofacts-Multisystem Search*.  
<https://www3.epa.gov/enviro/facts/multisystem.html>

<sup>78</sup> Google Earth. Website accessed July 27, 2016.

*D. Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code §65962.5, and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site. The list of Cortese Sites is a list that comprises of five different databases: the list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database; the list of solid waste disposal sites identified by the Water Board; the list of “active” Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the Water Board; and, the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. The project site is not identified on any the aforementioned lists. Therefore, no impacts will occur.

*E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.<sup>79</sup> The site is not located within the designated Runway Protection Zone and the proposed project will not penetrate the airport’s 20:1 slope.<sup>80</sup> Essentially, the proposed project will not introduce a building that will interfere with the approach and take off of airplanes utilizing the aforementioned airport. The runway protection zones for approaches and takeoffs are 1,000 feet. This protection zone does not extend to the project site. As a result, the proposed project’s implementation would not present a safety hazard to aircraft and/or airport operations at a public use airport, and no impacts will occur.

*F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? • No Impact.*

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company’s Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.<sup>81</sup> The project will not introduce a building that will interfere with the approach or take off of helicopters utilizing the aforementioned heliport. Helicopters typically take off and land in a vertical manner. Therefore, a building will need to be constructed directly over the existing helipad in order to represent a significant safety hazard. Since the proposed senior housing development will be restricted to the project site, no impacts will result.

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<sup>79</sup> Google Earth. Website accessed July 29, 2016.

<sup>80</sup> Los Angeles County Department of Regional Planning. *Los Angeles County Airport Landuse Commission (ALUC), Airport Layout Plan*. [http://planning.lacounty.gov/assets/upl/project/aluc\\_elmonte-plan.pdf](http://planning.lacounty.gov/assets/upl/project/aluc_elmonte-plan.pdf)

<sup>81</sup> Google Earth. Site accessed July 27, 2016.



*G. Would the project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? • No Impact.*

At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the proposed project's implementation. The project contractors will be required to submit a construction and staging plan to the City for approval. Thus, no impacts on emergency response or evacuation plans will result from the project's construction.

*H. Would the project expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? • No Impact.*

The project site and surrounding areas are completely urbanized. Due to the location of the project site, no impacts regarding wild land fires are anticipated.

### **3.8.3 CUMULATIVE IMPACTS**

The potential impact related to hazardous materials is site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant unmitigable impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### **3.8.4 MITIGATION MEASURES**

The environmental analysis determined that there may be a potential for hazardous materials to be encountered during the land clearance and grading phases of development. However, this removal, handling, and disposal are regulated through Federal, State, and County regulations. As a result, no mitigation is required.

## 3.9 HYDROLOGY & WATER QUALITY IMPACTS

### 3.9.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on- or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

### 3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements? • Less than Significant Impact.*

A Low Impact Development Report (LID) dated August 13, 2016 was prepared for the project Applicant by Cal Land Engineering, Inc. According to the report, the project site in its current state is 36 percent impervious and 64 percent pervious. Once constructed, the project site will be 88 percent pervious and 12 percent impervious. The increase in the amount of impervious surfaces could introduce additional sources of polluted runoff. Therefore, the project will include the installation of a Modular Wetlands Stormwater Filtration System that will filter out potential contaminants and reduce the volume of runoff discharged into the local storm drains.<sup>82</sup>

The Modular Wetlands Linear biofiltration system emulates the function and benefits provided by natural wetlands through the incorporation of an advanced pre-treatment chamber that includes separation and pre-filter cartridges. In this chamber, sediment and hydrocarbons are removed from runoff before it enters the biofiltration chamber, in turn reducing maintenance costs and improving performance. Furthermore, the Modular Wetlands Liner system is a multi-stage stormwater treatment system. The stages that comprise the Modular Wetlands Linear system include screening, separation, pre-filtration, and biofiltration. The horizontal flow promoted by the linear system allows the runoff to enter the pre-treatment chamber, which removes stage sediment and hydrocarbons before entering the biofiltration area.<sup>83</sup> The runoff then passes through the wetland biofiltration chamber, which contains vegetation and soil atop of the chamber. The biofiltration areas will facilitate proper filtration and discharge of storm water runoff.<sup>84</sup> As part of the biofiltration device, an underground storage will be constructed to ensure the required volume is treated. Additionally, a sump pump will be constructed to pump water to onsite storm drain system. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs). The stenciling and signage will prohibit the dumping of waste into the nearby drains. Water efficient irrigation will eliminate excess water discharge.

During construction, the contractors must adhere to the minimum BMPs for the construction site. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.<sup>85</sup> Adherence to the construction and post construction BMPs will ensure that all potential impacts remain at a level that is less than significant.

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<sup>82</sup> Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

<sup>83</sup> Modular Wetlands. *Modular Wetlands System, Stormwater products*. <http://www.modularwetlands.com/stormwater-products/>

<sup>84</sup> Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

<sup>85</sup> City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

- B. *Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? • Less than Significant Impact.*

Grading related activities are not anticipated to deplete groundwater supplies from any underlying aquifer or interfere with any groundwater recharge activities. In addition, the proposed project will be connected to the City's water lines and is not anticipated to deplete groundwater supplies through the consumption of the water. The project will be required to install Xeriscape landscaping and water efficient appliances to reduce the burden placed on the City's water resources (refer to Section 3.17). Future water consumption will be limited to that used for landscaping, restroom use, and routine maintenance and cleaning. The project Applicant will be required to adhere to the applicable BMPs for the construction site. Adherence to the required BMPs will restrict the discharge of contaminated runoff into the local storm drain system. As a result, the impacts are anticipated to be less than significant.

- C. *Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? • Less than Significant Impact.*

The project site will maintain the existing drainage patterns and will continue discharge to the street through catch basins and curb drains located in the northwest corner of the property.<sup>86</sup> The project's implementation will reduce the amount of pervious surfaces on-site. The site in its current state is 64 percent pervious. Following construction, only 12 percent of the site will be pervious. The Applicant proposes to install a Modular Wetlands Linear biofiltration system to treat contaminated runoff and reduce the volume that will be discharged into the local storm drains. Therefore, the risk of off-site erosion and/or siltation will be minimal given the reduced water runoff and the lack of pervious surfaces outside of the project site. Drainage for the subterranean parking garage will be provided by an underground storage tank, which will receive all of the runoff generated on-site. Excess water will be pumped from the underground storage chamber to local storm drains via a sump pump.

The closest body of water to the project site is the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.<sup>87</sup> The proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel. No other bodies of water are located in and around the project site. As a result, the impacts are considered to be less than significant.

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<sup>86</sup> Cal Land Engineering, Inc. *Low Impact Development Plan (LID)*. Report dated August 13, 2016.

<sup>87</sup> Google Earth. Website accessed August 25, 2016.

*D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site? • No Impact.*

Implementation of the proposed project will decrease the amount of pervious surfaces on-site. The project will include the installation of a Modular Wetlands Linear system to filter out contaminants and accommodate the additional runoff. This storm water runoff control will reduce runoff flow rates and volume over the present conditions. Once operational, runoff will continue to drain into storm drains located along Chandler Avenue, though the volume of runoff will be less than the present amount.

In addition, the proposed project will be restricted to the designated site and will not alter the course of the Luguna Channel, located 1.81 miles to the northwest along the west side of the I-710.<sup>88</sup> No other bodies of water are located in and around the project site. As a result, no impacts are anticipated.

*E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? • Less Than Significant Impact.*

Once constructed, the project will not introduce polluted runoff into the existing storm drain system. In addition, the project will not create excess runoff that will exceed the capacity of the existing storm water drainage system because the implementation of the proposed project will include the installation of a Modular Wetlands Linear system. The vegetation used in the Modular Wetlands system will filter polluted runoff. From there, the filtered runoff will either be absorbed by the vegetation or diverted into the local storm drains. The project will also incorporate new storm drain system stenciling and signage as well as efficient irrigation as post construction Best Management Practices (BMPs).

During construction, the contractors must adhere to the minimum BMPs for construction sites. These BMPs include the limiting of grading during rain events; planting vegetation on slopes; covering slopes susceptible to erosion; maintaining stockpiles of soil on-site; and containing runoff, spills, and equipment on-site.<sup>89</sup> Implementation of the above-mentioned BMPs will reduce potential impacts to levels that are less than significant.

*F. Would the project otherwise substantially degrade water quality? • No Impact.*

Adherence to the BMPs discussed in Sections 3.9.2.A, 3.9.2.B, and 3.9.2.E will reduce potential water quality impacts to levels that are less than significant. Furthermore, the Modular Wetlands system and pre-treatment grate inlet filters will remove potential contaminants that may be present in surface runoff. As a result, no other impacts are anticipated.

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<sup>88</sup> Google Earth. Website accessed August 3, 2016.

<sup>89</sup> City of Monterey Park. *Form OC1, Owner's Certification Minimum BMPs for ALL Construction Sites*. Form supplied by the City.

G. *Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?* • *No Impact.*

According to the Federal Emergency Management Agency (FEMA) flood insurance map obtained from the Los Angeles County Department of Public Works, the proposed project site is located in Zone X (refer to Exhibit 3-9). This flood zone has an annual probability of flooding of less than 0.2 percent and represents areas outside the 500-year flood plain. Thus, properties located in Zone X are not located within a 100-year flood plain.<sup>90</sup> As a result, no impacts related to flood flows are associated with the proposed project's implementation.

H. *Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows?* • *No Impact.*

As indicated previously, the project site is not located within a designated 100-year flood hazard area as defined by FEMA.<sup>91</sup> Therefore, the proposed project will not involve the placement of any structures that would impede or redirect potential floodwater flows and no impacts will occur.

I. *Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure?* • *Less than Significant Impact.*

Per the Monterey Park General Plan, the areas surrounding the Garvey Reservoir and Laguna Basin are at risk for flooding following a dam failure.<sup>92</sup> According to the General Plan, the Garvey Reservoir is contained by two dams, the north dam and the south dam. Should the north dam fail, the flood waters would cascade down the hillside into two directions. Flood waters would either flow east down the adjacent hillsides, or flow north to Garvey Avenue, affecting the properties located between Alhambra Avenue and New Avenue. The project site is located outside of the aforementioned flood boundaries for the Garvey Reservoir (refer to Exhibit 3-10). As a result, the potential impacts related to dam and/or levee failure are considered to be less than significant.

J. *Would the project result in inundation by seiche, tsunami, or mudflow?* • *No Impact.*

The City of Monterey Park and the project site are located inland approximately 21 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.<sup>93</sup> A seiche in the Laguna Channel is not likely to happen due to the volume of water present. Lastly, the project site will not be subject to mudslides because the project site and surrounding areas are generally level. As a result, no impacts are likely to occur.

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<sup>90</sup> FEMA. *Flood Zones, Definition/Description*. <http://www.fema.gov/floodplain-management/flood-zones>

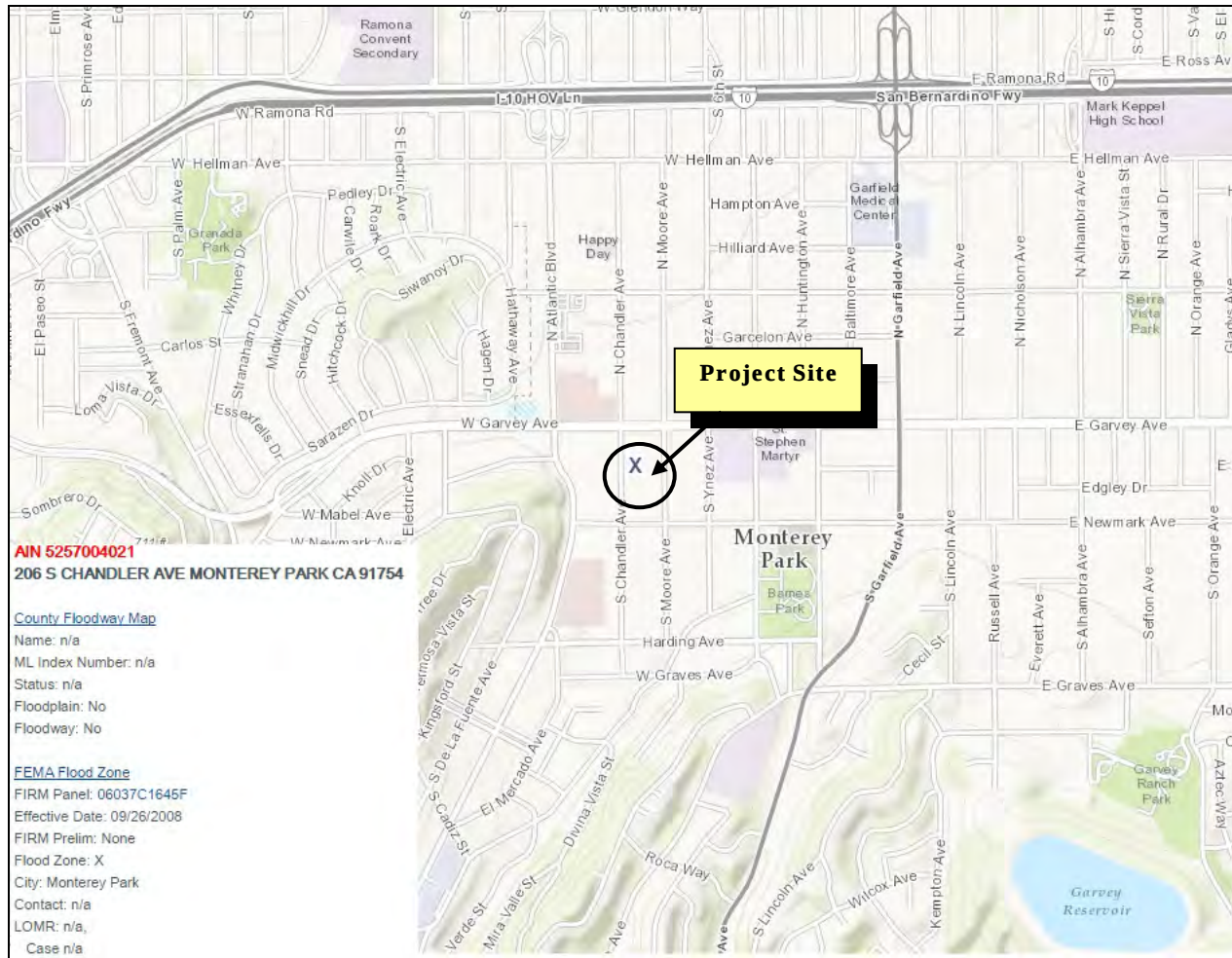
<sup>91</sup> Los Angeles Department of Public Works and FEMA (refer to Exhibit 3-7).

<sup>92</sup> City of Monterey Park General Plan. Safety and Community Services Element. Flood and Dam Inundation Hazards and Los Angeles County Department of Public Works and ESRI. 2014.

<sup>93</sup> Google Earth. Website accessed July 29, 2016.

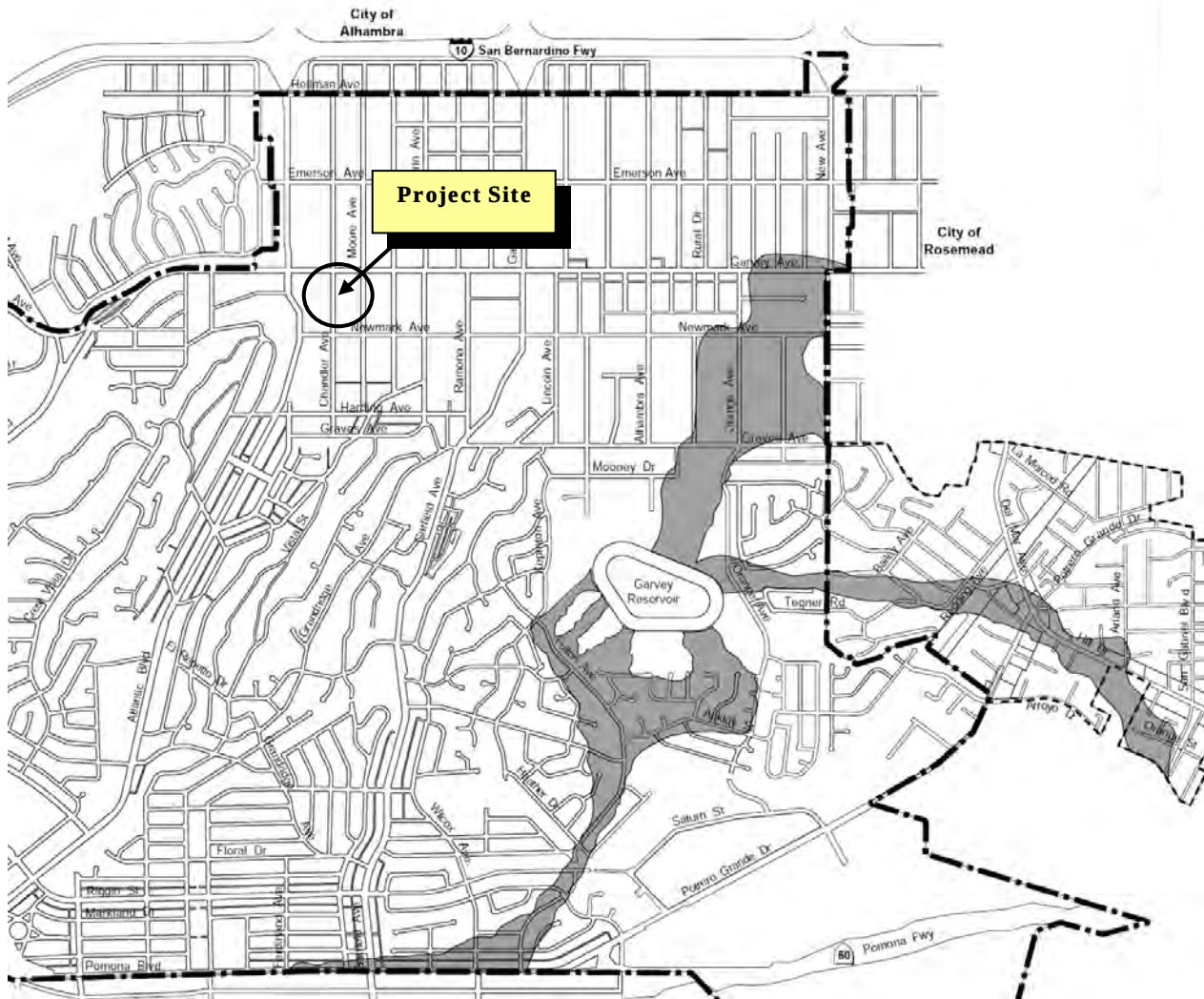


MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE



## EXHIBIT 3-9 FEMA FLOOD MAP

Source: Los Angeles County Department of Public Works and ESRI



**EXHIBIT 3-10**  
**GARVEY RESERVOIR INUNDATION MAP**  
Source: City of Monterey Park General Plan

### **3.9.3 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and storm water runoff are typically site specific. The implementation of the proposed project will not result in any significant adverse impacts related to hydrology. As a result, no cumulative impacts are anticipated.

### **3.9.4 MITIGATION MEASURES**

The implementation of the proposed project will not result in any significant adverse impacts related to hydrology and water quality. The project Applicant will be required to implement the construction BMPs discussed in Section 3.9.2.A. These construction BMPs will prevent the discharge of polluted runoff into the local storm drain system. The Applicant will also be required to implement the post construction BMPs identified in the previous subsections. The BMPs will prevent the contamination of runoff once the project is occupied. As a result, no additional mitigation measures are required.

## 3.10 LAND USE IMPACTS

### 3.10.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project; or
- A conflict with any applicable conservation plan or natural community conservation plan.

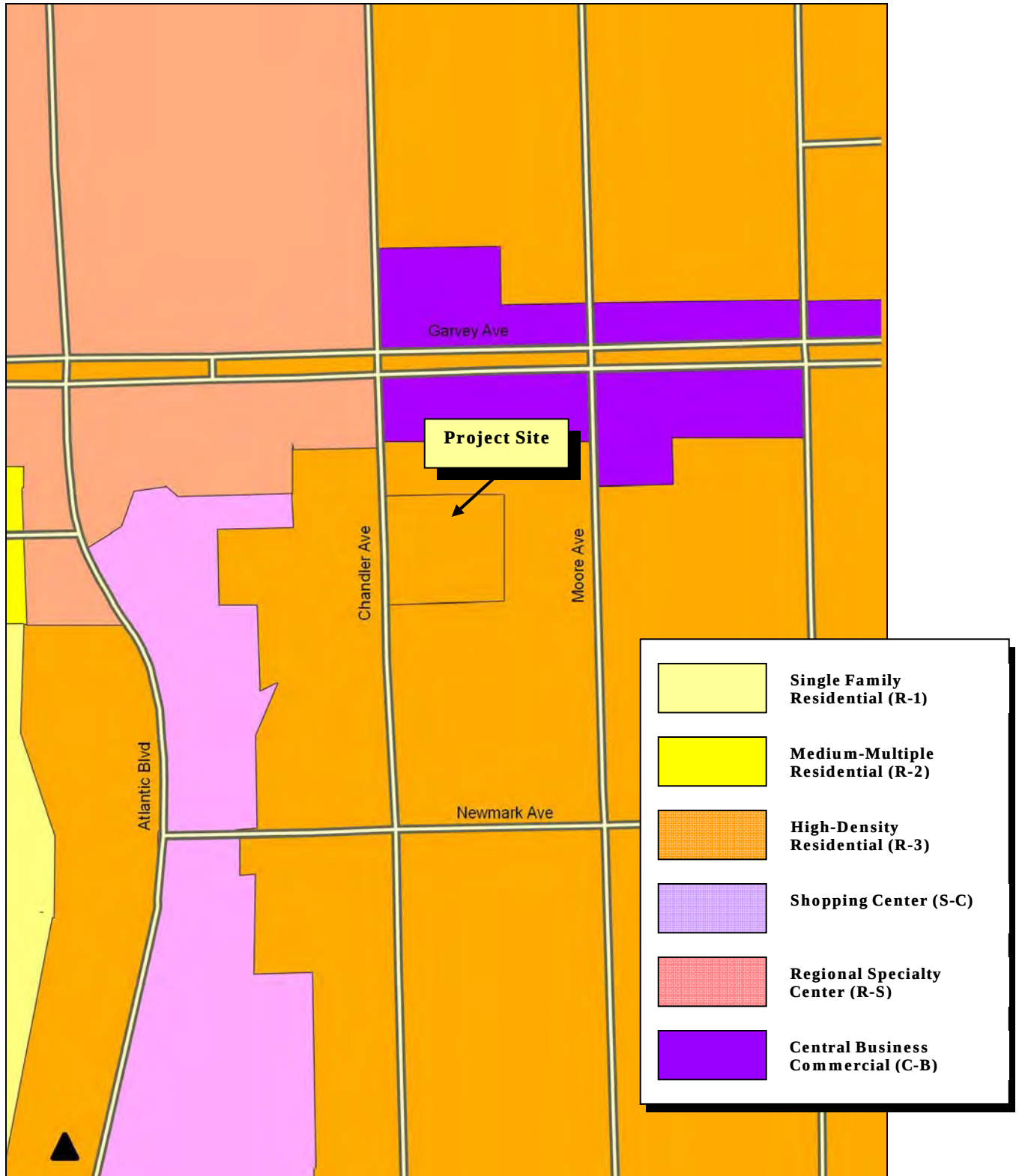
### 3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use?* • *Less than Significant Impact.*

The implementation of the proposed project will not divide or disrupt the surrounding residential neighborhood because the project will replace an existing vacant lot and a multiple-family complex. In addition, the project is consistent with the other residential uses located along both sides of Chandler Avenue. The project site is currently zoned as *High Density Residential (R-3)* (refer to Exhibit 3-11 for the zoning map). The project site's General Plan land use designation is *High Density Residential (HDR)* (refer to Exhibit 3-12).

The project is neither consistent with the site's underlying zoning district, nor is it consistent with the development standards identified for the R-3 zone. For this reason, the implementation of the project will require the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone for the project site; a Conditional Use Permit (CUP) to allow for the construction and occupation of a senior housing development; an Affordability Covenant (AC) to maintain the development as an affordable housing development; an Affordable Housing Density Bonus Agreement to permit the utilization of a density bonus; a Tentative Parcel Map (TPM) for the subdivision of air rights for the condominiums; and a design Review approval for a project greater than 10,000 square feet.

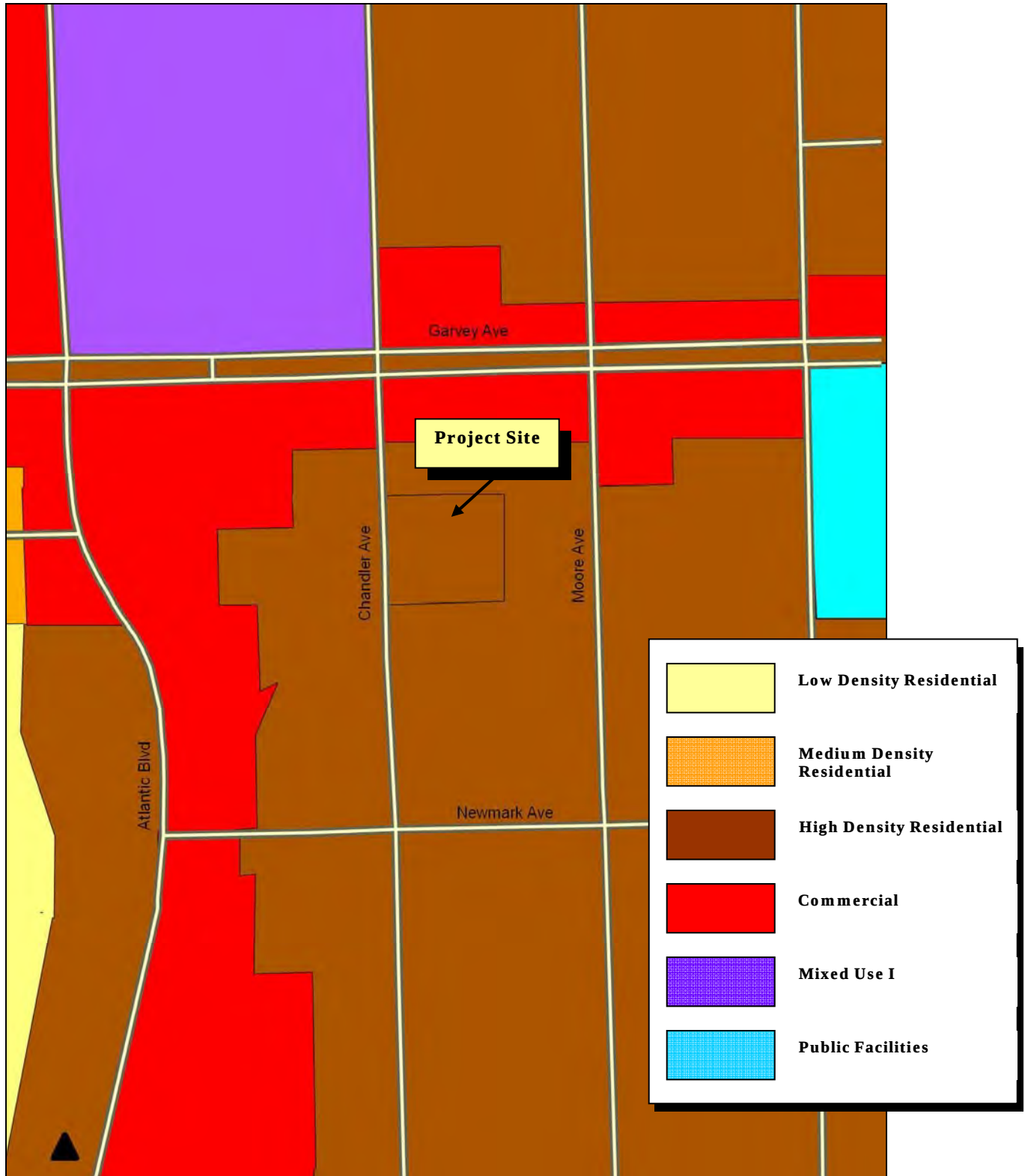
The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the maximum permitted height of 30 feet or two stories for the R-3 zone. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15).



## EXHIBIT 3-11 ZONING MAP

Source: City of Monterey Park and Quantum GIS





**EXHIBIT 3-12**  
**GENERAL PLAN MAP**  
Source: City of Monterey Park and Quantum GIS

The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29 percent.<sup>94</sup> Although the project exceeds the R-3 zone's height and density requirements, the project is consistent with the development standards provided for the S-C-H overlay zone. The approval of the Zone Change, CUP, and Density Bonus will permit the construction and occupation of the proposed project. Therefore, the project's implementation is expected to result in impacts that will be less than significant.

*B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, proposed project, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? • Less than Significant Impact.*

The project as it is currently proposed is not permitted within the R-3 zone without the S-C-H Overlay. In addition, the project's design elements do not conform to the development standards set for the R-3 zone. In order to permit the construction and occupation of the project, a number of discretionary actions are required. These discretionary actions include the approval of a Zone Change (ZC) to add a Senior Citizen Housing (S-C-H) overlay zone; a Conditional Use Permit (CUP); a Tentative Parcel Map (TPM); and a design Review approval.

The project in its current state conforms to the R-3 zone's front, rear, and side yard setbacks. However, the project does not conform to the zone district's maximum permitted height of 30 feet or two stories. In addition, the project exceeds the maximum permitted density of one unit per 2,400 square feet for sites with frontages of at least 150 feet (under the requirements of the R-3 zone, the maximum number of units permitted for this site is 15). The building will have a maximum height of 40 feet, a maximum Floor Area Ratio (FAR) of 1.40, and a lot coverage of 29 percent.<sup>95</sup> The project exceeds the R-3 zone's height and density requirements. The implementation of the Zone Change will permit the construction and operation of the project. All of the project elements are consistent with the development standards provided for the S-C-H overlay zone. The project does not exceed the maximum permitted height or density for the S-C-H overlay.

Additionally, the project site is not subject to a local coastal program or a specific plan.<sup>96</sup> The project's impacts are considered to be less than significant because the project will not be in conflict with any applicable zoning and development standards upon the approval of the aforementioned discretionary actions.

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<sup>94</sup> The Architect Group. *Title Sheet*. Plan dated February 25, 2016.

<sup>95</sup> *Ibid*.

<sup>96</sup> Google Earth. Website accessed August 1, 2016.



*C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? • No Impact.*

The proposed project will not impact an adopted or approved local, regional, or State habitat conservation plan because the proposed project is located in the midst of an urban area. The closest Significant Ecological Area (SEA) to the project site is the Whittier Narrows Dam County Recreation Area Significant Ecological Area (SEA #42), located approximately 3.83 miles southeast from the project site.<sup>97</sup> The construction and operation of the proposed project will not affect the Whittier Narrows Dam County Recreation Area SEA. Therefore, no impacts will occur.

### **3.10.3 CUMULATIVE IMPACTS**

The analysis determined that the proposed project would not result in any significant adverse land use impacts. As a result, no significant adverse cumulative land use impacts will occur.

### **3.10.4 MITIGATION MEASURES**

The analysis of land use and development impacts indicated that no significant adverse impacts on land use and development would result from the implementation of the proposed project. As a result, no mitigation measures are required.

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<sup>97</sup> Google Earth. Website accessed August 1, 2016.

## 3.11 MINERAL RESOURCES IMPACTS

### 3.11.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the State; or,
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan.

### 3.11.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?* • *No Impact.*

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located on-site or in the vicinity of the project site.<sup>98</sup> The nearest well is located 0.55 miles to the north of the project site along Chandler Avenue.<sup>99</sup> The well is presently plugged and abandoned.<sup>100</sup>

In addition, according to SMARA, study area maps prepared by the California Geological Survey, the City of Monterey Park is located within the larger San Gabriel Valley SMARA (identified as the Portland cement concrete-grade aggregate).<sup>101</sup> However, as indicated in the San Gabriel Valley P-C region MRZ-2 map, the project site is not located in an area where there are significant aggregate resources present.<sup>102</sup> In addition, the project site is not located in an area with active mineral extraction activities. As a result, no impacts to mineral resources will occur.

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<sup>98</sup> California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*.  
<http://maps.conservation.ca.gov/doggr/index.html#close>

<sup>99</sup> Google Earth. Website accessed August 1, 2016.

<sup>100</sup> California, State of. Department of Conservation. *Well Details*.  
<https://secure.conservation.ca.gov/WellSearch/Details?api=03705318>

<sup>101</sup> California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*.  
[ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_209/Plate%201.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf)

<sup>102</sup> Ibid.

*B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, proposed project, or other land use plan? • No Impact.*

A review of the San Gabriel Valley P-C region MRZ-2 map indicated that the project site is not located in an area that contains aggregate resources.<sup>103</sup> Therefore, the project's implementation will not contribute to a loss of availability to locally important mineral resources. Furthermore, the resources and materials that will be utilized for the construction of the proposed project will not include any materials that are considered rare or unique. Thus, no impacts will result with the implementation of the proposed project.

### **3.11.3 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any impacts on mineral resources and no cumulative impacts will occur.

### **3.11.4 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

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<sup>103</sup> California Department of Conservation. *San Gabriel Valley P-C Region Showing MRZ-2 Areas and Active Mine Operations*.  
[ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_209/Plate%201.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_209/Plate%201.pdf)

## 3.12 NOISE IMPACTS

### 3.12.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, where the project would expose people to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

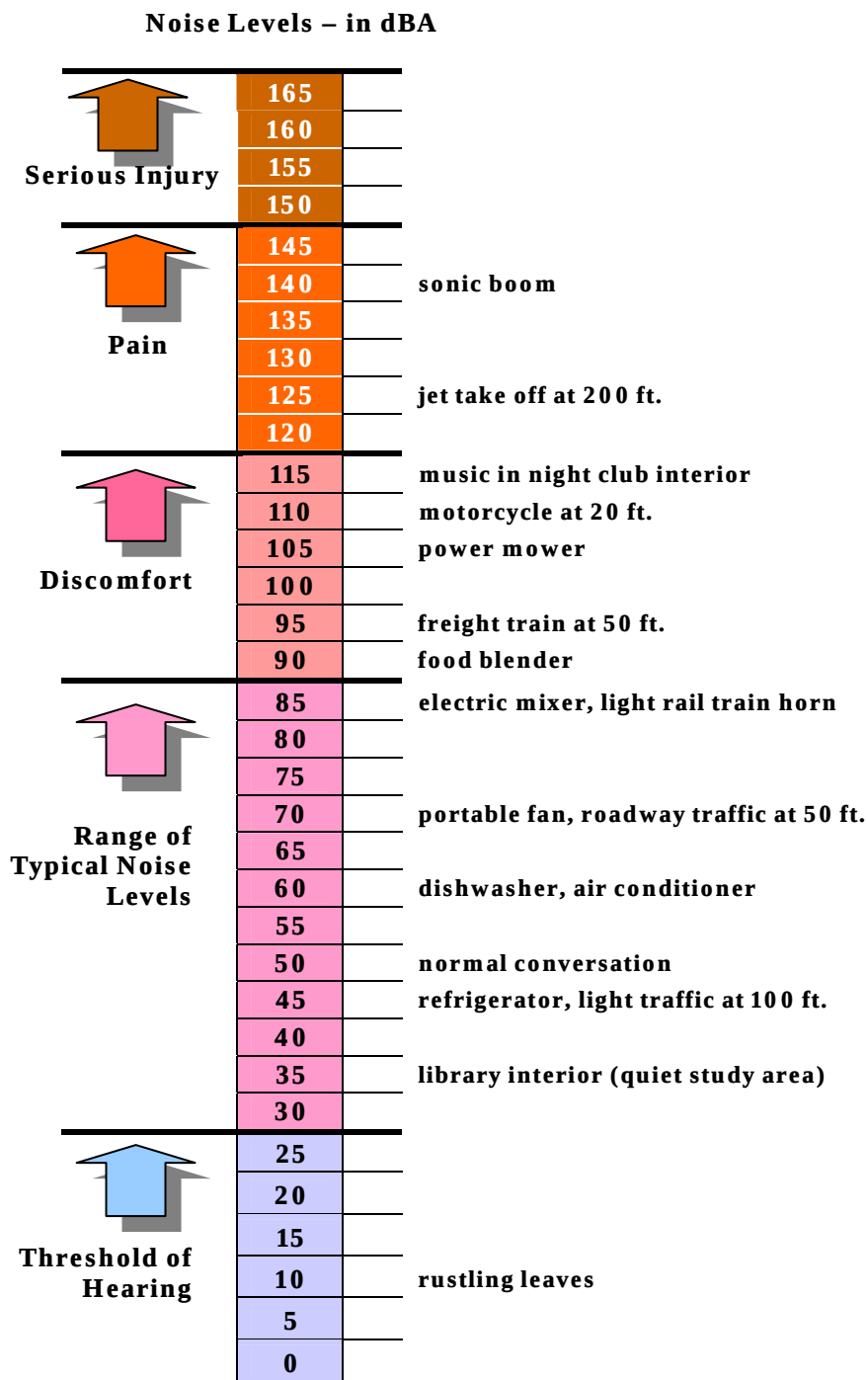
### 3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • *Less than Significant Impact with Mitigation.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise levels that are associated with common, everyday activities are illustrated in Exhibit 3-13. An interior CNEL of 45 dB is mandated for all multiple family residential uses pursuant to Title 24 of the California Code of Regulations. This interior noise level standard of 45 dB is also considered to be a desirable noise exposure limit for single-family residential development.<sup>104</sup> The typical noise attenuation within residential structures with closed windows is about 20 dB, an exterior noise exposure of 65 dB (CNEL) is generally the noise/land use compatibility guideline for new residential dwellings.

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<sup>104</sup> California Building Standards Commission. Guide to Title 24 California 2013 Building Standards Code. 2014



### EXHIBIT 3-13 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

Source: Blodgett Baylosis Environmental Planning

In most urban environments, an exterior noise level of 65 dB CNEL is, therefore, considered a good indicator of acceptable noise exposure for sensitive land uses while 70 to 75 dB (CNEL) are appropriate for less noise-sensitive commercial and industrial land uses, respectively. The ambient noise levels in the vicinity of the project site are dominated by traffic on the adjacent roadways and noise emanating from the surrounding residential uses. MPMC § 9.53.040 includes the following regulations:

- No person shall, at any location within the City, create nor allow for the creation of noise on any property which causes the noise level to exceed the applicable noise standards except as set forth in this section.
- The noise standards that are applicable to the residential zones establishes the allowable noise levels for the daytime, evening, nighttime, and morning periods. The allowable noise levels are 55 dBA between 7:00 AM and 10:00 PM and 50 dBA between 10:00 PM and 7:00 AM.
- If the intruding noise source is continuous and cannot be reasonably discontinued for sufficient time in which the ambient noise level can be determined, the above presumed ambient noise levels shall be used.
- If the property where the noise is received is located on the boundary between two different noise zones, the lower noise level standard applicable to the quieter zone shall apply.

A Westward Digital Sound Level Meter Model: 5URG5 was used to conduct the noise measurements. A series of 100 discrete noise measurements were recorded along the east side of Chandler Avenue in front of the project site. The results of the survey are summarized in Table 3-6. The measurements were taken on a Tuesday afternoon at 2:00 PM. Table 3-6 indicates the variation in noise levels over time during the measurement period.<sup>105</sup>

**Table 3-6  
Noise Measurement Results**

| Noise Metric                                | Noise Level (dBA) |
|---------------------------------------------|-------------------|
| L <sup>50</sup> (Noise levels <50% of time) | 58.9 dBA          |
| L <sup>75</sup> (Noise levels <75% of time) | 60.6 dBA          |
| L <sup>90</sup> (Noise levels <90% of time) | 62.2 dBA          |
| L <sup>99</sup> (Noise levels <99% of time) | 65.2 dBA          |
| L <sub>min</sub> (Minimum Noise Level)      | 54.6 dBA          |
| L <sub>max</sub> (Maximum Noise Level)      | 73.0 dBA          |
| Average Noise Level                         | 59.3 dBA          |

Source: Blodgett Baylosis Environmental Planning.  
July 2016

<sup>105</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.



As shown in Table 3-6, the average noise levels along Chandler Avenue during the measurement period was 59.3 dBA. The project site is located outside of the 65 CNEL boundaries for the Garvey Avenue and Newmark Avenue right-of-ways. However, the average ambient noise levels of 59.3 dBA are higher than the 55 dBA discussed in the Noise Standards section of the City's noise regulations. These noise levels will decrease once the project is constructed, since the walls, windows, and doors will properly attenuate the noise.

Future sources of noise generated on-site will include noise from vehicles and trucks traveling to and from the proposed project and from future residents, visitors, and employees. Noise associated with vehicles such as starting, idling, car alarms, and music is not likely to affect the adjacent sensitive receptors because the vehicles will be located below grade in a subterranean parking garage. The walls and gate of the parking structure will adequately attenuate noise emanating from vehicles. Nevertheless, the following mitigation will be required to control potential sources of nuisance noise:

- Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install "silent alarms" for the building.
- All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.
- Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.
- Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

Adherence to the operational noise mitigation will reduce potential impacts to levels that are less than significant.

*B. Would the project result in exposure of people to, or generation of, excessive ground-borne noise levels? • Less than Significant Impact.*

The abutting residential development may potentially be impacted from ground borne vibration and noise (primarily from the use of heavy construction equipment). As noted in Subsection 3.12.2.D, the noise levels from construction are estimated to range between 83 dBA to 89 dBA. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. As a result, noise generated during the construction phase is estimated to be between 83 to 89 dBA. Mitigation has been provided in Subsection 3.12.2.D to alleviate potential noise impacts generated during the project's construction phase. In addition, vibration from construction equipment will not affect the nearby residents. The distances of the existing buildings from the construction activity areas would largely attenuate the effects of construction-borne vibration (refer to Subsection 3.12.2.D for a more detailed analysis).

The future tenants will be required to adhere to the City's noise control requirements. When considering the traffic generated by the existing use, the *net increase* in traffic will be 133 daily trip ends, 34 morning (AM) peak hour trips, and 42 evening (PM) peak hour trips. These levels are far less than the doubling of traffic that would be required to generate a perceptible increase in traffic noise.<sup>106</sup> The proposed project will not result in the exposure of people to the generation of excessive ground-borne noise once the project is occupied due to the nature of the proposed use (no heavy machinery or equipment are anticipated to be in operation once the project is complete). As a result, the potential impacts will be less than significant.

*C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact.*

The traffic generated by the proposed use will be 186 daily trip ends including 38 morning (AM) peak hour trips, and 47 evening (PM) peak hour trips. The existing use generates 53 total trips and 4 AM trips and 5 peak hour trips. The project's traffic volumes will not be great enough to result in an increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the traffic noise impacts resulting from the proposed project's occupancy are deemed to be less than significant.

*D. Would the project result in a substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project? • Less than Significant Impact with Mitigation.*

Noise levels associated with various types of construction equipment are summarized in Exhibit 3-14. Composite construction noise is best characterized in a study prepared by Bolt, Beranek, and Newman.<sup>107</sup> In the aforementioned study, the noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. As a worst-case scenario, the 89 dBA value was used as an average noise level for the construction activities. The construction noise levels will decline as one moves away from the noise source. This effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6.0 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. The nearest sensitive receptors are located adjacent to the project site. As a result, the noise levels from construction are estimated to range between 83 dBA to 89 dBA.

Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings. The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings located in the vicinity of the construction site respond to these vibrations with varying results ranging from no perceptible effects, low rumbling sounds and discernable vibrations at moderate levels, and actual building damage at the highest levels.

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<sup>106</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

<sup>107</sup> USEPA, *Protective Noise Levels*, 1971.

Typical noise levels 50 ft. from source

|                                                         |                                     |                      | 70 | 80 | 90 | 100 |
|---------------------------------------------------------|-------------------------------------|----------------------|----|----|----|-----|
| <b>Equipment Powered by Internal Combustion Engines</b> | <b>Earth Moving Equipment</b>       | Compactors (Rollers) |    |    |    |     |
|                                                         |                                     | Front Loaders        |    |    |    |     |
|                                                         |                                     | Backhoes             |    |    |    |     |
|                                                         |                                     | Tractors             |    |    |    |     |
|                                                         |                                     | Scrapers, Graders    |    |    |    |     |
|                                                         |                                     | Pavers               |    |    |    |     |
|                                                         |                                     | Trucks               |    |    |    |     |
|                                                         | <b>Materials Handling Equipment</b> | Concrete Mixers      |    |    |    |     |
|                                                         |                                     | Concrete Pumps       |    |    |    |     |
|                                                         |                                     | Cranes (Movable)     |    |    |    |     |
|                                                         |                                     | Cranes (Derrick)     |    |    |    |     |
|                                                         | <b>Stationary Equipment</b>         | Pumps                |    |    |    |     |
|                                                         |                                     | Generators           |    |    |    |     |
|                                                         |                                     | Compressors          |    |    |    |     |
| <b>Impact Equipment</b>                                 | Pneumatic Wrenches                  |                      |    |    |    |     |
|                                                         | Jack Hammers                        |                      |    |    |    |     |
|                                                         | Pile Drivers                        |                      |    |    |    |     |
| <b>Other Equipment</b>                                  | Vibrators                           |                      |    |    |    |     |
|                                                         | Saws                                |                      |    |    |    |     |

## EXHIBIT 3-14 TYPICAL CONSTRUCTION NOISE LEVELS

Source: Blodgett Baylosis Environmental Planning

Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernable in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. Vibration in buildings caused by construction activities may be perceived as motion of building surfaces or rattling of windows, items on shelves, and pictures hanging on walls. Building vibration can also take the form of an audible low-frequency rumbling noise, which is referred to as ground-borne noise. Ground-borne noise is usually only a problem when the originating vibration spectrum is dominated by frequencies in the upper end of the range (60 to 200 Hz), or when the structure and the construction activity are connected by foundations or utilities, such as sewer and water pipes.

The background vibration velocity level in residential is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within building such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. Typical outdoor sources of perceptible ground borne vibration include construction equipment, steel-wheeled trains, and traffic on rough roads. If a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration velocity level, and 100 VdB, which the general threshold where minor damage can occur in fragile buildings.<sup>108</sup>

Table 3-7, shown on the following page, summarizes the levels of vibration and the usual effect on people and buildings. The U.S. Department of Transportation (U.S. DOT) has guidelines for vibration levels from construction related to their activities, and recommends that the maximum peak-particle-velocity levels remain below 0.05 inches per second at the nearest structures. Another source of vibration includes vibration resulting from the operation of empty haul trucks. However, if a roadway is smooth, the ground borne vibration from traffic is rarely perceptible. Therefore, adherence to the mitigation provided later in this subsection which restricts the route of empty haul trucks and other construction vehicles will reduce potential vibration impacts.

Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The U.S. DOT also states that vibration levels above 0.015 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.64 inches per second.

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<sup>108</sup> Federal Transit Administration Noise and Vibration Impact Assessment, May 2006.

**Table 3-7**  
**Common Effects of Construction Vibration**

| <b>Peak Particle Velocity (in/sec)</b> | <b>Effects on Humans</b>                                                                    | <b>Effects on Buildings</b>                                                                                                                          |
|----------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <0.005                                 | Imperceptible                                                                               | No effect on buildings                                                                                                                               |
| 0.005 to 0.015                         | Barely perceptible                                                                          | No effect on buildings                                                                                                                               |
| 0.02 to 0.05                           | Level at which continuous vibrations begin to annoy occupants of nearby buildings           | No effect on buildings                                                                                                                               |
| 0.1 to 0.5                             | Vibrations considered unacceptable for person exposed to continuous or long-term vibration. | Minimal potential for damage to weak or sensitive structures                                                                                         |
| 0.5 to 1.0                             | Vibrations considered bothersome by most people, however tolerable if short-term in length  | Threshold at which there is a risk of architectural damage to buildings with plastered ceilings and walls. Some risk to ancient monuments and ruins. |
| >3.0                                   | Vibration is unpleasant                                                                     | Potential for architectural damage and possible minor structural damage                                                                              |

Source: U.S. Department of Transportation

Typical levels from vibration generally do not have the potential for any structural damage. Some construction activities, such as pile driving and blasting, can produce vibration levels that may have the potential to damage some vibration sensitive structures if performed within 50 to 100 feet of the structure. The reason that normal construction vibration does not result in structural damage has to do with several issues, including the frequency vibration and magnitude of construction related vibration. Unlike earthquakes, which produce vibration at very low frequencies and have a high potential for structural damage, most construction vibration is in the mid- to upper- frequency range, and therefore has a lower potential for structural damage.

Various types of construction equipment have been measured under a wide variety of construction activities with an average of source levels reported in terms of velocity levels as shown in Table 3-8. Although the table gives one level for each piece of equipment, it should be noted that there is a considerable variation in reported ground vibration levels from construction activities. The data in Table 3-8 does provide a reasonable estimate for a wide range of soil conditions. Based on Transit Noise and Vibration Impact Assessment, a vibration level of 102 VdB (velocity in decibels 0.5 inches per second [in/sec]) or higher is considered safe and would not result in any construction vibration damage. At a distance of 60 feet, the on-site pile driving would generate a vibration level of up to 0.25 in/sec.<sup>109</sup> Significant grading activities will occur throughout the project site. The project will include the installation of a single level subterranean parking garage. The nearest sensitive receptors are the residential units located to the north, south, east, and west of the project site.

<sup>109</sup> Federal Transit Administration. *Transit Noise and Vibration Impact Assessment*. May 2006.

**Table 3-8  
Vibration Source Levels for Construction Equipment**

| Construction Equipment |             | PPV @25 ft.<br>(inches/sec.) | Noise Levels<br>(VdB) @ 25 ft. |
|------------------------|-------------|------------------------------|--------------------------------|
| Pile Driver (impact)   | Upper range | 1.58                         | 112                            |
|                        | Typical     | 0.644                        | 104                            |
| Pile Drive (Sonic)     | Upper range | 0.734                        | 105                            |
|                        | Typical     | 0.170                        | 93                             |
| Clam Shovel Drop       |             | 0.202                        | 94                             |
| Large Bulldozer        |             | 0.089                        | 87                             |
| Caisson Drilling       |             | 0.089                        | 87                             |
| Loaded Trucks          |             | 0.076                        | 86                             |
| Small Bulldozer        |             | 0.035                        | 79                             |

Source: Noise and Vibration During Construction

The proposed project will include the installation of a single level subterranean parking garage. In order to accommodate the building foundations and basement level parking, the underlying soils/fill material will be excavated. The use of heavy grading equipment may result in the generation of excessive vibration. In addition, vibration resulting from the operation of empty haul trucks may affect the residents located along Chandler Avenue. Strict adherence to the mitigation described below will reduce the number of houses and residents potentially affected by ground-borne vibration. As a result, the following mitigation is required:

- The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.
- The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.
- The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

- The Applicant must provide written notice to the nearby residents along Chandler Avenue and Moore Avenue as to the times and duration of construction activities. The notice must include the name and phone number of the contact person local residents may call to complain about noise. In addition to the notification of the individual residences, signage must be placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community and Economic Development Director, or designee.
- To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors must ensure that all diesel trucks and equipment are not left to idle for longer than five minutes. This mitigation will be enforced through a grading and building permit.

Adherence to the above-mentioned mitigation will reduce potential impacts to levels that are less than significant.

*E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The project site is not located within two miles of an operational public airport. The nearest airport, San Gabriel Valley Airport, is located approximately 5.55 miles to the northeast.<sup>110</sup> The proposed project is not located within the Runway Protection Zone (RPZ) for the San Gabriel Valley Airport.<sup>111</sup> Furthermore, the project site is located outside of the 65 CNEL noise contour boundaries for the aforementioned airport. Thus, the project will not expose future residents and visitors to excessive noise levels.

*F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The proposed project site is located approximately 1.67 miles southeast of the Southern California Edison Company's Heliport and 1.74 miles southeast of the Santa Fe International Corp Heliport in the neighboring City of Alhambra.<sup>112</sup> All noise emanating from the aforementioned heliports will gradually lose intensity according to the phenomenon of "spreading loss." The project site's distance from the aforementioned heliports will help reduce potential noise associated with the approach and take off of helicopters. As a result, the project will not expose future residents and visitors to excessive noise levels and no impacts are anticipated.

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<sup>110</sup> Google Earth. Website accessed July 29, 2016.

<sup>111</sup> Los Angeles County Department of Regional Planning. *Los Angeles County Airport Land Use Plan, Hawthorne Airport Influence Area Map*. [http://planning.lacounty.gov/assets/upl/data/pd\\_alup.pdf](http://planning.lacounty.gov/assets/upl/data/pd_alup.pdf)

<sup>112</sup> Google Earth. Website accessed July 29, 2016.



### 3.12.3 CUMULATIVE IMPACTS

The analysis indicated the implementation of the proposed project would not result in any significant unmitigable adverse cumulative noise impacts. The proposed project's net increase in daily trips is 133 trips. It typically requires a doubling in traffic to register a perceptible change in traffic noise. As a result, no significant adverse cumulative noise impacts will occur. Mitigation is required to minimize the potential impacts that may be generated during the project's construction phase as once the project is occupied.

### 3.12.4 MITIGATION MEASURES

The following measures will further ensure that on-site construction and operational activities do not adversely impact noise sensitive land uses located nearby:

*Mitigation Measure 12 (Noise Impacts).* Security and door alarms that are audible in the exterior areas will not be permitted. The Applicant will be required to install "silent alarms" for the building.

*Mitigation Measure 13 (Noise Impacts).* All lot sweeping and maintenance activities will be prohibited from taking place during the evening hours.

*Mitigation Measure 14 (Noise Impacts).* Mechanical equipment (gates, speaker boxes, etc.) located in the entry/exit to the subterranean parking garage must include proper sound attenuation.

*Mitigation Measure 15 (Noise Impacts).* Signage must be posted in key areas (the courtyard, hallways, the garage entry, etc.) indicating that residents and guests shall keep noise levels to a minimum.

*Mitigation Measure 16 (Noise Impacts).* The use of any such equipment which is capable of causing ground shaking is not permitted without prior written approval from the Public Works Director, or designee. If ground shaking vibratory equipment is requested and approved, the Contractor is responsible for making any repairs or replacements to facilities damaged due to nearby soils settling or other impacts of vibrating. The Contractor must install vibratory monitoring equipment to monitor for any settlement/damage caused.

*Mitigation Measure 17 (Noise Impacts).* The Applicant must ensure that the contractors conduct demolition and construction activities between the hours of 7:00 AM and 6:00 PM on weekdays and 9:00 AM to 12:00 PM on Saturdays, with no construction permitted on Sundays or Federal holidays.

*Mitigation Measure 18 (Noise Impacts).* The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

*Mitigation Measure 19 (Noise Impacts).* The Applicant must provide written notice to the nearby residents along Chandler Avenue and Moore Avenue as to the times and duration of construction activities. The notice must include the name and phone number of the contact person local residents may call to complain about noise. In addition to the notification of the individual residences, signage

must be placed on the site's main access gate at Chandler Avenue that clearly identify a contact person (and the phone number) that local residents may call to complain about noise related to construction and/or operations. Upon receipt of a complaint, the contractor must respond immediately by reducing noise to meet Monterey Park Municipal Code requirements. In addition, copies of all complaints and subsequent communication between the affected residents and contractors must be forwarded to the City's Community and Economic Development Director, or designee.

*Mitigation Measure 20 (Noise Impacts).* To ensure that noise from equipment and vehicles are kept to a minimum, the project Contractors must ensure that all diesel trucks and equipment are not left to idle for longer than five minutes. This mitigation will be enforced through a grading and building permit.

### 3.13 POPULATION & HOUSING IMPACTS

#### 3.13.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

#### 3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? • No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. The variables that typically contribute to growth-inducing impacts, and the project's potential growth-inducing impacts, are identified in Table 3-9.

**Table 3-9  
Potential Growth-Inducing Impacts**

| <b>Factor Contributing to Growth Inducement</b>                           | <b>Project's Potential Contribution</b>                                              | <b>Basis for Determination</b>                                                   |
|---------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| New development in an area presently undeveloped.                         | The proposed project will promote development of an underutilized parcel.            | The project will promote development consistent with the City's land use policy. |
| Extension of roadways and other transportation facilities.                | The project will not involve the extension or modification of any off-site roadways. | The only off-site improvements include those required to facilitate access.      |
| Extension of infrastructure and other improvements.                       | No off-site water, sewer, and other infrastructure are anticipated.                  | The only infrastructure improvements will serve the proposed project site only.  |
| Major off-site public projects (treatment plants, etc).                   | No major facilities are proposed at this time.                                       | No off-site facilities will be required to accommodate the projected demand.     |
| Removal of housing requiring replacement housing elsewhere.               | The project does not involve the removal of existing affordable or subsidized units. | No affordable housing will be affected by the proposed project.                  |
| Additional population growth leading to increased demand for services.    | The proposed project will provide long-term growth in employment.                    | Long-term employment will be provided by the proposed hotel development.         |
| Short-term growth inducing impacts related to the project's construction. | The proposed project may result in the creation of new construction employment.      | Short-term increases in construction employment are a beneficial impact.         |

According to the Growth Forecast Appendix prepared by SCAG for the 2012-2035 Regional Transportation Plan (RTP), the City of Monterey Park is projected to add a total of 7,800 new residents between the year 2010 and 2020.<sup>113</sup> The proposed project is anticipated to add approximately 173 residents to the City based upon the number of units being constructed (54 units) and the average household size (3.22 persons per unit) derived from the United States Census Bureau.<sup>114</sup> A total of 51 out of the 54 new units will be two-bedroom units. Assuming a total of four persons per two-bedroom unit and two persons per one-bedroom unit, the project may add a total of 210 new residents. The population increase from the proposed project's implementation is within the expected population projection of 7,800 persons provided by SCAG. As a result, no impacts will occur.

*B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? • No Impact.*

There are currently eight residential units located within the project site.<sup>115</sup> These units must be demolished to accommodate the proposed project. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. Seniors will be the only permitted occupants of the project. A total of 48 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.<sup>116</sup> The Affordability Covenant is required for the six below market rate units. The Affordability Covenant will control the price of the units and will ensure that the six units remain affordable for specified period of time. According to California Law, low income housing units are reserved for households whose income equals 80 percent of the mean family income. Very low income housing is reserved for households whose income equals 50 percent or less than the median family income. The project's implementation will be beneficial in providing affordable senior housing units. As a result, no impacts related to housing dislocation will occur

*C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? • Less than Significant Impact.*

As indicated in the previous subsection, there are eight residential units located within the project site. All of these units are market-rental units. Furthermore, these existing eight units will be replaced by 54 new units. This project will also include six affordable units, which will provide the City with much needed housing options. As a result, the potential population displacement impacts are considered to be less than significant.

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<sup>113</sup> Southern California Association of Governments. *Growth Forecast. Regional Transportation Plan 2012-2035*. April 2012.

<sup>114</sup> United States Census Bureau. *Quickfacts for Monterey Park*. <http://www.census.gov/quickfacts/table/AGE775215/0648914.06>

<sup>115</sup> Blodgett Baylosis Environmental Planning. Site Survey (Site survey was conducted on July 5, 2016).

<sup>116</sup> Ibid.

### **3.13.3 CUMULATIVE IMPACTS**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no significant adverse cumulative housing and population impacts will occur.

### **3.13.4 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation.

### 3.14 PUBLIC SERVICES IMPACTS

#### 3.14.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *fire protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *police protection services*;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to *school services*; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other *governmental services*.

#### 3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services?* • *Less than Significant Impact.*

The City maintains its own fire department with fire stations located at the Civic Center, on Monterey Pass Road, and on Garfield Avenue. The three stations include the following:

- *Monterey Park Station 61* is located at 350 W. Newmark Avenue. This station houses Quint 61, Engine 61, and Rescue Ambulance 61.<sup>117</sup> This station is located approximately 0.24 miles to the southeast of the project site.

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<sup>117</sup> A “quint” refers to a combination fire service apparatus that serves the dual purpose of an engine and a ladder truck.

- *Monterey Park Station 62* is located at 2001 S. Garfield Avenue. This station houses Engine 62, and Rescue Ambulance 62. This station is located approximately 1.39 miles to the southeast of the project site.
- *Monterey Park Station 63* is located at 704 Monterey Pass Road. This station houses Engine 63 and is located approximately 1.26 miles to southwest of the project site.

These stations allow for an average response time for “fire calls” of 5.01 minutes and an average response time of 4.37 minutes for emergency service calls.<sup>118</sup> The Department also maintains standards to assist in fire prevention and protection throughout the City.

These standards are consistent with the California Fire Code, which has been adopted by the Monterey Park Municipal Code. All future development within the City is subject to the requirements of Title 17 (Fire Code), as adopted by the Monterey Park Municipal Code. The proposed project will place an incremental demand on the Department’s services with the greatest potential increase being related to requests for paramedic assistance. The new residential complex will be fully sprinklered and fire hoses, extinguishers, and other fire suppression equipment will be provided. The Fire Department will also review the pertinent construction plans to ensure that their requirements are being adhered to. The Fire Department must also review the business safety plan, fire and emergency lanes, employee safety programs and the building evacuation plan.

Due to the nature of the proposed project (senior housing), an increase in the amount of emergency calls may result with the implementation of the proposed project. All of the new residents will be older (aged 55+) and may be more susceptible to life threatening illnesses. The frequency of calls and first responder trips will increase over the current amount, though the increase will not be enough to impact response times and service ratios. As a result, the potential impacts are considered to be less than significant.

*B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection? • Less than Significant Impact.*

Monterey Park has had its own police department since 1916 when the City was incorporated. The Police Department operates out of its facility located in the Civic Center. The Police Department is a full service police agency with 72 sworn police officers and 46 civilian personnel supported by over 100 community volunteers through the police reserves, emergency communications, citizen patrol, explorer programs, and other civilian volunteers. The Police Station is located approximately 0.28 miles to the southeast of the project site.

The project Applicant proposes to construct a 54 unit senior housing development. The frequency of emergency calls may increase due to the age of the future tenants (aged 55+). However, the increase in the number of calls will not affect emergency response times or service ratios. In addition, the Applicant will

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<sup>118</sup> City of Monterey Park Website <http://www.montereypark.ca.gov/138/Operations>. Website accessed on August 2, 2016.



provide security cameras and surveillance equipment will be installed throughout the common areas. The Police Department will review the plans and specifications to ensure that Department policies and requirements are adhered to. The Police Department will also review the alarm systems and monitoring equipment, security camera placement, and on-site security personnel requirements. The aforementioned standard conditions will reduce the potential impacts to levels that are less than significant.

*C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? • Less than Significant Impact.*

Due to the nature of the proposed project (senior citizen's housing), no increase in demand for local school services will result. The project is designed to serve and house senior citizens and no children are permitted to inhabit the new residential development. In addition, the Applicant will not provide amenities that cater to children or families. Nevertheless, the Applicant will be required to pay school impact fees for construction of new facilities in accordance with applicable law to mitigate school impacts before the City issues building permits. Evidence of payment of the school fees must be submitted to the Planning Division.

*D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives relative to other governmental services? • Less than Significant Impact.*

No new governmental services will be needed, and the proposed project is not expected to have any impact on existing governmental services. However, the project may indirectly lead to an increase in usage of other government facilities such as parks and the City library if future residents elect to use the aforementioned services and facilities. As a result, the impacts will be less than significant.

### **3.14.3 CUMULATIVE IMPACTS**

The proposed project's implementation will result in an incremental increase in the demand for police and fire service calls. However, no new facilities will be required to accommodate the proposed use. As a result, no cumulative impacts are anticipated.

### **3.14.4 MITIGATION MEASURES**

The analysis of potential public service impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

## 3.15 RECREATION IMPACTS

### 3.15.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

### 3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *Less than Significant Impact.*

The City of Monterey Park Recreation and Parks Department is responsible for the maintenance and operation of the City's public parks and recreational facilities.<sup>119</sup> The nearest park to the project site is Barnes Park located approximately 0.26 miles to the southeast of the project site. Barnes Park is located at 350 South McPherrin Avenue and includes approximately 17 acres. Improvements located within this park include a community center, basketball gym, a memorial bowl, a sheltered picnic pavilion, an Olympic-sized pool, a lighted softball field, tennis courts, and a children's play area. Granada Park, located within the corporate boundaries of the City of Alhambra, is located 0.88 miles to the northwest of the project site. The aforementioned parks may experience an increase in usage by seniors who chose to use the parks for group exercise.

This increase in demand is not anticipated to affect the aforementioned parks because the project will be provided with adequate amounts of private and common open space. The project will also include the dedication of a 9,355 square-foot courtyard. This courtyard will be located in the center of the proposed development and will host various group activities. Since the project will be provided with both common and private open space, the project's implementation will not lead to a measurable increase in demand for park services and facilities. The project Applicant will be required to pay Quimby Act fees (park development fees) to the City to offset any potential impacts to the City's parks and recreation facilities. The payment of all pertinent park development and/or Quimby Act fees will reduce potential impacts to parks and recreational facilities to levels that are less than significant.

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<sup>119</sup> City of Monterey Park Website <http://www.montereypark.ca.gov/Facilities>. Website accessed on August 25, 2016.

- B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? • Less than Significant Impact.*

Implementation of the proposed project would not physically affect any existing parks and recreational facilities in the City. The nearest public park is Barnes Park, located approximately 0.26 miles to the southeast. The project Applicant will be required to pay all pertinent Quimby Act fees and/or park development fees to the City to offset any potential impacts to the City's parks and recreation facilities. The current Quimby Fee is \$2,611 per unit. In addition, the project will also include 15,443 square feet of open space and 5,616 square feet of private open space. As a result, on park facilities is expected to be less than significant.

### **3.15.3 CUMULATIVE IMPACTS**

The analysis determined the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.15.4 MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation measures are required.

## 3.16 TRANSPORTATION & CIRCULATION IMPACTS

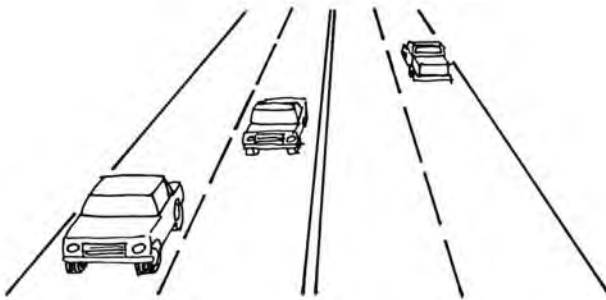
### 3.16.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks;
- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; and,
- Results in a conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

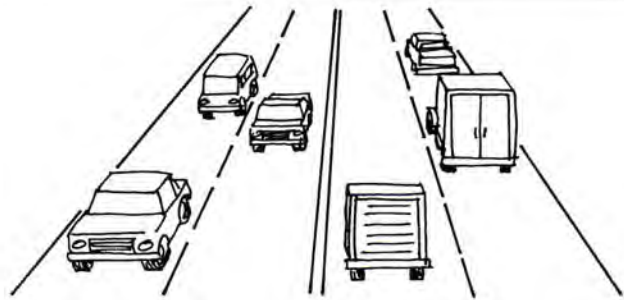
The nearest signalized intersections sections include Atlantic Boulevard/Emerson Avenue and Atlantic Boulevard/Garvey Avenue. The nearest unsignalized intersections to the project site include Chandler Avenue/Garvey Avenue (south of the project site) and Chandler Avenue/Emerson Avenue (north of the project site).

The concept of roadway level of service under the ICU methodology is calculated as the volume of vehicles at the critical movements that pass through the facility divided by the capacity of that facility. A facility is “at capacity” (ICU value of 1.00 or greater) when extreme congestion occurs. This volume/capacity ratio value is based upon volumes a function of hourly volumes by lane, signal phasing, and approach lane configuration. Level of service values range from LOS A to LOS F. LOS A indicates excellent operating conditions with little delay to motorists, whereas LOS F represents congested conditions with excessive vehicle delay. LOS E is typically defined as the operating “capacity” of a roadway. The level of service concept is illustrated in Exhibit 3-15.



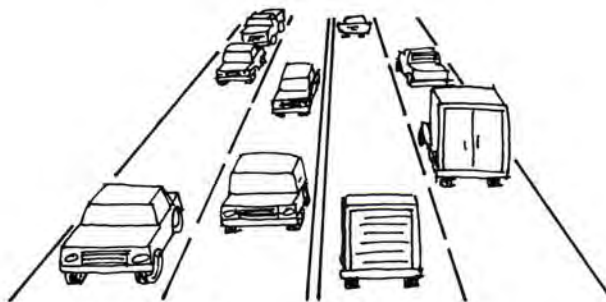
**Level of Service A**

Free flow in which there is little or no restriction on speed or maneuverability.



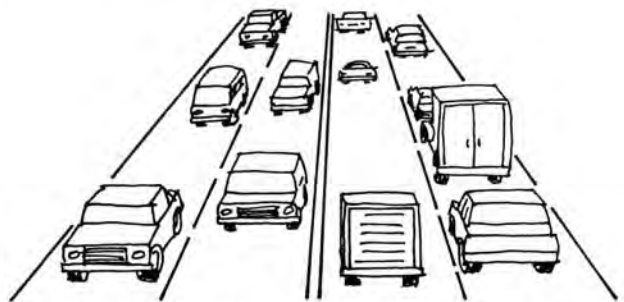
**Level of Service B**

Stable flow though operating speed is beginning to be restricted by other traffic.



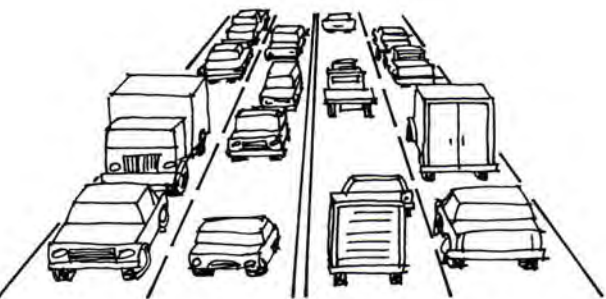
**Level of Service C**

Stable flow though drivers are becoming restricted in their freedom to select speed, change lanes or pass.



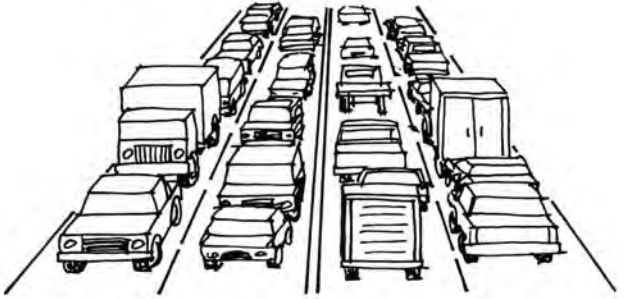
**Level of Service D**

Tolerable average operating speeds are maintained but are subject to considerable sudden variation.



**Level of Service E**

Speeds and flow rates fluctuate and there is little independence on speed selection or ability to maneuver.



**Level of Service F**

Speeds and flow rates are below those attained in Level E and may, for short periods, drop to zero.

## EXHIBIT 3-15 STUDY INTERSECTION

Source: Blodgett Baylosis Environmental Planning

Table 3-10 defines the level of service criteria that was applied to the study intersections.

**Table 3-10**  
**Level of Service Definitions**

| LOS | Interpretation                                                                                                                                                                                                                                                                         | Signalized Intersection ICU |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| A   | Excellent operation. All approaches to the intersection appear quite open, turning movements are easily made, and nearly all drivers find freedom of operation.                                                                                                                        | 0.000 - 0.600               |
| B   | Very good operation. Many drivers begin to feel somewhat restricted within platoons of vehicles. This represents stable flow. An approach to an intersection may occasionally be fully utilized and traffic queues start to form.                                                      | 0.601 - 0.700               |
| C   | Good operation. Occasionally backups may develop behind turning vehicles. Most drivers feel somewhat restricted.                                                                                                                                                                       | 0.701 - 0.800               |
| D   | Fair operation. There are no long-standing traffic queues. This level is typically associated with design practice for peak periods.                                                                                                                                                   | 0.801 - 0.900               |
| E   | Poor operation. Some long standing vehicular queues develop on critical approaches.                                                                                                                                                                                                    | 0.901 - 1.000               |
| F   | Forced flow. Represents jammed conditions. Backups from locations downstream or on the cross street may restrict or prevent movements of vehicles out of the intersection approach lanes; therefore, volumes carried are not predictable. Potential for stop and go type traffic flow. | Over 1.000                  |

Source: KOA Corporation. Traffic Impact Study for Proposed Atlantic Gateway Project  
521-633 North Atlantic Boulevard, Monterey Park. Prepared March 3<sup>rd</sup>, 2014.

A significant impact is typically identified if project-related traffic will cause service levels to deteriorate beyond a threshold limit specified by the overseeing agency. The City of Monterey Park has established specific thresholds for Project-related increases in the Intersection Capacity Utilization (ICU) values of signalized study intersections; however, the City of Monterey Park does not have established impact criteria for unsignalized intersections. The following increases in peak-hour ICU values, shown in Table 3-11, are considered significant traffic impacts:

**Table 3-11**  
**ICU Thresholds**

| Existing ICU    | Project Related increase in ICU |
|-----------------|---------------------------------|
| 0.000 – 0.700   | Equal to or greater than 0.06   |
| > 0.701 – 0.800 | Equal to or greater than 0.04   |
| > 0.801 – 0.900 | Equal to or greater than 0.02   |
| > 0.901         | Equal to or greater than 0.01   |

Source: City of Monterey Park

### 3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?* • *Less than Significant Impact.*

The proposed project involves the construction of a new four-story, 49,958 square-foot building within a 35,520 square foot (0.82-acre) site. This new building will contain 54-units that will be both “affordable” and reserved for seniors (55+ years in age). A total of 66 parking stalls will also be provided within the 28,351 square-foot subterranean parking garage. Direct vehicular access to the site and to the subterranean parking will be provided by a single driveway connection along the east side of Chandler Avenue. The project site’s current legal addresses include 130, 202, and 206 South Chandler Avenue. The project site is located on the east side of Chandler Avenue between Garvey Avenue (on the north) and Newmark Avenue (on the south). The key roadways that serve the project area are described below:<sup>120</sup>

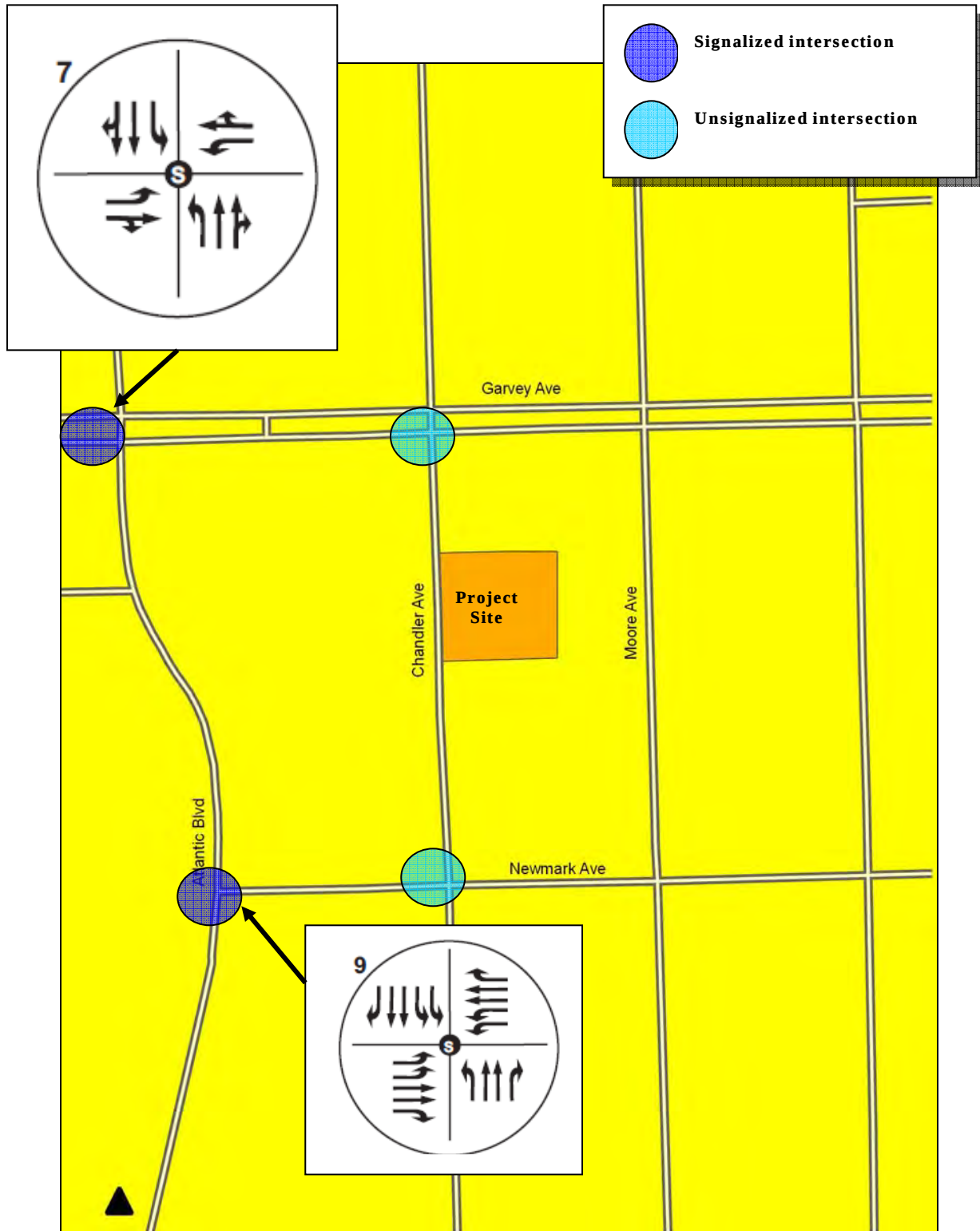
- *Atlantic Boulevard* is classified as a *Principal Arterial* in the City of Monterey Park General Plan. This north-south arterial roadway is located to the west of the project site approximately 483 feet. In the study area, this roadway provides two travel lanes in each direction and a striped center left-turn lane at the intersections. On-street parking is not permitted in that portion of the roadway located near the project site. Atlantic Boulevard is designated as a truck route within the City of Monterey Park.
- *Garvey Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides two travel lanes in each direction. On-street parking is also permitted on both sides of the roadway. West of Atlantic Boulevard, the roadway is designated as a truck route within the City of Monterey Park.
- *Emerson Avenue* is classified as a *Minor Arterial* in the City of Monterey Park General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.
- *Chandler Avenue* is classified as a *Local Street* in the City of Alhambra General Plan. This roadway provides one travel lane in each direction. On-street parking is also permitted on both sides of the roadway.

The area roadways and key intersections (including the geometrics) are provided in Exhibit 3-16.

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<sup>120</sup> Blodgett Baylosis Environmental Planning, 2016





**EXHIBIT 3-16**  
**INTERSECTION GEOMETRY**  
Source: Blodgett Baylosis Environmental Planning

Traffic counts were collected at the study intersections in January, February, and December, 2013 from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. on the weekdays and from 12:00 p.m. to 2:00 p.m. on Saturdays. The highest four consecutive 15-minute vehicle counts during the a.m. and p.m. time periods were used to determine the peak-hour traffic volumes at each intersection. Table 3-12 provided below, summarizes the volume-to-capacity ratios and LOS values for two nearest signalized intersections.

**Table 3-12**  
**Intersection Performance – Existing Conditions**

| Study Intersection                  | Weekday AM Peak Hour |     | Weekday PM Peak Hour |     | Mid-day Saturday Peak Hour |     |
|-------------------------------------|----------------------|-----|----------------------|-----|----------------------------|-----|
|                                     | V/C or Delay (sec.)  | LOS | V/C or Delay (sec.)  | LOS | V/C or Delay (sec.)        | LOS |
| Atlantic Boulevard & Emerson Avenue | 0.560                | A   | 0.759                | C   | 0.842                      | D   |
| Atlantic Boulevard & Garvey Avenue  | 0.617                | B   | 0.749                | C   | 0.616                      | B   |

Source: KOA Corporation. \*=Denotes unsignalized intersection

As shown in Table 3-12, both of the intersections operate at an acceptable level during the weekday peak hour. The two intersections also operate at an acceptable level of service during the mid day peak hour on Saturdays.

The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) publication Trip Generation (9th Edition). Trip rates for senior housing and apartment uses were utilized to calculate the trip generation for the existing residential units and the proposed project. The trip rates and the trip generation are provided in Table 3-13.

**Table 3-13**  
**Project Trip Generation**

| Measure                       | Daily<br>Total | Weekday      |     |     |              |     |     |
|-------------------------------|----------------|--------------|-----|-----|--------------|-----|-----|
|                               |                | AM Peak Hour |     |     | PM Peak Hour |     |     |
|                               |                | Total        | In  | Out | Total        | In  | Out |
| Trip Generation Rates         |                |              |     |     |              |     |     |
| Senior Units                  | 3.44           | 0.20         | 34% | 66% | 0.25         | 54% | 46% |
| Apartments                    | 6.65           | 0.51         | 20% | 80% | 0.62         | 65% | 35% |
| Existing Uses                 |                |              |     |     |              |     |     |
| Low Rise Apartments (8 units) | 53             | 4            | 1   | 3   | 5            | 3   | 2   |
| Proposed Project              |                |              |     |     |              |     |     |
| Senior Housing (54 units)     | 186            | 38           | 13  | 25  | 47           | 25  | 22  |
| Net Change                    |                |              |     |     |              |     |     |
| Existing – Future Uses        | 133            | 34           | 12  | 22  | 42           | 22  | 20  |

The proposed project will generate approximately 186 new daily trips, with 38 occurring in the morning (AM) peak hour and 47 occurring during the evening (PM) peak hour. The project will result in a net increase of 133 daily trips, 34 AM peak hour trips and 42 PM peak hour trips. Trip distribution is the

process of assigning the directions from which traffic will access a project site. Trip distribution is dependent upon the land use characteristics of the project, the local roadway network, and the general locations of other land uses to which project trips would originate or terminate.<sup>121</sup> Exhibit 3-17 illustrates the proposed project's trip distribution. Based on the trip generation and distribution assumptions described above, project traffic was assigned to the roadway system.

The project is anticipated to add 19 AM peak hour and 23 PM peak hour trips to the intersections of Chandler Avenue and Garvey Avenue and Chandler Avenue and Newmark Avenue. This assumes that 50 percent of the project's trips travel northbound along Chandler Avenue and 50 percent of the project's trips travel southbound along Chandler Avenue. A total of 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Garvey Avenue. This assumes 50 percent of the trips at the Chandler Avenue/Garvey Avenue intersection travel west along Garvey Avenue and 50 percent of the trips at the aforementioned intersection travel east on Garvey Avenue.

In addition, 10 AM peak hour trips and 12 PM peak hour trips will be added to the intersection of Atlantic Boulevard and Newmark Avenue. This assumes 50 percent of the trips at the Chandler Avenue/Newmark Avenue intersection travel west along Newmark Avenue and 50 percent of the trips at the aforementioned intersection travel east on Newmark Avenue. The additional peak hour trips will not degrade any of the surrounding intersection's level of service. As indicated in Table 3-12, the existing level of service at the Atlantic Boulevard/Emerson Avenue intersection morning and evening LOS is "A" and "C" respectively. The morning and evening peak hour LOS for the Atlantic Boulevard/Garvey Avenue intersection is "B" and "C" respectively. These two intersections will continue to operate at an acceptable level of service when the project is operational. The incremental increase in peak hour traffic will not adversely impact these intersections. As a result, the potential impacts are considered less than significant.

*B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for designated roads or highways? • No Impact.*

The CMP was created statewide because of Proposition 111 and was implemented locally by the Los Angeles County Metropolitan Transportation Authority (Metro). The CMP for Los Angeles County requires that the traffic impact of individual development projects of potentially regional significance be analyzed. A specific system of arterial roadways plus all freeways comprises the CMP system. Per CMP Transportation Impact Analysis (TIA) Guidelines, a traffic impact analysis is conducted where:

- At CMP arterial monitoring intersections, including freeway on-ramps or off-ramps, where the proposed Project will add 50 or more vehicle trips during either AM or PM weekday peak hours.
- At CMP mainline freeway-monitoring locations, where the project will add 150 or more trips, in either direction, during the either the AM or PM weekday peak hours.

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<sup>121</sup> KOA Corporation. *Traffic Impact Study for Proposed Atlantic Gateway Project, 521-633 North Atlantic Boulevard, Monterey Park*. March 3, 2014 (Revised December 30, 2014).



**EXHIBIT 3-17**  
**PROJECT TRAFFIC ASSIGNMENT**  
Source: Blodgett Baylosis Environmental Planning

The nearest CMP arterial monitoring intersection to the project site is at Fremont Avenue and Valley Boulevard, which is located approximately 1.56 miles northwest of the project site. Based on the trip generation and distribution of the project, it is not expected that 50 or more new project trips per hour would be added at this CMP intersection. Therefore, no further analysis of potential CMP impacts is required. In addition, the proposed project is expected to add less than 150 new trips per hour, in either direction, to any freeway segments based on the project trip generation. Therefore, no further analysis of CMP freeway monitoring stations is required and no impacts will result.

*C. Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? • No Impact.*

The project site is not located within an approach or take-off aircraft safety zone for the San Gabriel Valley Airport, the Southern California Edison Company's Heliport, or the Santa Fe International Corp Heliport (refer to Section 3.12.2.E). As a result, no impacts are anticipated.

*D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact with Mitigation.*

The project will include the installation of a new 26-foot three inch wide driveway along the east side of Chandler Avenue. This 26-foot wide drive way will provide adequate space to accommodate the simultaneous use of two vehicles traveling in opposite directions. The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

- Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.
- A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway "sidewalk."
- The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.
- The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.
- The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At

a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.

The aforementioned mitigation will ensure that safe access into the garage is provided. As a result, no impacts will occur.

*E. Would the project result in inadequate emergency access? • No Impact.*

At no time will any designated emergency evacuation route be closed to traffic due to the proposed project. The closest evacuation routes are Atlantic Avenue and Garfield Avenue. The western segment of Garvey Avenue west of Atlantic Avenue also serves as an evacuation route. City regulations require that all construction staging occur on-site. None of the aforementioned streets will be closed and the staging and queuing of trucks will not be permitted on local streets. As a result, the project will not result in any impacts.

*F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? • No Impact.*

The project site is well served by both local and regional transit providers. There are no bus stops located along the Chandler Avenue frontage that would be physically impacted by the proposed project. The nearest bus stop to the project site is operated by the Los Angeles Metro at the southeast corner of the Chandler Avenue/Garvey Avenue intersection. In addition, the Monterey Park Spirit Bus provides regular service along Emerson Avenue and Garvey Avenue. No existing bus stops will be removed as part of the proposed project's implementation. The implementation of the proposed project will not impact or decrease the performance of local pedestrian and bicycle facilities because there are no bicycle lanes or pedestrian facilities located along the project site's frontage with Chandler Avenue. The lack of the aforementioned amenities was confirmed in a survey of the project site. As a result, no impacts will occur.

### **3.16.3 CUMULATIVE IMPACTS**

The proposed project's implementation will result in an incremental increase in City-wide traffic. The project's traffic impacts together with traffic from ambient growth were considered herein in Section 3.16.2.A. This additional traffic will not significantly impact the peak hour levels of service of any area intersections. As a result, no cumulative impacts are anticipated.

### **3.16.4 MITIGATION MEASURES**

The following mitigation will be required to ensure that sufficient sight distance is provided at the subterranean driveway entrance:

*Mitigation Measure 21 (Transportation & Circulation Impacts).* Landscaping, signage, and any wall and design elements must be setback so that vehicles exiting the garage will have sufficient views of the

sidewalk and travel lanes on Chandler Avenue. A clear line-of-sight must be provided so that exiting vehicles may safely exit onto Chandler Avenue.

*Mitigation Measure 22 (Transportation & Circulation Impacts).* A crosswalk must be clearly delineated so that a continuous pedestrian walkway will be provided. Signage must be posted near the driveway entrance cautioning vehicles of the pedestrian walkway “sidewalk.”

*Mitigation Measure 23 (Transportation & Circulation Impacts).* The driveway from Chandler Avenue continuing into the surface parking area must be free of pedestrian traffic. No pedestrian aisles or access from the street level into the subterranean garage will be permitted via the driveway.

*Mitigation Measure 24 (Transportation & Circulation Impacts).* The access and parking area will be reserved for residents only. Any visitors or guests will be required to make other parking arrangements. Signage must be provided at the driveway entrance indicated that the subterranean parking garage is reserved for tenants as well as employees of the facility.

*Mitigation Measure 25 (Transportation & Circulation Impacts).* The City will determine the amount of on-street parking immediately in front of the project site that will be reserved for handicapped loading and unloading as well as for emergency vehicles. At a minimum, two parking stalls must be provided immediately north of the subterranean parking access for this restricted parking.



## 3.17 UTILITIES IMPACTS

### 3.17.1 THRESHOLDS OF SIGNIFICANCE

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with Federal, State, and local statutes and regulations relative to solid waste;
- A need for new systems or substantial alterations in power or natural gas facilities; or,
- A need for new systems or substantial alterations in communications systems.

### 3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

*A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? • Less than Significant Impact.*

The City of Monterey Park is located within the service area of the Sanitation District 2 of Los Angeles County.<sup>122</sup> Local sewer lines are maintained by the City of Monterey Park, while the Districts own, operate, and maintain the large trunk sewers of the regional wastewater conveyance system. The Sanitation Districts of Los Angeles County operate ten water reclamation plants (WRPs) and one ocean discharge facility (Joint Water Pollution Control Plant), which treat approximately 510 million gallons per day (mgd), 200 mgd of which are available for reuse (reclaimed water). The City's sanitary sewer system is a gravity-flow system that connects to county trunk lines. These lines collect more than two billion gallons of raw sewage per year and convey it out of the City. The sewer system is comprised of 126 miles of main line

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<sup>122</sup> Los Angeles County Sanitation Districts. [www.lacsd.org/about/serviceareamap.asp](http://www.lacsd.org/about/serviceareamap.asp). Site accessed August 9, 2016.

sewers and approximately 2,498 manholes. The water reclamation plants serving the City include the Los Coyotes Water Reclamation Plant (LCWRP), the Long Beach Water Reclamation Plant (LBWRP) and the Joint Water Pollution Control Plant (JWPCP).<sup>123</sup>

The Los Coyotes WRP is located at 16515 Piuma Avenue in the City of Cerritos and occupies 34 acres at the northwest junction of the San Gabriel River (I-605) and the Artesia (SR-91) Freeways. The plant was placed in operation on May 25, 1970, and initially had a capacity of 12.5 million gallons per day and consisted of primary treatment and secondary treatment with activated sludge. The Los Coyotes WRP provides primary, secondary, and tertiary treatment for 37.5 million gallons of wastewater per day. The plant serves a population of approximately 370,000 people. Over five million gallons per day of the reclaimed water is reused at over 270 reuse sites. Reuse includes landscape irrigation of schools, golf courses, parks, nurseries, and greenbelts; and industrial use at local companies for carpet dying and concrete mixing. The remainder of the effluent is discharged to the San Gabriel River.<sup>124</sup> The Los Coyotes WRP has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 31.8 mgd.

The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd.<sup>125</sup> The Long Beach WRP, which began operation in 1973, is located in Long Beach, California and has a current design capacity of 25 MGD. The Long Beach WRP currently processes an average flow of 20.2 mgd.<sup>126</sup> The Long Beach WRP plant serves a population of approximately 250,000 people. The method of disposal when treated recycled water is not used (non-recycled) is discharge to Coyote Creek, a tributary of the San Gabriel River that flows to the ocean. As indicated in Table 3-14, the future development is projected to generate 6,480 gallons of effluent on a daily basis. This is approximately 4,880 gallons greater than the previous use.

**Table 3-14**  
**Wastewater (Effluent) Generation (gals/day)**

| Use                         | Unit                   | Factor             | Generation     |
|-----------------------------|------------------------|--------------------|----------------|
| <b>Proposed Project</b>     |                        |                    |                |
| Senior Citizen Housing      | 54 du (Dwelling Units) | 120 gals/day/unit. | 6,480 gals/day |
| <b>Previous Use</b>         |                        |                    |                |
| Multiple-Family Residential | 8 du                   | 200 gal/day/unit   | 1,600 gals/day |
| Net Difference              |                        |                    | 4,880 gals/day |

Source: Blodgett Baylosis Environmental Planning, 2016.

<sup>123</sup> City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

<sup>124</sup> Los Angeles County Sanitation Districts. [http://www.lacsd.org/wastewater/wwfacilities/joint\\_outfall\\_system\\_wrp/los\\_coyotes.asp](http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/los_coyotes.asp)

<sup>125</sup> Los Angeles County Sanitation Districts. *Joint Water Pollution Control Plant*. <http://www.lacsd.org/wastewater/wwfacilities/jwpcp/default.asp>

<sup>126</sup> Los Angeles County Sanitation Districts. *Long Beach Water Reclamation Plant*. [http://www.lacsd.org/wastewater/wwfacilities/joint\\_outfall\\_system\\_wrp/long\\_beach.asp](http://www.lacsd.org/wastewater/wwfacilities/joint_outfall_system_wrp/long_beach.asp)

The proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available. In addition, the new plumbing fixtures that will be installed will consist of water conserving fixtures as required by the current City Code requirements. As a result, the impacts are expected to be less than significant.

*B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? • Less than Significant Impact.*

As indicated in Table 3-14 in the previous section, the future development is projected to generate 6,480 gallons of effluent on a daily basis. The proposed project will connect to an existing sewer line located within Chandler Avenue. The future wastewater generation will be within the treatment capacity of the JWPCP, the Los Coyotes WRP, and the Long Beach WRP. Therefore, no new water and wastewater treatment facilities will be needed to accommodate the excess effluent generated by the proposed project and no impacts are anticipated to occur.

*C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? • No Impact.*

The majority of the storm drain system in Monterey Park is municipally owned and operated; however, about 20 percent is managed by the Los Angeles County Department of Public Works.<sup>127</sup> The Los Angeles County Flood Control District (LACFCD) has the regional, countywide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional significance which serve large drainage areas. The project will retain the site's existing drainage patterns and stormwater runoff will continue to drain to the local storm drains. The project will also include the installation of a Modular Wetlands Stormwater Filtration System and an underground storage tank. These stormwater runoff controls will help reduce the amount of runoff that will be discharged into the local stormwater drains. As a result, no impacts are anticipated.

*D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? • Less than Significant Impact with Mitigation.*

According to the City's Urban Water Management Plan, the City's main source of water supply is groundwater pumped from the Main Basin.<sup>128</sup> The City pumps groundwater from the City's seven active wells, Wells No. 1, No. 5, No. 9, No. 10, No. 12, No. 15, and Fern, which are located within the Main Basin. These wells have a combined capacity of about 11,000 gallons per minute (gpm). The City has the legal right to pump groundwater from the Main Basin. If the City pumps more than the allowed amount of water, replacement water may be purchased from San Gabriel District to recharge the Main Basin.

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<sup>127</sup> City of Monterey Park. 2015 Urban Water Management Plan. June 2016.

<sup>128</sup> Ibid.

The City has purchased local groundwater from San Gabriel Valley Water Company (SGVWC). The City has one connection with SGVWC, with a maximum capacity of 8.2 cubic feet per second (cfs) which can supply up to approximately 3,700 gpm. The City owns one emergency connection with the Metropolitan Water District of Southern California (MWD), with a maximum capacity of 15.6 cfs which can supply up to approximately 7,000 gpm. The City historically has not utilized the MWD emergency water supply.<sup>129</sup>

The City currently operates 15,230 municipal water connections, which supplied the public with approximately 8,391 acre-feet of water in 2015. Demand is projected to reach 9,782 acre-feet of water by the year 2020. Supplies are projected to equal demand, with 9,782 acre-feet of water available for consumption in 2020.<sup>130</sup> Once occupied, the project is expected to consume 10,800 gallons of water on a daily basis (refer to Table 3-15). This is 9,200 gallons more than the existing amount.

**Table 3-15**  
**Water Consumption (gals/day)**

| Use                         | Unit  | Factor            | Generation      |
|-----------------------------|-------|-------------------|-----------------|
| <b>Proposed Project</b>     |       |                   |                 |
| Senior Citizen Housing      | 54 du | 200 gals/day/unit | 10,800 gals/day |
| <b>Previous Use</b>         |       |                   |                 |
| Multiple-Family Residential | 8 du  | 200 gals/day/unit | 1,600 gals/day  |
| Total                       |       |                   | 9,200 gals/day  |

Source: Los Angeles County Sanitation District.

Residential development in the City consumed approximately 7,366 acre-feet of water in 2015. Residential consumption is expected increase to 7,884 acre-feet per year by the year 2020. This represents a projected increase of approximately 168,791,039 gallons per year. The project's future water demand is within the projected five-year increase identified in the City's Urban Water Management Plan, which was revised in 2016. Even though the project will be adequately served with water, mitigation measures are required to further reduce consumption.

The State of California is in its fifth year of drought. As a response to the persistent drought, Governor Brown signed an Executive Order in April of 2015 in which cities, including Los Angeles, are required to reduce their citywide water consumption by 28 percent. Governor Brown also outlined other initiatives that would include fines for those consumers that fail to conserve water. The City Council adopted a resolution declaring a Stage 2 drought emergency on July 1, 2015. Once operational, the landlord and tenants will be required to adhere to the Stage 2 drought restrictions, including the limiting of watering to two days per week. In addition, the landlord and future tenants will be required to adhere to the City's water conservation ordinance. The water conservation ordinance prohibits the running of hoses, the leaking of appliances, the washing of vehicles outside of a commercial car wash, and the use of potable water in decorative fountains, ponds, or water features. Compliance with the City's water conservation

<sup>129</sup> City of Monterey Park. *2015 Urban Water Management Plan*. June 2016.

<sup>130</sup> Ibid.

ordinance will reduce potential impacts to levels that are less than significant. The following mitigation is required to help the City comply with Governor Brown's Executive Order:

- The project Applicant will be required to install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.
- The Applicant shall install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30 percent.

Adherence to the mitigation provided above will reduce potential impacts to levels that are less than significant.

*E. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

As indicated in Subsection 3.17.2.A, the proposed project will connect to an existing sewer line located within Chandler Avenue. The existing sewer lines have sufficient capacity to accommodate the projected flows. Adequate sewage collection and treatment are currently available, and the new plumbing fixtures that will be installed will consist of water conserving fixtures as is required by the current Building Code, as adopted by the Monterey Park Municipal Code. No new or expanded sewage and/or water treatment facilities will be required to accommodate the proposed project. As a result, the impacts are expected to be less than significant.

*F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? • Less than Significant Impact.*

The City of Monterey Park currently contracts with Athens Services for all of its waste removal services. Before taking the City's waste to a landfill for final disposal, the City requires Athens to process Monterey Park's waste through a materials recovery facility (MRF) sorting center. This program allows the City to meet the 50 percent landfill diversion mandate required by California law while providing the greatest convenience possible to residents and businesses. The proposed project is anticipated to generate 216 pounds of solid waste on a daily basis (refer to Table 3-16).

**Table 3-16**  
**Solid Waste Generation (gals/day)**

| Use                     | Unit  | Factor     | Generation  |
|-------------------------|-------|------------|-------------|
| <b>Proposed Project</b> |       |            |             |
| Senior Citizen Housing  | 54 du | 4 lbs/unit | 216 lbs/day |
| <b>Previous Use</b>     |       |            |             |
| Multiple-Family Housing | 8 du  | 4 lbs/unit | 32 lbs/day  |
| Total                   |       |            | 184 lbs/day |

Source: Blodgett Baylosis Environmental Planning, 2016.

The Athens MRF currently processes 1,920 tons per day (TPD) of trash and its maximum permitted capacity is 5,000 TPD.<sup>131</sup> The amount of waste that will be generated by the project will not lead to an exceedance in capacity at the Athens MRF. The proposed project, like all other uses within the City, will be required to comply with the City's solid waste reduction requirements. As a result, the impacts on solid waste generation are considered to be less than significant.

*G. Would the project comply with Federal, State, and local statutes and regulations related to solid waste? • No Impact.*

The California Integrated Waste Management Act of 1989 (AB 939) was enacted to reduce, recycle, and reuse solid waste generated in the state. The Act required cities and counties to identify measures to divert 50 percent of the total solid waste stream from landfill disposal. The State has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The City's Source Reduction and Recycling Element identifies programs that must be implemented to meet waste diversion goals. These measures include curbside collection of recyclables, separation of yard and other "green" waste from non-biodegradable materials.<sup>132</sup> Future development within the City is required to adhere to all applicable law related to waste reduction and recycling.

The proposed use, like all other development in the City, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no impacts on the existing regulations pertaining to solid waste generation will result from the proposed project's implementation.

### 3.17.3 CUMULATIVE IMPACTS

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant impacts on utility infrastructure and/or services. The ability of the existing sewer and water lines to accommodate the

<sup>131</sup> City of Monterey Park Website <http://www.montereypark.ca.gov/552/Trash-Recycling> and Athens Services. <http://www.athensservices.com/recycling2/material-recovery-facility.html>. Websites were accessed on August 8, 2016.

<sup>132</sup> City of Monterey Park. <http://www.montereypark.ca.gov/491/Solid-Hazardous-Waste>. Website accessed on August 25, 2016.

projected demand from future development in the area will require evaluation on a case-by-case basis. As a result, no cumulative impacts on utilities will occur.

### **3.17.4 MITIGATION MEASURES**

This mitigation will help the project reduce its water consumption:

*Mitigation Measure No. 26 (Utilities Impacts).* The project Applicant must install Xeriscape, or landscaping with plants that require less water, as an alternative to traditional landscaping and turf. According to the Los Angeles County Department of Public Works, the addition of Xeriscape can reduce outdoor water consumption by as much as 50 percent.

*Mitigation Measure No. 27 (Utilities Impacts).* The Applicant must install high-efficiency, WaterSense labeled toilets in order to reduce water consumption. Installing high efficiency toilets will reduce long term operating costs by consuming less water. The Applicant shall also install WaterSense faucets in all restrooms, which can reduce a sink's water flow by 30 percent.





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## SECTION 4 - CONCLUSIONS

### 4.1 MANDATORY FINDINGS OF SIGNIFICANCE

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



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## SECTION 5 - REFERENCES

### 5.1 PREPARERS

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Marc Blodgett, Reviewer  
Bryan Hamilton, Project Manager  
Liesl Sullano, Project Planner

### 5.2 REFERENCES

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## **APPENDICES**

**APPENDIX A – AIR EMISSIONS WORKSHEETS**  
**APPENDIX B – NOISE MEASUREMENT WORKSHEETS**  
**APPENDIX C – UTILITIES WORKSHEETS**

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MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK  
CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE

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**Monterey Park Senior Housing**  
South Coast AQMD Air District, Summer

## 1.0 Project Characteristics

### 1.1 Land Usage

| Land Uses                      | Size  | Metric        | Lot Acreage | Floor Surface Area | Population |
|--------------------------------|-------|---------------|-------------|--------------------|------------|
| Retirement Community           | 54.00 | Dwelling Unit | 0.33        | 49,958.00          | 154        |
| Enclosed Parking with Elevator | 66.00 | Space         | 0.59        | 28,351.00          | 0          |

### 1.2 Other Project Characteristics

|                         |                            |                         |       |                           |       |
|-------------------------|----------------------------|-------------------------|-------|---------------------------|-------|
| Urbanization            | Urban                      | Wind Speed (m/s)        | 2.2   | Precipitation Freq (Days) | 31    |
| Climate Zone            | 9                          |                         |       | Operational Year          | 2019  |
| Utility Company         | Southern California Edison |                         |       |                           |       |
| CO2 Intensity (lb/MWhr) | 630.89                     | CH4 Intensity (lb/MWhr) | 0.029 | N2O Intensity (lb/MWhr)   | 0.006 |

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Refer to project description.

Demolition -

Construction Phase - Construction times estimated in the MND

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Water Mitigation -

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| Table Name                | Column Name       | Default Value | New Value  |
|---------------------------|-------------------|---------------|------------|
| tblConstructionPhase      | NumDays           | 5.00          | 64.00      |
| tblConstructionPhase      | NumDays           | 100.00        | 152.00     |
| tblConstructionPhase      | NumDays           | 10.00         | 22.00      |
| tblConstructionPhase      | NumDays           | 2.00          | 43.00      |
| tblConstructionPhase      | NumDays           | 5.00          | 22.00      |
| tblConstructionPhase      | NumDays           | 1.00          | 22.00      |
| tblConstructionPhase      | PhaseEndDate      | 12/30/2016    | 12/31/2016 |
| tblGrading                | AcresOfGrading    | 11.00         | 0.50       |
| tblLandUse                | LandUseSquareFeet | 54,000.00     | 49,958.00  |
| tblLandUse                | LandUseSquareFeet | 26,400.00     | 28,351.00  |
| tblLandUse                | LotAcreage        | 10.80         | 0.33       |
| tblProjectCharacteristics | OperationalYear   | 2014          | 2019       |

## 2.0 Emissions Summary

**MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY • CITY OF MONTEREY PARK**  
**CHANDLER SENIOR HOUSING • 130-206 SOUTH CHANDLER AVENUE**

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**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

|       | ROG     | NOx     | CO      | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O    | CO2e       |
|-------|---------|---------|---------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|--------|------------|
| Year  | lb/day  |         |         |             |               |              |            |                |               |             | lb/day   |            |            |        |        |            |
| 2016  | 1.3727  | 11.5897 | 9.5663  | 0.0143      | 0.3642        | 0.8096       | 1.1738     | 0.0702         | 0.7726        | 0.8428      | 0.0000   | 1,393.6275 | 1,393.6275 | 0.2453 | 0.0000 | 1,398.7789 |
| 2017  | 16.7417 | 13.7002 | 11.9747 | 0.0207      | 0.8645        | 0.8726       | 1.5920     | 0.4434         | 0.8028        | 1.1372      | 0.0000   | 1,957.4346 | 1,957.4346 | 0.3855 | 0.0000 | 1,965.5301 |
| 2018  | 16.7043 | 2.0485  | 2.3883  | 4.3900e-003 | 0.1118        | 0.1514       | 0.2632     | 0.0296         | 0.1514        | 0.1810      | 0.0000   | 391.5855   | 391.5855   | 0.0320 | 0.0000 | 392.2568   |
| Total | 34.8187 | 27.3384 | 23.9292 | 0.0394      | 1.3405        | 1.8336       | 3.0290     | 0.5433         | 1.7267        | 2.1610      | 0.0000   | 3,742.6476 | 3,742.6476 | 0.6628 | 0.0000 | 3,756.5658 |

**Mitigated Construction**

|       | ROG     | NOx     | CO      | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O    | CO2e       |
|-------|---------|---------|---------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|--------|------------|
| Year  | lb/day  |         |         |             |               |              |            |                |               |             | lb/day   |            |            |        |        |            |
| 2016  | 1.3727  | 11.5897 | 9.5663  | 0.0143      | 0.2218        | 0.8096       | 1.0314     | 0.0486         | 0.7726        | 0.8212      | 0.0000   | 1,393.6275 | 1,393.6275 | 0.2453 | 0.0000 | 1,398.7789 |
| 2017  | 16.7417 | 13.7002 | 11.9747 | 0.0207      | 0.6326        | 0.8726       | 1.5052     | 0.1910         | 0.8028        | 0.9718      | 0.0000   | 1,957.4346 | 1,957.4346 | 0.3855 | 0.0000 | 1,965.5301 |
| 2018  | 16.7043 | 2.0485  | 2.3883  | 4.3900e-003 | 0.1118        | 0.1514       | 0.2632     | 0.0296         | 0.1514        | 0.1810      | 0.0000   | 391.5855   | 391.5855   | 0.0320 | 0.0000 | 392.2568   |
| Total | 34.8187 | 27.3384 | 23.9292 | 0.0394      | 0.9662        | 1.8336       | 2.7998     | 0.2693         | 1.7267        | 1.9740      | 0.0000   | 3,742.6476 | 3,742.6476 | 0.6628 | 0.0000 | 3,756.5658 |

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|                   | ROG  | NOx  | CO   | SO2  | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4  | N2O  | CO2e |
|-------------------|------|------|------|------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|------|------|------|
| Percent Reduction | 0.00 | 0.00 | 0.00 | 0.00 | 27.93         | 0.00         | 7.57       | 50.43          | 0.00          | 8.65        | 0.00     | 0.00      | 0.00      | 0.00 | 0.00 | 0.00 |

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**2.2 Overall Operational**

**Unmitigated Operational**

|          | ROG     | NOx    | CO      | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4         | N2O         | CO2e       |
|----------|---------|--------|---------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|-------------|-------------|------------|
| Category | lb/day  |        |         |             |               |              |            |                |               |             | lb/day   |            |            |             |             |            |
| Area     | 16.1252 | 0.4109 | 31.6296 | 0.0434      |               | 4.1495       | 4.1495     |                | 4.1489        | 4.1489      | 505.8136 | 980.0363   | 1,485.8499 | 1.5164      | 0.0343      | 1,528.3358 |
| Energy   | 0.0230  | 0.1964 | 0.0836  | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415   | 250.7415   | 4.8100e-003 | 4.6000e-003 | 252.2675   |
| Mobile   | 0.4698  | 1.3699 | 5.4895  | 0.0185      | 1.0999        | 0.0222       | 1.1221     | 0.2939         | 0.0205        | 0.3144      |          | 1,317.6606 | 1,317.6606 | 0.0461      |             | 1,318.6283 |
| Total    | 16.6180 | 1.9772 | 37.1997 | 0.0611      | 1.0999        | 4.1876       | 5.2876     | 0.2939         | 4.1853        | 4.4792      | 505.8136 | 2,548.4384 | 3,054.2520 | 1.5672      | 0.0389      | 3,099.2315 |

**Mitigated Operational**

|          | ROG    | NOx    | CO      | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4         | N2O         | CO2e       |
|----------|--------|--------|---------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|-------------|-------------|------------|
| Category | lb/day |        |         |             |               |              |            |                |               |             | lb/day   |            |            |             |             |            |
| Area     | 1.9753 | 0.0519 | 4.4839  | 2.4000e-004 |               | 0.0246       | 0.0246     |                | 0.0246        | 0.0246      | 0.0000   | 8.0363     | 8.0363     | 7.9100e-003 | 0.0000      | 8.2024     |
| Energy   | 0.0230 | 0.1964 | 0.0836  | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415   | 250.7415   | 4.8100e-003 | 4.6000e-003 | 252.2675   |
| Mobile   | 0.4687 | 1.3621 | 5.4810  | 0.0184      | 1.0926        | 0.0221       | 1.1147     | 0.2920         | 0.0204        | 0.3123      |          | 1,309.0973 | 1,309.0973 | 0.0458      |             | 1,310.0590 |
| Total    | 2.4670 | 1.6104 | 10.0285 | 0.0178      | 1.0926        | 0.0625       | 1.1551     | 0.2920         | 0.0608        | 0.3528      | 0.0000   | 1,567.8751 | 1,567.8751 | 0.0585      | 4.6000e-003 | 1,570.5290 |

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|                   | ROG   | NOx   | CO    | SO2   | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio-CO2 | Total CO2 | CH4   | N2O   | CO2e  |
|-------------------|-------|-------|-------|-------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------|-----------|-------|-------|-------|
| Percent Reduction | 85.15 | 18.55 | 73.04 | 70.82 | 0.67          | 98.51        | 78.15      | 0.66           | 98.55         | 92.12       | 100.00   | 38.48    | 48.67     | 96.27 | 88.18 | 49.33 |

### 3.0 Construction Detail

#### Construction Phase

| Phase Number | Phase Name            | Phase Type            | Start Date | End Date   | Num Days Week | Num Days | Phase Description |
|--------------|-----------------------|-----------------------|------------|------------|---------------|----------|-------------------|
| 1            | Demolition            | Demolition            | 12/1/2016  | 12/31/2016 | 5             | 22       |                   |
| 2            | Site Preparation      | Site Preparation      | 1/1/2017   | 1/31/2017  | 5             | 22       |                   |
| 3            | Grading               | Grading               | 2/1/2017   | 3/31/2017  | 5             | 43       |                   |
| 4            | Building Construction | Building Construction | 4/1/2017   | 10/31/2017 | 5             | 152      |                   |
| 5            | Paving                | Paving                | 11/1/2017  | 11/30/2017 | 5             | 22       |                   |
| 6            | Architectural Coating | Architectural Coating | 12/1/2017  | 2/28/2018  | 5             | 64       |                   |

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 101,165; Residential Outdoor: 33,722; Non-Residential Indoor: 42,527; Non-Residential Outdoor: 14,176 (Architectural Coating – sqft)

#### OffRoad Equipment

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| Phase Name            | Offroad Equipment Type    | Amount | Usage Hours | Horse Power | Load Factor |
|-----------------------|---------------------------|--------|-------------|-------------|-------------|
| Architectural Coating | Air Compressors           | 1      | 6.00        | 78          | 0.48        |
| Paving                | Cement and Mortar Mixers  | 4      | 6.00        | 9           | 0.56        |
| Demolition            | Concrete/Industrial Saws  | 1      | 8.00        | 81          | 0.73        |
| Grading               | Concrete/Industrial Saws  | 1      | 8.00        | 81          | 0.73        |
| Building Construction | Cranes                    | 1      | 4.00        | 226         | 0.29        |
| Building Construction | Forklifts                 | 2      | 6.00        | 89          | 0.20        |
| Site Preparation      | Graders                   | 1      | 8.00        | 174         | 0.41        |
| Paving                | Pavers                    | 1      | 7.00        | 125         | 0.42        |
| Paving                | Rollers                   | 1      | 7.00        | 80          | 0.38        |
| Demolition            | Rubber Tired Dozers       | 1      | 1.00        | 255         | 0.40        |
| Grading               | Rubber Tired Dozers       | 1      | 1.00        | 255         | 0.40        |
| Building Construction | Tractors/Loaders/Backhoes | 2      | 8.00        | 97          | 0.37        |
| Demolition            | Tractors/Loaders/Backhoes | 2      | 6.00        | 97          | 0.37        |
| Grading               | Tractors/Loaders/Backhoes | 2      | 6.00        | 97          | 0.37        |
| Paving                | Tractors/Loaders/Backhoes | 1      | 7.00        | 97          | 0.37        |
| Site Preparation      | Tractors/Loaders/Backhoes | 1      | 8.00        | 97          | 0.37        |

#### Trips and VMT

| Phase Name            | Offroad Equipment Count | Worker Trip Number | Vendor Trip Number | Hauling Trip Number | Worker Trip Length | Vendor Trip Length | Hauling Trip Length | Worker Vehicle Class | Vendor Vehicle Class | Hauling Vehicle Class |
|-----------------------|-------------------------|--------------------|--------------------|---------------------|--------------------|--------------------|---------------------|----------------------|----------------------|-----------------------|
| Demolition            | 4                       | 10.00              | 0.00               | 24.00               | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |
| Site Preparation      | 2                       | 5.00               | 0.00               | 0.00                | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |
| Grading               | 4                       | 10.00              | 0.00               | 0.00                | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |
| Building Construction | 5                       | 51.00              | 10.00              | 0.00                | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |
| Paving                | 7                       | 18.00              | 0.00               | 0.00                | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |
| Architectural Coating | 1                       | 10.00              | 0.00               | 0.00                | 14.70              | 6.90               | 20.00               | LD_Mix               | HDT_Mix              | HHDT                  |



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### 3.1 Mitigation Measures Construction

Use Soil Stabilizer  
Water Exposed Area  
Clean Paved Roads

### 3.2 Demolition - 2016

#### Unmitigated Construction On-Site

|               | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|---------------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category      | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Fugitive Dust |        |         |        |        | 0.2334        | 0.0000       | 0.2334     | 0.0353         | 0.0000        | 0.0353      |          |            | 0.0000     |        |     | 0.0000     |
| Off-Road      | 1.3122 | 11.2385 | 8.7048 | 0.0120 |               | 0.8039       | 0.8039     |                | 0.7674        | 0.7674      |          | 1,193.6106 | 1,193.6106 | 0.2386 |     | 1,198.6217 |
| Total         | 1.3122 | 11.2385 | 8.7048 | 0.0120 | 0.2334        | 0.8039       | 1.0373     | 0.0353         | 0.7674        | 0.8027      |          | 1,193.6106 | 1,193.6106 | 0.2386 |     | 1,198.6217 |

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### 3.2 Demolition - 2016

#### Unmitigated Construction Off-Site

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0187 | 0.2990 | 0.2115 | 8.0000e-004 | 0.0190        | 4.7500e-003  | 0.0238     | 5.2100e-003    | 4.3700e-003   | 9.5700e-003 |          | 81.0711   | 81.0711   | 5.8000e-004 |     | 81.0832  |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0418 | 0.0522 | 0.6500 | 1.4200e-003 | 0.1118        | 9.3000e-004  | 0.1127     | 0.0296         | 8.8000e-004   | 0.0305      |          | 118.9458  | 118.9458  | 6.1000e-003 |     | 119.0740 |
| Total    | 0.0604 | 0.3513 | 0.8615 | 2.2200e-003 | 0.1308        | 5.6800e-003  | 0.1365     | 0.0349         | 5.2300e-003   | 0.0401      |          | 200.0169  | 200.0169  | 6.6800e-003 |     | 200.1572 |

#### Mitigated Construction On-Site

|               | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|---------------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category      | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Fugitive Dust |        |         |        |        | 0.0910        | 0.0000       | 0.0910     | 0.0138         | 0.0000        | 0.0138      |          |            | 0.0000     |        |     | 0.0000     |
| Off-Road      | 1.3122 | 11.2385 | 8.7048 | 0.0120 |               | 0.8039       | 0.8039     |                | 0.7674        | 0.7674      | 0.0000   | 1,193.6106 | 1,193.6106 | 0.2386 |     | 1,198.6217 |
| Total         | 1.3122 | 11.2385 | 8.7048 | 0.0120 | 0.0910        | 0.8039       | 0.8949     | 0.0138         | 0.7674        | 0.7811      | 0.0000   | 1,193.6106 | 1,193.6106 | 0.2386 |     | 1,198.6217 |

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**3.2 Demolition - 2016**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0187 | 0.2990 | 0.2115 | 8.0000e-004 | 0.0190        | 4.7500e-003  | 0.0238     | 5.2100e-003    | 4.3700e-003   | 9.5700e-003 |          | 81.0711   | 81.0711   | 5.8000e-004 |     | 81.0832  |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0418 | 0.0522 | 0.6500 | 1.4200e-003 | 0.1118        | 9.3000e-004  | 0.1127     | 0.0296         | 6.6000e-004   | 0.0305      |          | 118.9458  | 118.9458  | 6.1000e-003 |     | 119.0740 |
| Total    | 0.0604 | 0.3513 | 0.8615 | 2.2200e-003 | 0.1308        | 5.6800e-003  | 0.1365     | 0.0349         | 5.2300e-003   | 0.0401      |          | 200.0169  | 200.0169  | 6.6800e-003 |     | 200.1572 |

**3.3 Site Preparation - 2017**

**Unmitigated Construction On-Site**

|               | ROG    | NOx     | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|---------------|--------|---------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category      | lb/day |         |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Fugitive Dust |        |         |        |             | 0.0241        | 0.0000       | 0.0241     | 2.6000e-003    | 0.0000        | 2.6000e-003 |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road      | 1.2694 | 12.6852 | 7.2319 | 9.3300e-003 |               | 0.7705       | 0.7705     |                | 0.7089        | 0.7089      |          | 955.8663  | 955.8663  | 0.2929 |     | 962.0167 |
| Total         | 1.2694 | 12.6852 | 7.2319 | 9.3300e-003 | 0.0241        | 0.7705       | 0.7946     | 2.6000e-003    | 0.7089        | 0.7115      |          | 955.8663  | 955.8663  | 0.2929 |     | 962.0167 |

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**3.3 Site Preparation - 2017**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e    |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |         |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000  |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000  |
| Worker   | 0.0188 | 0.0236 | 0.2940 | 7.1000e-004 | 0.0559        | 4.5000e-004  | 0.0563     | 0.0148         | 4.1000e-004   | 0.0152      |          | 57.1967   | 57.1967   | 2.8200e-003 |     | 57.2558 |
| Total    | 0.0188 | 0.0236 | 0.2940 | 7.1000e-004 | 0.0559        | 4.5000e-004  | 0.0563     | 0.0148         | 4.1000e-004   | 0.0152      |          | 57.1967   | 57.1967   | 2.8200e-003 |     | 57.2558 |

**Mitigated Construction On-Site**

|               | ROG    | NOx     | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total  | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|---------------|--------|---------|--------|-------------|---------------|--------------|-------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category      | lb/day |         |        |             |               |              |             |                |               |             | lb/day   |           |           |        |     |          |
| Fugitive Dust |        |         |        |             | 9.4000e-003   | 0.0000       | 9.4000e-003 | 1.0100e-003    | 0.0000        | 1.0100e-003 |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road      | 1.2694 | 12.6852 | 7.2319 | 9.3300e-003 |               | 0.7705       | 0.7705      |                | 0.7089        | 0.7089      | 0.0000   | 955.8663  | 955.8663  | 0.2929 |     | 962.0167 |
| Total         | 1.2694 | 12.6852 | 7.2319 | 9.3300e-003 | 9.4000e-003   | 0.7705       | 0.7799      | 1.0100e-003    | 0.7089        | 0.7099      | 0.0000   | 955.8663  | 955.8663  | 0.2929 |     | 962.0167 |

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**3.3 Site Preparation - 2017**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e    |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|---------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |         |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000  |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000  |
| Worker   | 0.0188 | 0.0236 | 0.2940 | 7.1000e-004 | 0.0559        | 4.5000e-004  | 0.0563     | 0.0148         | 4.1000e-004   | 0.0152      |          | 57.1967   | 57.1967   | 2.8200e-003 |     | 57.2558 |
| Total    | 0.0188 | 0.0236 | 0.2940 | 7.1000e-004 | 0.0559        | 4.5000e-004  | 0.0563     | 0.0148         | 4.1000e-004   | 0.0152      |          | 57.1967   | 57.1967   | 2.8200e-003 |     | 57.2558 |

**3.4 Grading - 2017**

**Unmitigated Construction On-Site**

|               | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2      | Total CO2      | CH4    | N2O | CO2e           |
|---------------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------------|----------------|--------|-----|----------------|
| Category      | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |                |                |        |     |                |
| Fugitive Dust |        |         |        |        | 0.7528        | 0.0000       | 0.7528     | 0.4138         | 0.0000        | 0.4138      |          |                | 0.0000         |        |     | 0.0000         |
| Off-Road      | 1.2049 | 10.4761 | 8.5825 | 0.0120 |               | 0.7266       | 0.7266     |                | 0.6930        | 0.6930      |          | 1,183.813<br>1 | 1,183.813<br>1 | 0.2333 |     | 1,188.711<br>8 |
| Total         | 1.2049 | 10.4761 | 8.5825 | 0.0120 | 0.7528        | 0.7266       | 1.4794     | 0.4138         | 0.6930        | 1.1068      |          | 1,183.813<br>1 | 1,183.813<br>1 | 0.2333 |     | 1,188.711<br>8 |

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**3.4 Grading - 2017**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |
| Total    | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |

**Mitigated Construction On-Site**

|               | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2      | Total CO2      | CH4    | N2O | CO2e           |
|---------------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|----------------|----------------|--------|-----|----------------|
| Category      | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |                |                |        |     |                |
| Fugitive Dust |        |         |        |        | 0.2936        | 0.0000       | 0.2936     | 0.1614         | 0.0000        | 0.1614      |          |                | 0.0000         |        |     | 0.0000         |
| Off-Road      | 1.2049 | 10.4761 | 8.5825 | 0.0120 |               | 0.7266       | 0.7266     |                | 0.6930        | 0.6930      |          | 1,183.813<br>1 | 1,183.813<br>1 | 0.2333 |     | 1,188.711<br>8 |
| Total         | 1.2049 | 10.4761 | 8.5825 | 0.0120 | 0.2936        | 0.7266       | 1.0202     | 0.1614         | 0.6930        | 0.8544      |          | 1,183.813<br>1 | 1,183.813<br>1 | 0.2333 |     | 1,188.711<br>8 |



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**3.4 Grading - 2017**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1116        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |
| Total    | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1116        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |

**3.5 Building Construction - 2017**

**Unmitigated Construction On-Site**

|          | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|----------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Off-Road | 1.2740 | 12.6738 | 8.0395 | 0.0113 |               | 0.8553       | 0.8553     |                | 0.7869        | 0.7869      |          | 1,159.5310 | 1,159.5310 | 0.3553 |     | 1,166.9919 |
| Total    | 1.2740 | 12.6738 | 8.0395 | 0.0113 |               | 0.8553       | 0.8553     |                | 0.7869        | 0.7869      |          | 1,159.5310 | 1,159.5310 | 0.3553 |     | 1,166.9919 |

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**3.5 Building Construction - 2017**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0763 | 0.7859 | 0.9366 | 2.1700e-003 | 0.0625        | 0.0127       | 0.0752     | 0.0176         | 0.0117        | 0.0295      |          | 214.4975  | 214.4975  | 1.5000e-003 |     | 214.5290 |
| Worker   | 0.1915 | 0.2405 | 2.9986 | 7.2200e-003 | 0.5701        | 4.5800e-003  | 0.5746     | 0.1512         | 4.2300e-003   | 0.1554      |          | 583.4061  | 583.4061  | 0.0287      |     | 584.0092 |
| Total    | 0.2677 | 1.0263 | 3.9352 | 9.3900e-003 | 0.6326        | 0.0173       | 0.6498     | 0.1690         | 0.0159        | 0.1849      |          | 797.9035  | 797.9035  | 0.0302      |     | 798.5382 |

**Mitigated Construction On-Site**

|          | ROG    | NOx     | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|----------|--------|---------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category | lb/day |         |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Off-Road | 1.2740 | 12.6738 | 8.0395 | 0.0113 |               | 0.8553       | 0.8553     |                | 0.7869        | 0.7869      | 0.0000   | 1,159.5310 | 1,159.5310 | 0.3553 |     | 1,166.9919 |
| Total    | 1.2740 | 12.6738 | 8.0395 | 0.0113 |               | 0.8553       | 0.8553     |                | 0.7869        | 0.7869      | 0.0000   | 1,159.5310 | 1,159.5310 | 0.3553 |     | 1,166.9919 |



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**3.5 Building Construction - 2017**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0763 | 0.7859 | 0.9366 | 2.1700e-003 | 0.0625        | 0.0127       | 0.0752     | 0.0178         | 0.0117        | 0.0295      |          | 214.4975  | 214.4975  | 1.5000e-003 |     | 214.5290 |
| Worker   | 0.1915 | 0.2405 | 2.9986 | 7.2200e-003 | 0.5701        | 4.5800e-003  | 0.5746     | 0.1512         | 4.2300e-003   | 0.1554      |          | 583.4061  | 583.4061  | 0.0287      |     | 584.0092 |
| Total    | 0.2677 | 1.0263 | 3.9352 | 9.3900e-003 | 0.6326        | 0.0173       | 0.6498     | 0.1690         | 0.0159        | 0.1849      |          | 797.9035  | 797.9035  | 0.0302      |     | 798.5382 |

**3.6 Paving - 2017**

**Unmitigated Construction On-Site**

|          | ROG    | NOx    | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|----------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category | lb/day |        |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Off-Road | 1.0406 | 9.8344 | 7.2432 | 0.0111 |               | 0.6018       | 0.6018     |                | 0.5572        | 0.5572      |          | 1,068.9366 | 1,068.9366 | 0.2968 |     | 1,075.1698 |
| Paving   | 0.0000 |        |        |        |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |            | 0.0000     |        |     | 0.0000     |
| Total    | 1.0406 | 9.8344 | 7.2432 | 0.0111 |               | 0.6018       | 0.6018     |                | 0.5572        | 0.5572      |          | 1,068.9366 | 1,068.9366 | 0.2968 |     | 1,075.1698 |

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**3.6 Paving - 2017**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000 |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000 |     | 0.0000   |
| Worker   | 0.0676 | 0.0849 | 1.0583 | 2.5500e-003 | 0.2012        | 1.6200e-003  | 0.2028     | 0.0534         | 1.4900e-003   | 0.0549      |          | 205.9080  | 205.9080  | 0.0101 |     | 206.1209 |
| Total    | 0.0676 | 0.0849 | 1.0583 | 2.5500e-003 | 0.2012        | 1.6200e-003  | 0.2028     | 0.0534         | 1.4900e-003   | 0.0549      |          | 205.9080  | 205.9080  | 0.0101 |     | 206.1209 |

**Mitigated Construction On-Site**

|          | ROG    | NOx    | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|----------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category | lb/day |        |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Off-Road | 1.0406 | 9.8344 | 7.2432 | 0.0111 |               | 0.6018       | 0.6018     |                | 0.5572        | 0.5572      | 0.0000   | 1,068.9366 | 1,068.9366 | 0.2968 |     | 1,075.1698 |
| Paving   | 0.0000 |        |        |        |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |            | 0.0000     |        |     | 0.0000     |
| Total    | 1.0406 | 9.8344 | 7.2432 | 0.0111 |               | 0.6018       | 0.6018     |                | 0.5572        | 0.5572      | 0.0000   | 1,068.9366 | 1,068.9366 | 0.2968 |     | 1,075.1698 |

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**3.6 Paving - 2017**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000 |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000 |     | 0.0000   |
| Worker   | 0.0676 | 0.0849 | 1.0583 | 2.5500e-003 | 0.2012        | 1.6200e-003  | 0.2028     | 0.0534         | 1.4900e-003   | 0.0549      |          | 205.9080  | 205.9080  | 0.0101 |     | 206.1209 |
| Total    | 0.0676 | 0.0849 | 1.0583 | 2.5500e-003 | 0.2012        | 1.6200e-003  | 0.2028     | 0.0534         | 1.4900e-003   | 0.0549      |          | 205.9080  | 205.9080  | 0.0101 |     | 206.1209 |

**3.7 Architectural Coating - 2017**

**Unmitigated Construction On-Site**

|                 | ROG     | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|-----------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category        | lb/day  |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Archit. Coating | 16.3718 |        |        |             |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road        | 0.3323  | 2.1850 | 1.8681 | 2.9700e-003 |               | 0.1733       | 0.1733     |                | 0.1733        | 0.1733      |          | 281.4481  | 281.4481  | 0.0297 |     | 282.0721 |
| Total           | 16.7041 | 2.1850 | 1.8681 | 2.9700e-003 |               | 0.1733       | 0.1733     |                | 0.1733        | 0.1733      |          | 281.4481  | 281.4481  | 0.0297 |     | 282.0721 |

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**3.7 Architectural Coating - 2017**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |
| Total    | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |

**Mitigated Construction On-Site**

|                 | ROG     | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|-----------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category        | lb/day  |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Archit. Coating | 16.3718 |        |        |             |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road        | 0.3323  | 2.1850 | 1.8681 | 2.9700e-003 |               | 0.1733       | 0.1733     |                | 0.1733        | 0.1733      | 0.0000   | 281.4481  | 281.4481  | 0.0297 |     | 282.0721 |
| Total           | 16.7041 | 2.1850 | 1.8681 | 2.9700e-003 |               | 0.1733       | 0.1733     |                | 0.1733        | 0.1733      | 0.0000   | 281.4481  | 281.4481  | 0.0297 |     | 282.0721 |

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**3.7 Architectural Coating - 2017**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |
| Total    | 0.0375 | 0.0472 | 0.5880 | 1.4200e-003 | 0.1118        | 9.0000e-004  | 0.1127     | 0.0296         | 8.3000e-004   | 0.0305      |          | 114.3934  | 114.3934  | 5.6300e-003 |     | 114.5116 |

**3.7 Architectural Coating - 2018**

**Unmitigated Construction On-Site**

|                 | ROG     | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|-----------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category        | lb/day  |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Archit. Coating | 16.3718 |        |        |             |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road        | 0.2986  | 2.0058 | 1.8542 | 2.9700e-003 |               | 0.1506       | 0.1506     |                | 0.1506        | 0.1506      |          | 281.4485  | 281.4485  | 0.0267 |     | 282.0102 |
| Total           | 16.6705 | 2.0058 | 1.8542 | 2.9700e-003 |               | 0.1506       | 0.1506     |                | 0.1506        | 0.1506      |          | 281.4485  | 281.4485  | 0.0267 |     | 282.0102 |

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**3.7 Architectural Coating - 2018**

**Unmitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0338 | 0.0428 | 0.5341 | 1.4200e-003 | 0.1118        | 8.7000e-004  | 0.1127     | 0.0296         | 8.1000e-004   | 0.0305      |          | 110.1369  | 110.1369  | 5.2300e-003 |     | 110.2467 |
| Total    | 0.0338 | 0.0428 | 0.5341 | 1.4200e-003 | 0.1118        | 8.7000e-004  | 0.1127     | 0.0296         | 8.1000e-004   | 0.0305      |          | 110.1369  | 110.1369  | 5.2300e-003 |     | 110.2467 |

**Mitigated Construction On-Site**

|                 | ROG     | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4    | N2O | CO2e     |
|-----------------|---------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|--------|-----|----------|
| Category        | lb/day  |        |        |             |               |              |            |                |               |             | lb/day   |           |           |        |     |          |
| Archit. Coating | 16.3718 |        |        |             |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          |           | 0.0000    |        |     | 0.0000   |
| Off-Road        | 0.2986  | 2.0058 | 1.8542 | 2.9700e-003 |               | 0.1506       | 0.1506     |                | 0.1506        | 0.1506      |          | 281.4485  | 281.4485  | 0.0267 |     | 282.0102 |
| Total           | 16.6705 | 2.0058 | 1.8542 | 2.9700e-003 |               | 0.1506       | 0.1506     |                | 0.1506        | 0.1506      |          | 281.4485  | 281.4485  | 0.0267 |     | 282.0102 |



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**3.7 Architectural Coating - 2018**

**Mitigated Construction Off-Site**

|          | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O | CO2e     |
|----------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-----|----------|
| Category | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |     |          |
| Hauling  | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Vendor   | 0.0000 | 0.0000 | 0.0000 | 0.0000      | 0.0000        | 0.0000       | 0.0000     | 0.0000         | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      |     | 0.0000   |
| Worker   | 0.0338 | 0.0428 | 0.5341 | 1.4200e-003 | 0.1118        | 8.7000e-004  | 0.1127     | 0.0296         | 8.1000e-004   | 0.0305      |          | 110.1369  | 110.1369  | 5.2300e-003 |     | 110.2467 |
| Total    | 0.0338 | 0.0428 | 0.5341 | 1.4200e-003 | 0.1118        | 8.7000e-004  | 0.1127     | 0.0296         | 8.1000e-004   | 0.0305      |          | 110.1369  | 110.1369  | 5.2300e-003 |     | 110.2467 |

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

Increase Density

Integrate Below Market Rate Housing

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|             | ROG    | NOx    | CO     | SO2    | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2  | Total CO2  | CH4    | N2O | CO2e       |
|-------------|--------|--------|--------|--------|---------------|--------------|------------|----------------|---------------|-------------|----------|------------|------------|--------|-----|------------|
| Category    | lb/day |        |        |        |               |              |            |                |               |             | lb/day   |            |            |        |     |            |
| Mitigated   | 0.4687 | 1.3621 | 5.4610 | 0.0164 | 1.0926        | 0.0221       | 1.1147     | 0.2920         | 0.0204        | 0.3123      |          | 1,309.0973 | 1,309.0973 | 0.0458 |     | 1,310.0590 |
| Unmitigated | 0.4698 | 1.3699 | 5.4695 | 0.0165 | 1.0999        | 0.0222       | 1.1221     | 0.2939         | 0.0205        | 0.3144      |          | 1,317.6606 | 1,317.6606 | 0.0461 |     | 1,318.6283 |

**4.2 Trip Summary Information**

| Land Use                       | Average Daily Trip Rate |          |        | Unmitigated Annual VMT | Mitigated Annual VMT |
|--------------------------------|-------------------------|----------|--------|------------------------|----------------------|
|                                | Weekday                 | Saturday | Sunday |                        |                      |
| Enclosed Parking with Elevator | 0.00                    | 0.00     | 0.00   |                        |                      |
| Retirement Community           | 151.74                  | 151.74   | 151.74 | 518,519                | 515,064              |
| Total                          | 151.74                  | 151.74   | 151.74 | 518,519                | 515,064              |

**4.3 Trip Type Information**

| Land Use                       | Miles      |            |             | Trip %     |            |             | Trip Purpose % |          |         |
|--------------------------------|------------|------------|-------------|------------|------------|-------------|----------------|----------|---------|
|                                | H-W or C-W | H-S or C-C | H-O or C-NW | H-W or C-W | H-S or C-C | H-O or C-NW | Primary        | Diverted | Pass-by |
| Enclosed Parking with Elevator | 16.60      | 8.40       | 6.90        | 0.00       | 0.00       | 0.00        | 0              | 0        | 0       |
| Retirement Community           | 14.70      | 5.90       | 8.70        | 40.20      | 19.20      | 40.60       | 86             | 11       | 3       |

| LDA      | LDT1     | LDT2     | MDV      | LHD1     | LHD2     | MHD      | HHD      | OBUS     | UBUS     | MCY      | SBUS     | MH       |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 0.510142 | 0.059804 | 0.180842 | 0.139058 | 0.042603 | 0.006701 | 0.016107 | 0.033206 | 0.001939 | 0.002487 | 0.004384 | 0.000580 | 0.002146 |

**5.0 Energy Detail**

Historical Energy Use: N

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**5.1 Mitigation Measures Energy**

|                        | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O         | CO2e     |
|------------------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|----------|
| Category               | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |             |          |
| NaturalGas Mitigated   | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |
| NaturalGas Unmitigated | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

|                                | NaturalGas Use | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O         | CO2e     |
|--------------------------------|----------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|----------|
| Land Use                       | kBTU/yr        | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |             |          |
| Enclosed Parking with Elevator | 0              | 0.0000 | 0.0000 | 0.0000 | 0.0000      |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      | 0.0000      | 0.0000   |
| Retirement Community           | 2131.3         | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |
| Total                          |                | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |

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**5.2 Energy by Land Use - NaturalGas**

**Mitigated**

|                                | NaturalGas Use | ROG    | NOx    | CO     | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2 | CH4         | N2O         | CO2e     |
|--------------------------------|----------------|--------|--------|--------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|-----------|-------------|-------------|----------|
| Land Use                       | kBTU/yr        | lb/day |        |        |             |               |              |            |                |               |             | lb/day   |           |           |             |             |          |
| Enclosed Parking with Elevator | 0              | 0.0000 | 0.0000 | 0.0000 | 0.0000      |               | 0.0000       | 0.0000     |                | 0.0000        | 0.0000      |          | 0.0000    | 0.0000    | 0.0000      | 0.0000      | 0.0000   |
| Retirement Community           | 2131.3         | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |
| Total                          |                | 0.0230 | 0.1964 | 0.0836 | 1.2500e-003 |               | 0.0159       | 0.0159     |                | 0.0159        | 0.0159      |          | 250.7415  | 250.7415  | 4.8100e-003 | 4.6000e-003 | 252.2675 |

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

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|             | ROG     | NOx    | CO      | SO2         | Fugitive PM10 | Exhaust PM10 | PM10 Total | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total | Bio- CO2 | NBio- CO2 | Total CO2  | CH4         | N2O    | CO2e       |
|-------------|---------|--------|---------|-------------|---------------|--------------|------------|----------------|---------------|-------------|----------|-----------|------------|-------------|--------|------------|
| Category    | lb/day  |        |         |             |               |              |            |                |               |             | lb/day   |           |            |             |        |            |
| Mitigated   | 1.9753  | 0.0519 | 4.4839  | 2.4000e-004 |               | 0.0246       | 0.0246     |                | 0.0246        | 0.0246      | 0.0000   | 8.0363    | 8.0363     | 7.9100e-003 | 0.0000 | 8.2024     |
| Unmitigated | 16.1252 | 0.4109 | 31.6266 | 0.0434      |               | 4.1495       | 4.1495     |                | 4.1489        | 4.1489      | 505.8136 | 980.0363  | 1,485.8499 | 1.5164      | 0.0343 | 1,528.3358 |

## 6.2 Area by SubCategory

### Unmitigated

|                       | ROG            | NOx           | CO             | SO2           | Fugitive PM10 | Exhaust PM10  | PM10 Total    | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total   | Bio- CO2        | NBio- CO2       | Total CO2         | CH4           | N2O           | CO2e              |
|-----------------------|----------------|---------------|----------------|---------------|---------------|---------------|---------------|----------------|---------------|---------------|-----------------|-----------------|-------------------|---------------|---------------|-------------------|
| SubCategory           | lb/day         |               |                |               |               |               |               |                |               |               | lb/day          |                 |                   |               |               |                   |
| Architectural Coating | 0.2871         |               |                |               |               | 0.0000        | 0.0000        |                | 0.0000        | 0.0000        |                 |                 | 0.0000            |               |               | 0.0000            |
| Consumer Products     | 1.5505         |               |                |               |               | 0.0000        | 0.0000        |                | 0.0000        | 0.0000        |                 |                 | 0.0000            |               |               | 0.0000            |
| Hearth                | 14.1499        | 0.3590        | 27.1427        | 0.0432        |               | 4.1250        | 4.1250        |                | 4.1243        | 4.1243        | 505.8136        | 972.0000        | 1,477.8136        | 1.5084        | 0.0343        | 1,520.1333        |
| Landscaping           | 0.1377         | 0.0519        | 4.4839         | 2.4000e-004   |               | 0.0246        | 0.0246        |                | 0.0246        | 0.0246        |                 | 8.0363          | 8.0363            | 7.9100e-003   |               | 8.2024            |
| <b>Total</b>          | <b>16.1252</b> | <b>0.4109</b> | <b>31.6266</b> | <b>0.0434</b> |               | <b>4.1495</b> | <b>4.1495</b> |                | <b>4.1489</b> | <b>4.1489</b> | <b>505.8136</b> | <b>980.0363</b> | <b>1,485.8499</b> | <b>1.5163</b> | <b>0.0343</b> | <b>1,528.3358</b> |

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## 6.2 Area by SubCategory

### Mitigated

|                       | ROG           | NOx           | CO            | SO2                | Fugitive PM10 | Exhaust PM10  | PM10 Total    | Fugitive PM2.5 | Exhaust PM2.5 | PM2.5 Total   | Bio- CO2      | NBio- CO2     | Total CO2     | CH4                | N2O           | CO2e          |
|-----------------------|---------------|---------------|---------------|--------------------|---------------|---------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------|
| SubCategory           | lb/day        |               |               |                    |               |               |               |                |               |               | lb/day        |               |               |                    |               |               |
| Architectural Coating | 0.2871        |               |               |                    |               | 0.0000        | 0.0000        |                | 0.0000        | 0.0000        |               |               | 0.0000        |                    |               | 0.0000        |
| Consumer Products     | 1.5505        |               |               |                    |               | 0.0000        | 0.0000        |                | 0.0000        | 0.0000        |               |               | 0.0000        |                    |               | 0.0000        |
| Hearth                | 0.0000        | 0.0000        | 0.0000        | 0.0000             |               | 0.0000        | 0.0000        |                | 0.0000        | 0.0000        | 0.0000        | 0.0000        | 0.0000        | 0.0000             | 0.0000        | 0.0000        |
| Landscaping           | 0.1377        | 0.0519        | 4.4839        | 2.4000e-004        |               | 0.0246        | 0.0246        |                | 0.0246        | 0.0246        |               | 8.0363        | 8.0363        | 7.9100e-003        |               | 8.2024        |
| <b>Total</b>          | <b>1.9753</b> | <b>0.0519</b> | <b>4.4839</b> | <b>2.4000e-004</b> |               | <b>0.0246</b> | <b>0.0246</b> |                | <b>0.0246</b> | <b>0.0246</b> | <b>0.0000</b> | <b>8.0363</b> | <b>8.0363</b> | <b>7.9100e-003</b> | <b>0.0000</b> | <b>8.2024</b> |

## 7.0 Water Detail

### 7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet  
 Install Low Flow Kitchen Faucet  
 Install Low Flow Toilet  
 Install Low Flow Shower

## 8.0 Waste Detail

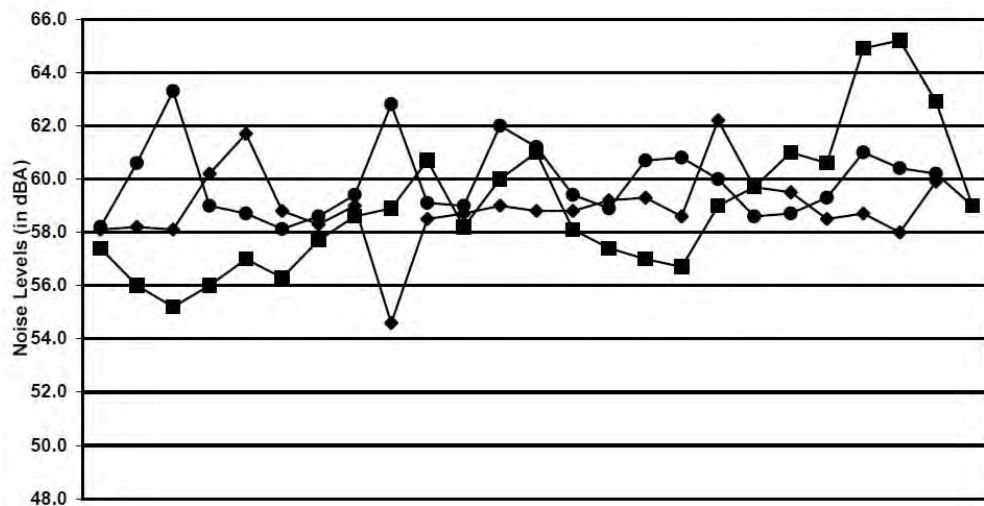
### 8.1 Mitigation Measures Waste

## 9.0 Operational Offroad

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| Actual Noise Levels During Measurement |       |       |        | Noise Measurement Results in Leq% |      |       |       |        |
|----------------------------------------|-------|-------|--------|-----------------------------------|------|-------|-------|--------|
| 1-25                                   | 26-50 | 51-75 | 76-100 | L%                                | 1-25 | 26-50 | 51-75 | 76-100 |
| 65.1                                   | 58.1  | 57.4  | 58.2   | L <sub>99</sub>                   | 73.0 | 62.2  | 65.2  | 63.3   |
| 62.2                                   | 58.2  | 56.0  | 60.6   |                                   | 65.1 | 61.8  | 64.9  | 62.8   |
| 73.0                                   | 58.1  | 55.2  | 63.3   | L <sub>90</sub>                   | 65.1 | 61.7  | 62.9  | 62.0   |
| 65.1                                   | 60.2  | 56.0  | 59.0   |                                   | 65.1 | 60.2  | 61.0  | 61.2   |
| 65.1                                   | 61.7  | 57.0  | 58.7   |                                   | 62.8 | 59.9  | 61.0  | 61.0   |
| 56.8                                   | 58.8  | 56.3  | 58.1   |                                   | 62.2 | 59.7  | 60.7  | 60.8   |
| 56.0                                   | 58.3  | 57.7  | 58.6   |                                   | 61.9 | 59.5  | 60.6  | 60.7   |
| 56.6                                   | 59.0  | 58.6  | 59.4   |                                   | 60.8 | 59.3  | 60.0  | 60.6   |
| 55.3                                   | 54.6  | 58.9  | 62.8   |                                   | 59.4 | 59.2  | 59.7  | 60.4   |
| 58.0                                   | 58.5  | 60.7  | 59.1   |                                   | 58.8 | 59.0  | 59.0  | 60.2   |
| 58.3                                   | 58.7  | 58.2  | 59.0   |                                   | 58.4 | 59.0  | 59.0  | 60.0   |
| 58.0                                   | 59.0  | 60.0  | 62.0   | L <sub>50</sub>                   | 58.3 | 58.8  | 58.9  | 59.4   |
| 54.6                                   | 58.8  | 61.0  | 61.2   |                                   | 58.2 | 58.8  | 58.6  | 59.4   |
| 58.8                                   | 58.8  | 58.1  | 59.4   |                                   | 58.0 | 58.8  | 58.2  | 59.3   |
| 57.7                                   | 59.2  | 57.4  | 58.9   |                                   | 58.0 | 58.7  | 58.1  | 59.1   |
| 58.4                                   | 59.3  | 57.0  | 60.7   |                                   | 57.7 | 58.7  | 57.7  | 59.0   |
| 56.5                                   | 58.6  | 56.7  | 60.8   |                                   | 57.1 | 58.6  | 57.4  | 59.0   |
| 57.0                                   | 62.2  | 59.0  | 60.0   |                                   | 57.0 | 58.5  | 57.4  | 59.0   |
| 56.6                                   | 59.7  | 59.7  | 58.6   |                                   | 56.8 | 58.5  | 57.0  | 58.9   |
| 57.1                                   | 59.5  | 61.0  | 58.7   | L <sub>25</sub>                   | 56.6 | 58.3  | 57.0  | 58.7   |
| 58.2                                   | 58.5  | 60.6  | 59.3   |                                   | 56.6 | 58.2  | 56.7  | 58.7   |
| 60.8                                   | 58.7  | 64.9  | 61.0   |                                   | 56.5 | 58.1  | 56.3  | 58.6   |
| 61.9                                   | 58.0  | 65.2  | 60.4   | L <sub>10</sub>                   | 56.0 | 58.1  | 56.0  | 58.6   |
| 62.8                                   | 59.9  | 62.9  | 60.2   |                                   | 55.3 | 58.0  | 56.0  | 58.2   |
| 59.4                                   | 61.8  | 59.0  | 59.0   |                                   | 54.6 | 54.6  | 55.2  | 58.1   |



### Noise Measurements along Chandler Avenue

Source: Blodgett/Baylosis Environmental Planning

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### INTRODUCTION TO UTILITY SCREENING TABLES

The following worksheets are used to evaluate the potential impacts of a project.

#### Table 1 Definition of Project

This Table is used to establish the proposed development parameters that are used in the calculation of utilities usage. The independent variable to be entered is identified by shading. For residential development, the number of housing units should be entered in the shaded area. For non-residential development, the total floor area of development should be entered in the shaded area.

#### Tables 2 Summary of Project Impacts

**Consumption/Generation Rates.** This table indicates the development's projected electrical consumption, natural gas consumption, water consumption, effluent generation, and solid waste generation. No modifications should be made to this table.

#### Tables 3 through 7 Calculation of Project Impacts

Tables 3 through 7 indicate the results of the analysis.

**Table 3 Electrical Consumption** - This Table calculates the projected electrical consumption for new development. Default generation rates provided in the shaded areas may be changed.

**Table 4 Natural Gas Consumption** - This Table calculates the projected natural gas usage for new development. Default generation rates provided in the shaded areas may be changed.

**Table 5 Water Consumption** - This Table calculates the projected water consumption rates for new development. Default generation rates provided in the shaded areas may be changed.

**Table 6 Sewage Generation** - This Table calculates the projected effluent generation rates for new development. Default generation rates provided in the shaded areas may be changed.

**Table 7 Solid Waste Generation** - This Table calculates the projected waste generation for new development. Default generation rates provided in the shaded areas may be changed.

#### Table 1 Project Name: **Monterey Park Senior Housing**

Definition of Project Parameters - Enter independent variable (no. of units or floor area) in the shaded area. The independent variable to be entered is the number of units (for residential development) or the gross floor area (for non-residential development).

| Land Use                          | Independent  | Factor           |
|-----------------------------------|--------------|------------------|
| <b>Residential Uses</b>           |              |                  |
|                                   | Variable     | Total Units      |
| Single-Family Residential         | No. of Units | 0                |
| Medium Density Residential        | No. of Units | 0                |
| Senior Units                      | No. of Units | 54               |
| Assisted Living/Memory Loss Rooms | No. of Rooms | 0                |
| <b>Office Uses</b>                |              |                  |
|                                   | Variable     | Total Floor Area |
| Office                            | Sq. Ft.      | 0                |
| Medical Office Building           | Sq. Ft.      | 0                |
| Office Park                       | Sq. Ft.      | 0                |
| Bank/Financial Services           | Sq. Ft.      | 0                |
| <b>Commercial Uses</b>            |              |                  |
|                                   | Variable     | Floor Area/Rooms |
| Specialty Retail Commercial       | Sq. Ft.      | 0                |
| Convenience Store                 | Sq. Ft.      | 0                |
| Movie Theater                     | Sq. Ft.      | 0                |
| Shopping Center                   | Sq. Ft.      | 0                |
| Sit-Down Restaurant               | Sq. Ft.      | 0                |
| Fast-Food Restaurant              | Sq. Ft.      | 0                |
| Hotel                             | Rooms        | 0                |
| <b>Manufacturing Uses</b>         |              |                  |
|                                   | Variable     | Total Floor Area |
| Industrial Park                   | Sq. Ft.      | 0                |
| Manufacturing                     | Sq. Ft.      | 0                |
| General Light Industry            | Sq. Ft.      | 0                |
| Warehouse                         | Sq. Ft.      | 0                |
| <b>Public/Institutional</b>       |              |                  |
|                                   | Variable     | Total Floor Area |
| Public/Institutional              | Sq. Ft.      | 0                |
| Open Space                        | Sq. Ft.      | 0                |

#### Table 2: Projected Utility Consumption and Generation

Summary of Project Impacts - Results of analysis identified below. No modifications should be made to this Table.

| Utilities Consumption and Generation | Factor         | Rates  |
|--------------------------------------|----------------|--------|
| Electrical Consumption               | kWh/day        | 832    |
| Natural Gas Consumption              | cubic feet/day | 593    |
| Water Consumption                    | gallons/day    | 10,800 |
| Sewage Generation                    | gallons/day    | 6,480  |
| Solid Waste Generation               | pounds/day     | 216    |

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| Table 3: Electrical Consumption                                                                                                                                                        |                  |                    |                  |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------|------------------|-----------------------|
| Project Component                                                                                                                                                                      | Units of Measure | Consumption Factor |                  | Projected Consumption |
| Residential Uses                                                                                                                                                                       | No. of Units     | kWh                | Variable         | kWh/Unit/Day          |
| Single-Family Residential                                                                                                                                                              | 0                | 5,625.00           | kWh/Unit/Year    | 0.0                   |
| Medium Density Residential                                                                                                                                                             | 0                | 5,625.00           | kWh/Unit/Year    | 0.0                   |
| Senior Units                                                                                                                                                                           | 54               | 5,625.00           | kWh/Unit/Year    | 832.2                 |
| Assisted Living/Memory Loss Rooms                                                                                                                                                      | 0                | 4,644.00           | kWh/Unit/Year    | 0.0                   |
| Office Uses                                                                                                                                                                            | Sq. Ft.          | kWh                | Variable         | kWh/Sq. Ft./Day       |
| Office                                                                                                                                                                                 | 0                | 20.80              | kWh/Sq. Ft./Year | 0.0                   |
| Medical Office Building                                                                                                                                                                | 0                | 14.20              | kWh/Sq. Ft./Year | 0.0                   |
| Office Park                                                                                                                                                                            | 0                | 20.80              | kWh/Sq. Ft./Year | 0.0                   |
| Bank/Financial Services                                                                                                                                                                | 0                | 20.80              | kWh/Sq. Ft./Year | 0.0                   |
| Commercial Uses                                                                                                                                                                        | Sq. Ft./Rooms    | kWh                | Variable         | kWh/Sq. Ft./Day       |
| Specialty Retail Commercial                                                                                                                                                            | 0                | 16.00              | kWh/Sq. Ft./Year | 0.0                   |
| Convenience Store                                                                                                                                                                      | 0                | 16.00              | kWh/Sq. Ft./Year | 0.0                   |
| Movie Theater                                                                                                                                                                          | 0                | 16.00              | kWh/Sq. Ft./Year | 0.0                   |
| Shopping Center                                                                                                                                                                        | 0                | 35.90              | kWh/Sq. Ft./Year | 0.0                   |
| Sit-Down Restaurant                                                                                                                                                                    | 0                | 49.10              | kWh/Sq. Ft./Year | 0.0                   |
| Fast-Food Restaurant                                                                                                                                                                   | 0                | 49.10              | kWh/Sq. Ft./Year | 0.0                   |
| Hotel                                                                                                                                                                                  | 0                | 8,955.00           | kWh/Sq. Ft./Year | 0.0                   |
| Manufacturing Uses                                                                                                                                                                     | Sq. Ft.          | kWh                | Variable         | kWh/Sq. Ft./Day       |
| Industrial Park                                                                                                                                                                        | 0                | 4.80               | kWh/Sq. Ft./Year | 0.0                   |
| Manufacturing                                                                                                                                                                          | 0                | 4.80               | kWh/Sq. Ft./Year | 0.0                   |
| General Light Industry                                                                                                                                                                 | 0                | 4.80               | kWh/Sq. Ft./Year | 0.0                   |
| Warehouse                                                                                                                                                                              | 0                | 4.80               | kWh/Sq. Ft./Year | 0.0                   |
| Public/Institutional                                                                                                                                                                   | Sq. Ft.          | kWh                | Variable         | kWh/Sq. Ft./Day       |
| Public/Institutional                                                                                                                                                                   | 0                | 4.80               | kWh/Sq. Ft./Year | 0.0                   |
| Open Space                                                                                                                                                                             | 0                | 0.00               | kWh/Sq. Ft./Year | 0.0                   |
| Total Daily Electrical Consumption (kWh/day)                                                                                                                                           |                  |                    |                  | 832.2                 |
| Sources:<br>Residential rates were derived from the SCAQMD's CEQA Air Quality Handbook (April 1993).<br>All other rates are from Common Forecasting Methodology VII Demand Forms, 1989 |                  |                    |                  |                       |

| Table 4: Natural Gas Consumption                                                               |                  |                     |                     |                       |
|------------------------------------------------------------------------------------------------|------------------|---------------------|---------------------|-----------------------|
| Project Component                                                                              | Units of Measure | Consumption Factor  |                     | Projected Consumption |
| Residential Uses                                                                               | No. of Units     | Cu. Ft. of Nat. Gas | Variable            | Cu. Ft./Day           |
| Single-Family Residential                                                                      | 0                | 6,665.00            | Cu. Ft./Mo./Unit    | 0.0                   |
| Medium Density Residential                                                                     | 0                | 4,011.50            | Cu. Ft./Mo./Unit    | 0.0                   |
| Senior Units                                                                                   | 54               | 4,011.50            | Cu. Ft./Mo./Unit    | 593.5                 |
| Assisted Living/Memory Loss Rooms                                                              | 0                | 4,011.50            | Cu. Ft./Mo./Unit    | 0.0                   |
| Office Uses                                                                                    | Sq. Ft.          | Cu. Ft. of Nat. Gas | Variable            | Cu. Ft./Day           |
| Office                                                                                         | 0                | 2.00                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Medical Office Building                                                                        | 0                | 2.00                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Office Park                                                                                    | 0                | 2.00                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Bank/Financial Services                                                                        | 0                | 2.00                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Commercial Uses                                                                                | Sq. Ft./Rooms    | Cu. Ft. of Nat. Gas | Variable            | Cu. Ft./Day           |
| Specialty Retail Commercial                                                                    | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Convenience Store                                                                              | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Movie Theater                                                                                  | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Shopping Center                                                                                | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Sit-Down Restaurant                                                                            | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Fast-Food Restaurant                                                                           | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Hotel                                                                                          | 0                | 2.90                | Cu. Ft./Mo./Room    | 0.0                   |
| Manufacturing Uses                                                                             | Sq. Ft.          | Cu. Ft. of Nat. Gas | Variable            | Cu. Ft./Day           |
| Industrial Park                                                                                | 0                | 4.70                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Manufacturing                                                                                  | 0                | 4.70                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| General Light Industry                                                                         | 0                | 4.70                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Warehouse                                                                                      | 0                | 4.70                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Public/Institutional Use                                                                       | Sq. Ft.          | Cu. Ft. of Nat. Gas | Variable            | Cu. Ft./Day           |
| Public/Institutional                                                                           | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Open Space                                                                                     | 0                | 2.90                | Cu. Ft./Mo./Sq. Ft. | 0.0                   |
| Total Daily Natural Gas Consumption (cubic feet/day)                                           |                  |                     |                     | 593.5                 |
| Sources:<br>South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993 |                  |                     |                     |                       |



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| Table 5: Water Consumption                                                                  |                  |                    |                |                       |
|---------------------------------------------------------------------------------------------|------------------|--------------------|----------------|-----------------------|
| Project Component                                                                           | Units of Measure | Consumption Factor |                | Projected Consumption |
| Residential Uses                                                                            |                  | No. of Units       | Gals. of Water | Variable              |
| Single-Family Residential                                                                   | 0                |                    | 250.00         | Gals./Day/Unit        |
| Medium Density Residential                                                                  | 0                |                    | 200.00         | Gals./Day/Unit        |
| Senior Units                                                                                | 54               |                    | 200.00         | Gals./Day/Unit        |
| Assisted Living/Memory Loss Rooms                                                           | 0                |                    | 200.00         | Gals./Day/Unit        |
| Office Uses                                                                                 |                  | Sq. Ft.            | Gals. of Water | Variable              |
| Office                                                                                      | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Medical Office Building                                                                     | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Office Park                                                                                 | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Bank/Financial Services                                                                     | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Commercial Uses                                                                             |                  | Sq. Ft./Room       | Gals. of Water | Variable              |
| Specialty Retail Commercial                                                                 | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Convenience Store                                                                           | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Movie Theater                                                                               | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Shopping Center                                                                             | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Sit-Down Restaurant                                                                         | 0                |                    | 0.40           | Gals./Day/Sq. Ft.     |
| Fast-Food Restaurant                                                                        | 0                |                    | 0.11           | Gals./Day/Sq. Ft.     |
| Hotel                                                                                       | 0                |                    | 130.00         | Gals./Day/Room.       |
| Manufacturing Uses                                                                          |                  | Sq. Ft.            | Gals. of Water | Variable              |
| Industrial Park                                                                             | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Manufacturing                                                                               | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| General Light Industry                                                                      | 0                |                    | 0.14           | Gals./Day/Sq. Ft.     |
| Warehouse                                                                                   | 0                |                    | 0.01           | Gals./Day/Sq. Ft.     |
| Public/Institutional Use                                                                    |                  | Sq. Ft.            | Gals. of Water | Variable              |
| Public/Institutional                                                                        | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Open Space                                                                                  | 0                |                    | 0.10           | Gals./Day/Sq. Ft.     |
| Total Daily Water Consumption (gallons/day)                                                 |                  |                    |                | 10,800.0              |
| Sources:                                                                                    |                  |                    |                |                       |
| Source: Derived from Orange County Sanitation District rates (150% of effluent generation). |                  |                    |                |                       |

| Table 6: Sewage Generation                  |                  |                   |                   |                       |
|---------------------------------------------|------------------|-------------------|-------------------|-----------------------|
| Project Component                           | Units of Measure | Generation Factor |                   | Projected Consumption |
| Residential Uses                            |                  | No. of Units      | Gals. of Effluent | Variable              |
| Single-Family Residential                   | 0                |                   | 230.00            | Gals./Day/Unit        |
| Medium Density Residential                  | 0                |                   | 200.00            | Gals./Day/Unit        |
| Senior Units                                | 54               |                   | 120.00            | Gals./Day/Unit        |
| Assisted Living/Memory Loss Rooms           | 0                |                   | 180.00            | Gals./Day/Unit        |
| Office Uses                                 |                  | Sq. Ft.           | Gals. of Effluent | Variable              |
| Office                                      | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Medical Office Building                     | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Office Park                                 | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Bank/Financial Services                     | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Commercial Uses                             |                  | Sq. Ft./Rooms     | Gals. of Effluent | Variable              |
| Specialty Retail Commercial                 | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Convenience Store                           | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Movie Theater                               | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Shopping Center                             | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Sit-Down Restaurant                         | 0                |                   | 0.30              | Gals./Day/Sq. Ft.     |
| Fast-Food Restaurant                        | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Hotel                                       | 0                |                   | 105               | Gals./Day/Room.       |
| Manufacturing Uses                          |                  | Sq. Ft.           | Gals. of Effluent | Variable              |
| Industrial Park                             | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Manufacturing                               | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| General Light Industry                      | 0                |                   | 0.11              | Gals./Day/Sq. Ft.     |
| Warehouse                                   | 0                |                   | 0.01              | Gals./Day/Sq. Ft.     |
| Public/Institutional Use                    |                  | Sq. Ft.           | Gals. of Effluent | Variable              |
| Public/Institutional                        | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Open Space                                  | 0                |                   | 0.08              | Gals./Day/Sq. Ft.     |
| Total Daily Sewage Generation (gallons/day) |                  |                   |                   | 6,480.0               |
| Source: Orange County Sanitation Districts. |                  |                   |                   |                       |

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| Table 7: Solid Waste Generation                                              |                  |                   |                        |                      |
|------------------------------------------------------------------------------|------------------|-------------------|------------------------|----------------------|
| Project Component                                                            | Units of Measure | Generation Factor |                        | Projected Generation |
| Residential Uses                                                             | No. of Units     | Lbs. of Waste     | Variable               | Lbs./Day             |
| Single-Family Residential                                                    | 0                | 4.00              | Lbs./Day/Unit          | 0.0                  |
| Medium Density Residential                                                   | 0                | 4.00              | Lbs./Day/Unit          | 0.0                  |
| Senior Units                                                                 | 54               | 4.00              | Lbs./Day/Unit          | 216.0                |
| Assisted Living/Memory Loss Rooms                                            | 0                | 4.00              | Lbs./Day/Unit          | 0.0                  |
| Office Uses                                                                  | Sq. Ft.          | Lbs. of Waste     | Variable               | Lbs./Day             |
| Office                                                                       | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Medical Office Building                                                      | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Office Park                                                                  | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Bank/Financial Services                                                      | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Commercial Uses                                                              | Sq. Ft./Rooms    | Lbs. of Waste     | Variable               | Lbs./Day             |
| Specialty Retail Commercial                                                  | 0                | 42.00             | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Convenience Store                                                            | 0                | 42.00             | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Movie Theater                                                                | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Shopping Center                                                              | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Sit-Down Restaurant                                                          | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Fast-Food Restaurant                                                         | 0                | 42.00             | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Hotel                                                                        | 0                |                   | Lbs./Day/Room          | 0.0                  |
| Manufacturing Uses                                                           | Sq. Ft.          | Lbs. of Waste     | Variable               | Lbs./Day             |
| Industrial Park                                                              | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Manufacturing                                                                | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| General Light Industry                                                       | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Warehouse                                                                    | 0                | 6.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Public/Institutional Use                                                     | Sq. Ft.          | Lbs. of Waste     | Variable               | Lbs./Day             |
| Public/Institutional                                                         | 0                | 4.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Open Space                                                                   | 0                | 3.00              | Lbs./Day/1,000 Sq. Ft. | 0.0                  |
| Total Daily Solid Waste Generation                                           |                  |                   |                        | 216.0                |
| Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981 |                  |                   |                        |                      |



# ATTACHMENT 3

## Planning Commission Staff Report, dated November 22, 2016



## Planning Commission Staff Report

**DATE:** November 22, 2016

**AGENDA ITEM NO:** 3-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider a Zone Change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue.

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution recommending that the City Council approve Zone Change (ZC-16-01), Conditional Use Permit (CU-16-04), and Tentative Map No. 074731 (TM-16-02) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

The proposed project is a 54-unit mixed-affordable senior housing development located six lots south of the intersection of West Garvey Avenue and South Chandler Avenue. Neighboring properties include a multi-unit two-story commercial building, a financial institution, and other older multi-unit residential buildings constructed in the 1920s and 1950s.

Per Monterey Park Municipal Code (MPMC) Chapter 21.16, the proposed use is an allowed use subject to a conditional use permit and zone change. Additionally, the applicant is requesting approval of a tentative map to subdivide the air-rights for condominium purposes. The senior citizen housing overlay allows for a three-stories, 40 feet tall building. According to the architectural plans, the proposed project will be setback 25 feet from the front property line and will be planted with a variety of Crape Myrtles, Date Palms, and Redbud Trees, groundcover, and decorative pavers. At the north and south sides of the property the building will be setback 7 feet, which will be two feet more than the minimum 5 feet side yard setback requirement and the second and third floors will have a 10 feet side yard setback. The proposed lot coverage will be

29 percent of the lot and the project will provide the required number of parking spaces base on the affordability levels.

The proposed project is designed according to the MPMC and is consistent with the density allowed in the General Plan; it provides senior housing units per the City's Housing Element 2014-2021.

## **ANALYSIS:**

### **Property Description**

The applicant, Latigo Canyon Development LLC, is requesting approval for a Zone Change, Conditional Use Permit, and Tentative Map No. 074731 for the subdivision of air rights to construct a 54-unit mixed-affordable senior housing condominium project at 130-206 South Chandler Avenue. The subject property is zoned R-3 (High Density Residential) and the General Plan designation is High Density Residential.

The subject property is comprised of three parcels, which will be consolidated as part of the proposed project. The three parcels will total 35,520 square feet (0.82 acre) in size. The lot width will be 185 feet and the depth is 192 feet. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921.

### **Project Description**

According to R-3 zoning standards, a maximum building density of 1 unit per 3,000 square feet of lot area would apply to this property, which permits up to 11 units. However, the proposed project is a mixed-affordable senior housing development, which according to MPMC Chapter 21.16, permits a higher density for senior housing units.

According to MPMC Chapter 21.16, a maximum density of 50 units per acre is allowed in the Senior Citizen Housing Overlay Zone. Per the lot size, 40 units are allowed. Additionally, pursuant to MPMC Chapter 21.18 Affordable Housing Incentives – Density Bonus, the project will be comprised of a mixture of income groups, in order to receive a density bonus. The project will include 2.5 percent very-low income units for a 10 percent density bonus and 15 percent low income units for a 23 percent density, which equates to 1 very-low income units and 5 low income unit, respectively. In other words, 48 of the 54 units will be market rate. The remaining six units will be below market rate, with five units reserved for low income residents, and one reserved for very low income residents.

The project will be 3-stories and 40 feet in height and will meet the required setbacks of 25 feet for the front and rear yards and 7 feet for the first floor side yard setback and 10 feet for the second floor side yard setback. There will be 51 two-bedroom units ranging in size from 776 square feet to 1071 square feet and 3 one-bedroom units that will be 752 square feet in size. The project also includes a 1,715 square feet community room, and 881 square feet manager's office.

### *Parking*

Parking required for the site is based on the income group. For the market rate units 1.0 parking space is required per unit. For the low income units, 0.8 spaces is required per unit. Additionally, one guest parking space is required for every four units. The required number of parking spaces is 42 spaces plus 14 guest parking spaces, totaling 66 spaces and 66 spaces will be provided. All the parking spaces will be provided in one level of subterranean parking. The required driveway width for an R-3 zoned lot is 18 feet. The driveway width at the entrance and throughout the subterranean parking level will be 26 feet wide. The property will be accessible from South Chandler Avenue.

### *Open Space*

The minimum required usable open space area is 200 square feet per unit or 10,800 square feet and 15,443 square feet will be provided. The minimum required private open space is 100 square feet and 104 square feet of private open space will be provided for each unit. The minimum required common open space is 40 percent of the total usable open space area, which is 4,320 square feet and the provided common open space is 4,625 square feet. The private and usable open space total provided meets the minimum requirements.

### *Covenant to Continue as Senior Housing, Affordable Units, and Agreement for Density Bonus*

As a condition of approval for any senior housing development pursuant Chapter 21.16, the property owner must enter into a covenant, running with the land that the development is for senior citizen housing use only for a minimum period of fifty-five (55) years. The covenant must specify the periodic period that the property owner or homeowners association, as applicable, submit a semi-annual report to the City confirming requirements of MPMC § 21.16.040. The covenant must be submitted to the City for review and approved by the City Attorney and be recorded in the office of the County Recorder before the City issues building permits for the development.

### Zone Change

According to MPMC Chapter 21.16, the Senior Citizens Housing (S-C-H) Overlay Zone can be created in the same manner as property is reclassified from one zone to another within the City, as set forth in Chapter 21.34. According to MPMC Section 21.34.020, amendments may be initiated by the owner of any real property located within the City. A Zone Change application must be filed; the Planning Commission conducts a public hearing; and following the public hearing, the Planning Commission makes a recommendation to the City Council regarding the proposed zone change.

### Tentative Map No. 073741

The project includes a tentative map to subdivide air rights for condominium purposes. In accordance with MPMC Title 20 and the Subdivision Map Act (Government Code §§ 66410, *et seq.*), the project complies with map requirements.

### Conditional Use Permit

According to MPMC 21.16.030, all affordable senior housing developments must be approved with a conditional use permit. According to MPMC Section 21.32.020, before any conditional use permit is granted, the applicant must show, to the satisfaction of the Planning Commission, all of the following facts as discussed in the resolution.

### **OTHER ITEMS:**

#### **Legal Notification**

A Notice of Intent to adopt a Mitigated Negative Declaration was published on **October 13, 2016** in the Monterey Park Progress and circulated for public review for a period of 20 days (**October 6, 2016 to October 25, 2016**) and posted on **October 6, 2016**, in the Monterey Park Bruggemeyer Library, Langley Center and the City Hall with affidavits of publishing and posting on file. The legal notice of this hearing was mailed to **97** property owners within a 300 feet radius and current tenants of the property concerned on **October 6, 2016**.

#### **Environmental Assessment**

As required by the California Environmental Quality Act (CEQA), the City prepared an Initial Study to determine what environmental impacts, if any, would be generated by the proposed project. Staff recommends that after consideration of the Initial Study and comments received during the public review period, that the Planning Commission exercise its independent judgment and recommend to the City Council that with the implementation of certain mitigation measures, the proposed Project would not have a significant impact on the environment and therefore a Mitigated Negative Declaration with Mitigation Measures and Mitigation Monitoring and Reporting Plan is recommended.

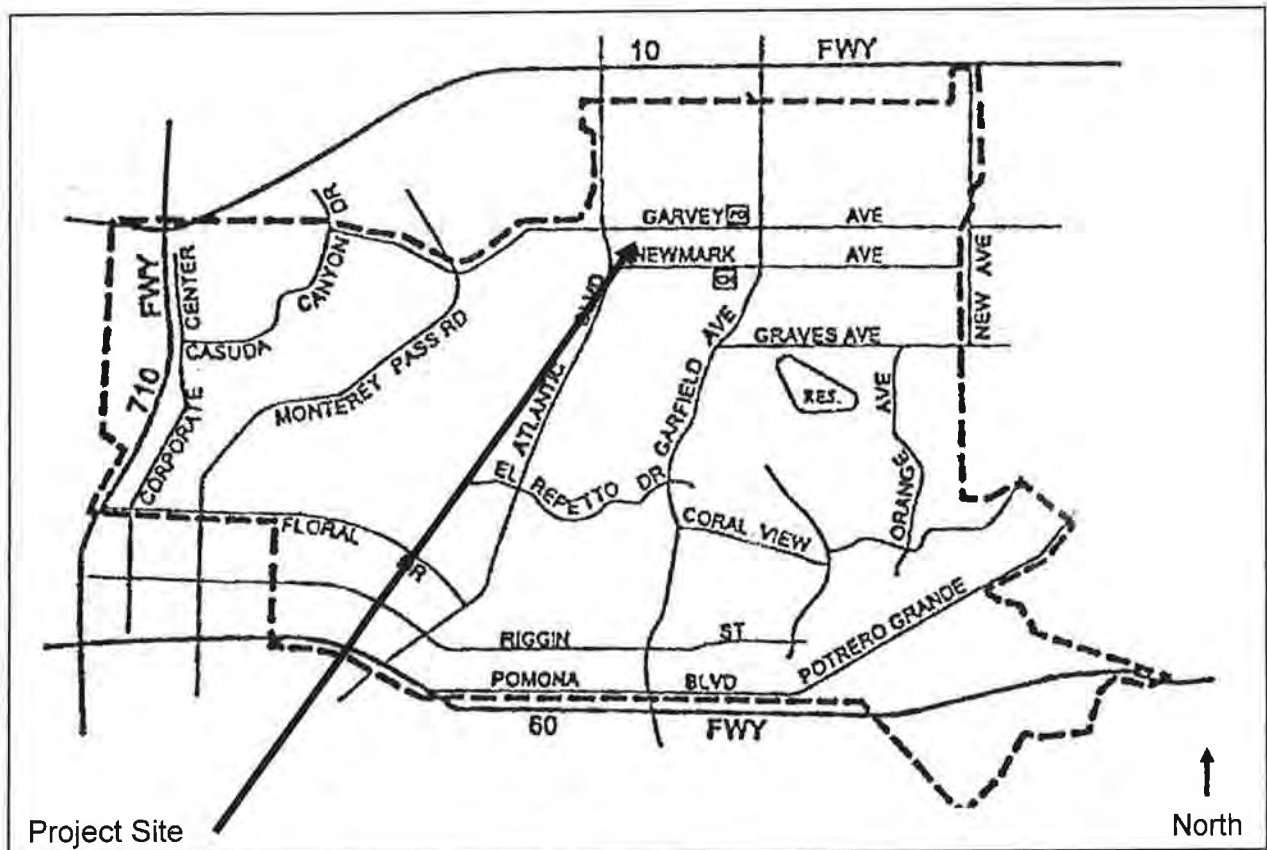
#### **General Plan Consistency**

The proposed project is consistent with the City's General Plan because the High Density Residential land use category allows for a broad range of dwelling unit types which may be attached or detached. The residential units consist typically of apartments, condominiums, and townhomes built at a maximum density of 25 units per acre. The average population density is 84 persons per acre. The General Plan Land Use Element contains a goal (Goal 11.0) which is to continue to provide opportunities for persons of all incomes to find suitable housing. The proposed project is a 54-unit affordable senior housing development, which will provide affordable housing options to senior citizens.

A goal (Goal 2) contained in the 2014-2021 Housing Element is to remove or reduce governmental constraints on affordable housing development. One of the policies (Policy 2.2) in the Housing Element is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development. The proposed project conforms to the density permitted by Monterey Park Municipal Code (MPMC) Section 21.36.090 for mixed affordable senior housing developments and

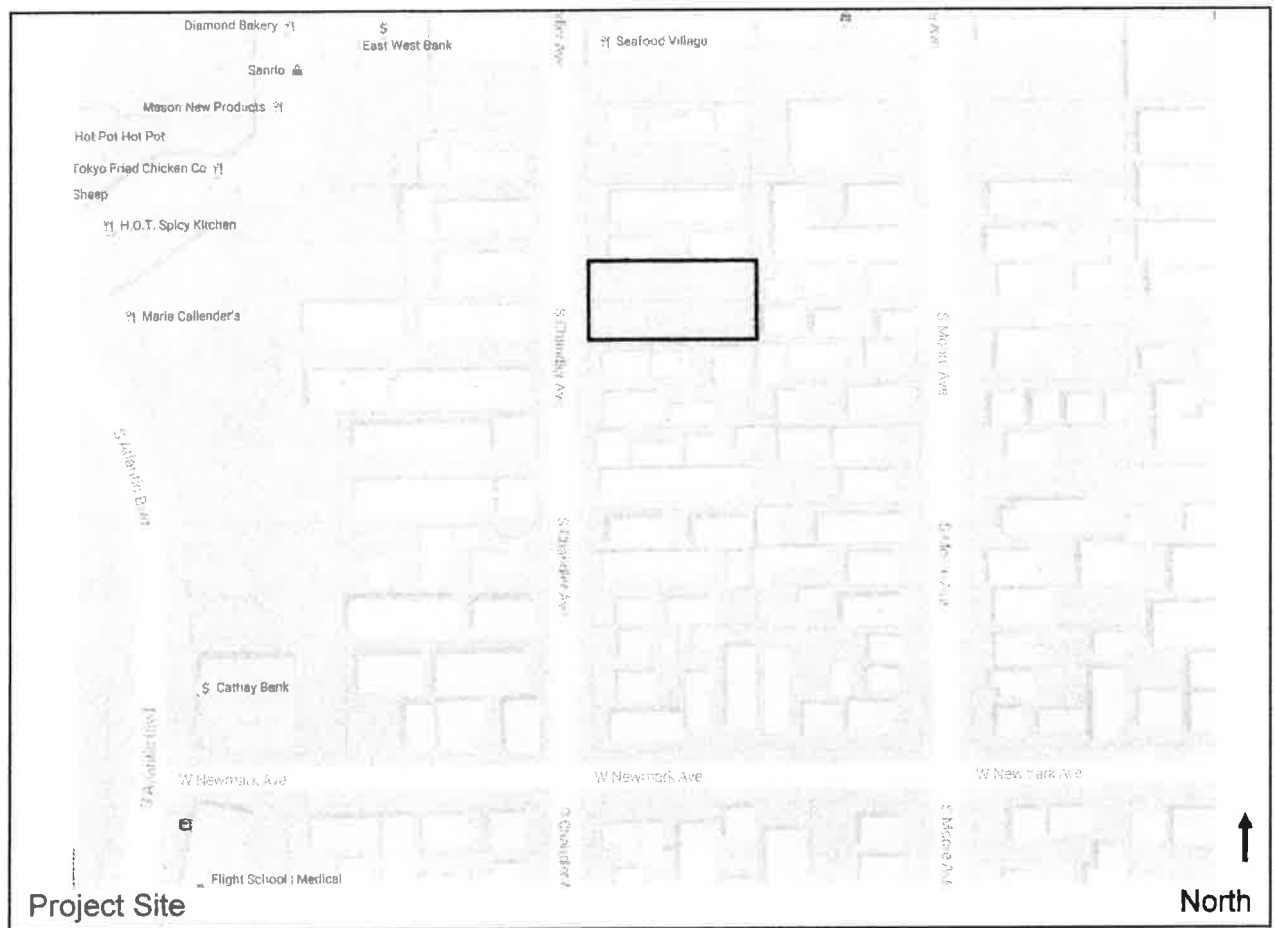
meets the State density law. Also, the project helps to attain Goal 4 which is to assist in the provision of housing that meets the needs of all economic segments of the community. The project will provide affordable housing to senior citizens.

### Vicinity Map





**Street Map**



**Aerial Map**



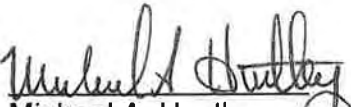
**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None

**FISCAL IMPACT:**

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.

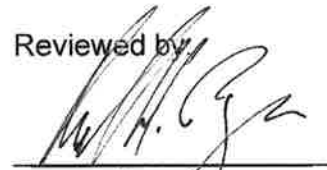
Respectfully submitted,

  
Michael A. Huntley  
Community and Economic  
Development Director

Prepared by:

  
Samantha Tewasart  
Senior Planner

Reviewed by:

  
Karl H. Berger  
Assistant City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Site, floor, elevation plans and Tentative Map

## ATTACHMENT 2

Planning Commission Minutes November 22, 2016 and  
December 13, 2016

**UNOFFICIAL MINUTES  
MONTEREY PARK PLANNING COMMISSION  
REGULAR MEETING  
November 22, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, November 22, 2016 at 7:00 p.m.

**CALL TO ORDER:**

Chairperson Choi called the meeting to order at 7:04 p.m.

**SWEAR IN:**

**ROLL CALL:**

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Theresa Amador, Delario Robinson, and Paul Isozaki

Commissioners Absent: None

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

**ORAL AND WRITTEN COMMUNICATIONS:**

None

**AGENDA CHANGES AND ADOPTION:**

None

**APPROVAL OF MINUTES:**

September 27, 2016 –

Commissioner Robinson clarified that on page 7 his vote was nay and not aye.

Chairperson Choi stated that Item 2A on page 2, second paragraph, is missing a second part. He had raised a question about the recent parking code amendment and Planner Tewasart replied that the code had not taken effect.

**Action Taken:** The Planning Commission approved the minutes of September 27, 2016 with amendments.

**Motion:** Moved by Commissioner Amador and seconded by Commissioner Robinson, motion carried by the following vote:

Ayes: Commissioners Choi, Sullivan, Amador, Robinson, and Isozaki

Noes: Commissioners: None  
Absent: Commissioners: None  
Abstain: Commissioners: None

**CONSENT CALENDAR:**

None

**UNFINISHED BUSINESS:**

None

**NEW BUSINESS (PUBLIC HEARING):**

**2-A. RECONSIDERATION OF RECOMMENDATIONS TO THE CITY COUNCIL  
REGARDING AMENDMENTS TO THE MONTEREY PARK MUNICIPAL CODE  
CHAPTER 9.06 REGULATING AIRPLANE FLIGHTS**

Attorney Berger provided a brief summary of the staff report.

Commissioner Sullivan inquired about how to address the issue. Attorney Berger replied that the City Attorney's Office recommended to the City Council to adopt a social media policy that has not yet come before the City Council for consideration. Attorney Berger stated that social media allows for a great deal of communication with the public and allows the public to interact with their public officials, but there are potential dangers with that from the standpoint of transparency laws. The appearance of potential impropriety through the optics of people looking outside rather than understanding the scope of the inside occurrences is the reason why the item was brought back. It also demonstrates and highlights the problems with social media.

Commissioner Amador stated that with the explosion of social media the direction from the Planning Commission should be to recommend to the City Council to develop a social media policy so that everyone is on the same page, anyone on a commission, as a volunteer, or an elected official.

Commissioner Robinson stated that the Commission was leaning towards not moving the item forward, but some of the Commission wanted to show support. He stated that the item should have not moved forward in the first place.

Chairperson Choi opened the public hearing.

Chairperson Choi closed the public hearing.

Chairperson Choi stated that the Commission had a spirited discussion at the last meeting regarding this matter. He stated that he still believes that although the airplane altitude issue is an important issue and of great concern to the community, regulating airplane altitude is not within the purview of the Planning Commission. He inquired that since the Commissioner who originally made the request is no longer on the Commission if it makes sense to continue to take action.



Attorney Berger replied that if the Commission wanted to take action, the Commission can vote to make a recommendation to the City Council. If the Commission chooses not to take any action, there is no need to make any motion or take any vote. This is a matter for reconsideration. For all intents and purposes, the vote that occurred on September 27<sup>th</sup>, 2016 is in front of the Commission, but the recommendation would be to treat it as not a vote simply because of the concerns over the appearance of potential violations of the Brown Act. There is no evidence that anything actually occurred, but the only way to cure any potential Brown Act violation is to bring it back for reconsideration to the body that originally thought about it and considered it. If the Commission wants to take a no action, then the minutes will simply reflect that the Planning Commission took no action. If the Planning Commission wishes to make a motion to make a recommendation as it did on September 27<sup>th</sup>, 2016 than that is something that can be done as well.

Commissioner Sullivan inquired if a no position was taken, would the action negate what the Airport Commission group from the City is doing. Attorney Berger replied that this item was brought up under Commissioners Items. It was a motion from the dais. From a legal standpoint the City's ability to regulate any type of airplane flights is restricted by the FAA and federal law. Nothing that the Planning Commission does with regards to this particular issue will affect anything that the City Council does other than if the Planning Commission wishes to advise the City Council to do something. It is a vote of confidence that the Planning Commission would like something to happen. In terms of practical or legal implications there are no ramifications from it.

Commissioner Sullivan stated if the residents wanted to send in letters that would probably get more attention.

Commissioner Isozaki stated that the item is not a function of the Planning Commission, but he does not want to vote to rescind the vote from September 27<sup>th</sup>, 2016, because it is an important issue to the City. He understands the government hierarchy and the federal government controls the airports. He stated that it is pointless what the Planning Commission does because the truth is the Commission does not have the power. He stated that he would like to leave it as a no action.

Commissioner Robinson retracted his motion to rescind the vote on September 27<sup>th</sup>, 2016 and Chairperson Choi seconded.

**Action:** The Planning Commission took no action.

**3-A. ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Commissioner Isozaki inquired about the number of parking spaces provided and the number of elevators. Planner Tewasart replied that the required number of parking spaces is 42 plus 14 guest parking space and the project will provide 55 spaces plus 15 guest parking spaces.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that this is a senior housing project and the proposed units are approximately 800 square feet in size, compared to a more typical non-senior housing unit, which are approximately 1,800 to 2,200 square feet. Every two and a half units in this proposed project is equivalent to a regular condominium project. The occupants of the proposed project will be seniors who do not drive as often as non-seniors. The project is not for younger families.

Commissioner Isozaki stated that the age restriction is 55 years or older and inquired about the proposed two bedrooms. Architect Kao replied that there can be a caretaker, but the second bedroom can also be used as a study or office. Commissioner Isozaki stated that his concern is that the two-bedrooms have the potential to add a second vehicle per unit. He stated that he understands the code requirements, but there is common sense as well. Architect Kao replied that the parking requirement is derived from the actual usage of senior housing developments.

Commissioner Robinson inquired about condition number 76 and the trees in the courtyard and public right-of-way. Architect Kao replied that the landscaping details are a part of the packet and the condition from the Parks Division is a standard requirement.

Commissioner Amador inquired about the number of senior housing developments that the applicant has constructed. Developer Kenny Gao replied no other developments.

Commissioner Sullivan inquired if the proposed project is live/work. Planner Tewasart replied no, it is strictly residential. Commissioner Sullivan inquired about the masonry wall and the condition of the water lines on Chandler Avenue. Commissioner Sullivan expressed concerns about the height relative to the adjacent properties and inquired about outreach efforts to partner with the adjacent properties and be a good neighbor.

Architect Kao replied that they would be happy to work with the adjacent properties. He stated that density is a critical element to make affordable senior housing feasible. There are existing senior housing developments that are either the same height or taller. The proposed project is in-line with existing senior housing developments in the city. It is typical for senior housing projects to be four to six stories. The shadow study shows that the properties to the north will see the most amount of shadowing.

Commissioner Robinson stated that the project appears to be consistent with the General Plan and the zoning allows for higher density development. Also, affordable housing is needed.

Chairperson Choi stated that he is in one hundred percent support of affordable housing and senior housing. However, there is a concern with the large footprint of the proposed project. He also expressed concerns with the parking, especially if the units will have caretakers. Architect Kao replied that the occupants that will need a caretaker may not necessarily drive.

Commissioner Sullivan stated that his concern is that the project is so close to the property lines and he is sympathetic to the people in the community.

Commissioner Robinson stated that there will be more seniors in the future and senior housing is needed.

Commissioner Sullivan stated that he agreed with Commissioner Robinson; however, the project only provides six affordable units and more affordable units are needed.

Attorney Berger stated that the proposed project cannot move forward with the way it is currently designed without the discretionary approvals from the City Council. The Council would have to adopt an ordinance and approve the proposed zone change and conditional use permit. The project does not conform to the underlying zone without the zone change. Now is the time to discuss additional concessions on the developer's behalf in order to move forward with the project. It is completely a discretionary thing on the City's behalf.

Commissioner Isozaki inquired about what will happen to the occupants that currently live on the subject property. He inquired if the occupants will be vacated. The developer replied that the occupants will be given notice.

Commissioner Robinson inquired about the sales price. The developer replied that they do not have that number for now. Architect Kao stated that the price is determined by the County and the developer would have to follow those regulations and restrictions. The rest of the market rate units will be dictated by the market.

Commissioner Amador stated that the City Council should consider looking at a higher ratio of affordable housing units in the future. Director Huntley replied that the City has adopted the State density bonus regulations, which allows for additional density. The Planning Commission can recommend to the City Council to look at requiring additional affordable units.

Commissioner Isozaki inquired about who will get to purchase the low-income units. Director Huntley replied that it would be up to the developer. Commissioner Isozaki stated that if there are low-income seniors living in the existing units that they should be given the opportunity to be one of the first to buy it. Director Huntley stated that if there are conditions that the Commission would like to add that can be something that the Commission can consider.

Commissioner Sullivan inquired if additional setbacks can be provided on the north and south sides of the property, possibly 15 feet instead of 10 feet. Architect Kao replied that the proposed units are basic size, but some of the units can be slightly moved in.

Commissioner Sullivan inquired if that is something that can be revised and brought back to the Commission. Architect Kao inquired if that can be added as a condition of approval instead. Director Huntley stated that there are no issues with adding certain conditions, but if the comment is to change the building design it should be brought back to the Planning Commission.

Chairperson Choi stated that there appears to be two main concerns, one being the setbacks and other being the number of units that are low-income. This project is called an affordable senior housing project, but only 6 out of the 54 units are affordable. If the developer would like to reevaluate the number of low-income units that will be provided to see if it will be viable to make adjustments, it is strongly recommended as well as making adjustments to the setbacks.

Commissioner Sullivan stated that he would compromise on the additional 5 feet if more of the units will be made affordable. Architect Kao replied that the pro forma justifies why the density bonus is needed, because it takes that much additional density to make up the subsidies the developer would have to do for the six units. The land and construction cost would substantially exceed the sales price of the six units that is dictated by the county. In order to make the project work that is just about what you need to get the project going. The fact that the City has not had any senior housing coming forward in many years there must be a financial and market reason for that. In this city with the land cost, it is not easy to make a senior project pencil out.

Attorney Berger stated that one condition was added. The other item discussed was an additional 5 feet setback and staff's recommendation was to revise the plans as requested and resubmitted for consideration. If those changes are made there is a possibility that it will have CEQA ramifications, which will require revisions to the CEQA or some other clarification to the document so that the Commission has a full understanding of what that setback accomplishes. This is a discretionary project. The project cannot move forward without the zone change and a zone change is a completely legislative act by the City Council. If the Planning Commission is asking for additional affordable units and the developer does not want to provide additional affordable units, then that is something that the Planning Commission can inform the City Council.

Commissioner Amador inquired if the developer would consider the recommendations. Architect Kao replied that they can massage the project and experiment with certain portions of the north side of the building, if not entirely.

Chairperson Choi inquired if staff believes providing additional setbacks would make a difference with regards to the concerns for the neighbors. Director Huntley replied that it would help to reduce some of the perceived impacts to the neighboring properties.

Commissioner Amador stated that she is in favor of seeing more affordable housing although it is miniscule it is a step in the right direction. She is just trying to ensure that the neighbors are going to be happy with the project. She stated that the Commission is not only looking at the project, but also how the project will affect the adjacent

properties. That is why the Commission is looking at the parking and sustainability of the project. Architect Kao stated that the project will be replacing the existing dilapidated homes that were built in the 1920s with high quality materials that are a few notches above the standard condominiums that are being proposed nowadays.

Chairperson Choi stated that there is a clear and evident need for affordable housing and the Commission sees the need for that. He stated that the developer is willing to massage the setbacks, but inquired if the developer is willing to massage the number of affordable units. Architect Kao stated that the developer will not be able to provide an answer right away. They probably need to go back and take a hard look at the numbers.

Chairperson Choi closed the public hearing.

**Action:** The Planning Commission **continued** the Zone change (ZC-16-01) to create a senior-citizen-housing (S-C-H) Overlay Zone, Conditional Use Permit (CU-16-04) for an affordable senior housing development, and Tentative Map No. 073741 (TM-16-02) to subdivide air rights for the construction of a 54-unit senior citizen housing condominium project at 130-206 South Chandler Avenue to allow the applicant additional time to address the Commission's concerns to the December 13, 2016 Planning Commission meeting.

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

Ayes: Commissioners: Choi, Sullivan, Amador, Robinson, and Isozaki  
 Noes: Commissioners: None  
 Absent: Commissioners: None  
 Abstain: Commissioners: None

**3-B. RECESS TO WORKSHOP AND TRAINING REGARDING BROWN ACT; ETHICS, INCLUDING AB 1234; LAND USE REGULATION; AND SCOPE OF AUTHORITY FOR PLANNING COMMISSION. NO ACTION WILL OCCUR. TRAINING AND WORKSHOP WILL BE HELD IN THE ADMINISTRATIVE CONFERENCE ROOM (ROOM NO. 266). THE MEETING WILL ADJOURN FROM THAT LOCATION.**

Attorney Berger provided a presentation to the Planning Commission.

**COMMISSION COMMUNICATIONS:**

None

**FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:**

None

**STAFF UPDATES:**

None

**CLOSED SESSION:**

None

**ADJOURNMENT:**

There being no further business for consideration, the meeting was adjourned on November 22, 2016 at 10:00 p.m. to the next regular meeting on December 13, 2016 at 7:00 p.m. in the Council Chambers.

---

Michael A. Huntley  
Director of Community and Economic Development

*Approved on at the regular Planning Commission meeting.*



**UNOFFICIAL MINUTES  
MONTEREY PARK PLANNING COMMISSION  
REGULAR MEETING  
December 13, 2016**

The Planning Commission of the City of Monterey Park held a Regular Meeting of the Board in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Tuesday, December 13, 2016 at 7:00 p.m.

**CALL TO ORDER:**

Chairperson Choi called the meeting to order at 7:04 p.m.

**ROLL CALL:**

Planner Tewasart called the roll:

Commissioners Present: Ricky Choi, Larry Sullivan, Delario Robinson, and Paul Isozaki

Commissioners Absent: Theresa Amador

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

**ORAL AND WRITTEN COMMUNICATIONS:**

None

**AGENDA CHANGES AND ADOPTION:**

None

**APPROVAL OF MINUTES:**

None

**CONSENT CALENDAR:**

None

**UNFINISHED BUSINESS:**

**2-A. ZONE CHANGE (ZC-16-01) TO CREATE A SENIOR-CITIZEN-HOUSING (S-C-H) OVERLAY ZONE, CONDITIONAL USE PERMIT (CU-16-04) FOR AN AFFORDABLE SENIOR HOUSING DEVELOPMENT, AND TENTATIVE MAP NO. 073741 (TM-16-02) TO SUBDIVIDE AIR RIGHTS FOR THE CONSTRUCTION OF A 54-UNIT SENIOR CITIZEN HOUSING CONDOMINIUM PROJECT AT 130-206 SOUTH CHANDLER AVENUE**

Planner Tewasart provided a brief summary of the staff report.

Chairperson Choi opened the public hearing.

Architect Yung Kao, 235 East Main Street, Alhambra, CA 91801, stated that the Planning Commission at the previous meeting inquired if the building can be further setback greater than the code requirement of 10 feet. They managed to set the building back three additional feet. The Commission also inquired if it would be feasible to provide more affordable housing units. He questioned if the City is encouraging and facilitating housing developments to meet the City's fair share of housing developments. He stated that there is a real cost involved with limiting the number of stories to four feet. For example, the proposed project had to put the parking in a subterranean level. If five stories were allowed, the parking could have been on the ground level, saving approximately \$650,000.

Representative Steven P. Scandura, 1641 West Main Street #104, Alhambra, CA 91801, stated that he was asked to review and answer questions on the issue of providing additional affordable housing. Based on the numbers provided, the profit margin is less than 10 percent and each of the low-income housing units costs \$240,000 in lost profit. So if even one more affordable unit was to be provided the profit margin would be well below 10 percent. On a project like this that would leave no room for any problems in the development or unexpected costs. The project can go negative very quickly and at that point the project is no longer viable. With the five units of low-income and one unit of very low-income that is already pushing the project within the margins. The project appears to satisfy some of the goals with providing affordable housing.

Chairperson Choi stated that the Commission is receptive to any opportunity to provide additional affordable housing, but this is a private development and all the Commission can do is try to work with the applicant to get to some number of affordable units. The Senior-Citizen-Housing Overlay provides a density increase and the affordable housing also provides a density increase. So the City is doing its part in trying to work with the applicant to give them a viable project. What the Commission is asking for is something in return and if this is what the applicant can provide then it is appreciated and the applicant is not looking to increase the number. So it is up to the Commission to determine if it is adequate for this project.

Commissioner Isozaki stated that it is not a question of the number of units. He stated that a truly low-income individual would not be able to afford the down payment for one of the units or to qualify for a loan. Low-income rental units make sense, but it is an oxymoron to say that there are low-income units for sale. That is one major concern with the six affordable units. The other concern is the selection of the buyers and whether the City is involved. He stated that the motive is not to provide affordable units, but to get the density. He would prefer getting rid of the six affordable units and lowering the density. Another concern is the parking, which is exactly to code, but the problem is that there is overflow from the plaza on Garvey and Chandler. The obvious concern is the shade factor.

Representative Scandura replied that the existing tenants within the property that is going to be redeveloped will be given first rights to purchase the affordable units. If they decline or do not qualify, then the units to the north will get the rights next as compensation. Realistically anything over two-stories is going to cast shade. Another

possibly would be to shift the additional setbacks towards the south that way an additional 6 feet will be provided on the north side. The six units make the project more viable by the increase density because the marginal cost of an additional unit is not the same as the average cost. The marginal cost will be much lower. A third of the profit comes because of the six affordable units.

Chairperson Choi inquired if staff could provide some clarity to the density bonus. Director Huntley stated that there has been some discussion and conjecture regarding the affordable units. The State of California has adopted density bonus regulations and has mandated that local governments also adopt the same regulations. So within the code, the City has adopted the density bonus development standards that are being mandated by the State and this is as a way to produce affordable housing, it can be extremely low, low, moderate income housing and there are specific formulas that are adopted within the code that allows for a specific number of affordable units. This is mandated by the State, but the local government is required to monitor the affordability. There is an affordable housing covenant that is recorded against the property.

Commissioner Robinson stated the Commission's main purpose is to move the City forward and this project will move the City forward. There is a business component to the senior housing project and if the profit margin is not suitable then why build it. He stated that the Commission was previously concerned about the setback and that is the reason for the delay of the project and the possibly of approving the project.

Commissioner Sullivan inquired if the additional setback was taken from the living space or the overall space. Architect Kao replied mainly from the courtyard. The square footage stayed the same. Commissioner Sullivan stated that he still has a concern for the adjacent properties and the use of the word affordable housing for six units.

Opponent Tiffany San Juan, 126 South Chandler Avenue, Monterey Park, CA 91754, daughter and niece of the homeowners on the adjacent property to the north, stated that she is speaking on their behalf. She stated that there are concerns with the dust and debris that will occur during construction, noise vibrations and pollution, and traffic. Buses, trucks and vehicles use Chandler Avenue as an alternate route to Atlantic Boulevard, but there has been no repavement. Building a highly dense senior citizen project will not benefit the residents on Chandler Avenue. A less dense development that provides more greenery will be beneficial to the street and the community.

Commissioner Robinson inquired about the contaminants on the property. Planner Tewasart replied that hazardous materials were analyzed and mitigations were not required.

Chairperson Choi closed the public hearing.

Commissioner Isozaki inquired if conditions of approval can be added requiring the applicant to shift the setback towards the south and provide priority to the tenants on the property and then to the people to the north. Director Huntley replied yes.

Commissioner Sullivan inquired about the affordability covenant. Attorney Berger replied that the California Health and Safety Code establish a formula by which affordable housing can be sold depending on different categories of income. There are medium income households, low income households, very low income households, and extremely low income households. For example, for moderate income housing the maximum that an owner can charge is 70 percent of the median housing within the county based upon income. When speaking of households that includes income from all inhabitants of a home. That formula tells you how much can be charged for a particular dwelling unit. The reason this is important is because the applicant is requesting to increase the density from the allowed zoning which is 11 units, up to 54 units based upon density bonuses.

Attorney Berger further clarified that density bonuses are a requirement of California law which requires local governments to provide density bonuses in part with regards to parking and setbacks where cities have to provide these changes in zoning in order to accommodate low income housing if the developer comes in offering to do that. To ensure that these households, which benefit from the density bonuses, remain affordable to these types of household income levels the Health and Safety Code requires that the developer record a covenant against the property requiring all of the homes to only be sold to the same type of households for the next 45 years and the City enforces those covenants. Anytime there is a property conveyance from one household to another household the City is required to ensure that the next household meets the same income requirements as the original household that bought the property.

Chairperson Choi inquired about enforcement on the City's side when there is a title change. Attorney Berger replied that the City must be informed whenever there is a title change.

Commissioner Robinson inquired why only three additional feet was provided instead of the requested five feet. Architect Kao replied that the minimum requirement is 10 feet. Commissioner Sullivan suggested that they look into whether it is possible to provide 15 feet.

Chairperson Choi inquired if Commissioner Sullivan had a preference regarding the additional setback and whether the request is to split the additional setback between the north and south sides or completely shifted towards the south. Commissioner Sullivan replied no. He has a commitment to the people in the City and if a building like this was constructed next to him he would not be favorable to the project. He does not want to set a precedent on Chandler Avenue with nothing but big buildings.

**Action:** The Planning Commission took no action.

#### **NEW BUSINESS (PUBLIC HEARING):**

#### **3-A. CONDITIONAL USE PERMIT (CU-16-08) TO ALLOW A NEW 5-STORY MIXED-USE DEVELOPMENT AND GENERAL ON-SALE ALCOHOL USE AND TENTATIVE MAP NO. 073693 (TM-16-04) TO ALLOW FOR THE SUBDIVISION OF AIR-RIGHTS**

**TO ESTABLISH A HOTEL AND 84 RESIDENTIAL UNITS IN THE R-S, P-D (REGIONAL SPECIALTY, PLANNED DEVELOPMENT) ZONE AT 420 NORTH ATLANTIC BOULEVARD**

Planner Tewasart provided a brief summary of the staff report.

**COMMISSION COMMUNICATIONS:**

None

**FUTURE AGENDA ITEMS AS DIRECTED BY THE COMMISSION:**

None

**STAFF UPDATES:**

None

**CLOSED SESSION:**

None

**ADJOURNMENT:**

There being no further business for consideration, the meeting was adjourned on December 13, 2016 at 9:30 p.m. to the next regular meeting on January 10, 2017 at 7:00 p.m. in the Council Chambers.

---

Michael A. Huntley  
Director of Community and Economic Development

*Approved on at the regular Planning Commission meeting.*

# ATTACHMENT 3

Appeal from the Project Applicant, Latigo Canyon Development,  
LLC.





# CITY OF MONTEREY PARK APPEAL

Appeal applications are submitted to the City Clerk's Office.

The following items are required at the time of application submittal:

|   |                                                                            | For Staff<br>Use Only               |
|---|----------------------------------------------------------------------------|-------------------------------------|
| 1 | <b>This Checklist</b><br>Submit this checklist along with the items below. | <input checked="" type="checkbox"/> |
| 2 | <b>Appeal Application</b><br>All blanks must be filled in completely.      | <input checked="" type="checkbox"/> |
| 3 | <b>Appeal Statement of Circumstances</b><br>Submit on separate page.       | <input checked="" type="checkbox"/> |
| 4 | <b>Application Fees</b><br>See Fee Schedule.                               | <input type="checkbox"/>            |

Do Not Write Below This Line

*City Clerk, please date stamp and forward this page with application to Planning Division.*

AP- 16-04

*Date stamps*

CITY CLERK OFFICE  
2016 DEC 21 P 3:44  
CITY OF MONTEREY PARK



# APPEAL

CITY OF MONTEREY PARK

CITY CLERK OFFICE

Project type and case number: 54 Unit Senior Housing

2016 DEC 21 P 3:44

Project address: 130 - 206 S. Chandler Avenue, Monterey Park, CA 91754

Project name (if applicable): \_\_\_\_\_

Appellant's name: Latigo Canyon development, LLC, and Tie Gao

Address: 602 Fairview Avenue, #15, Arcadia CA 91007

Check preferred method of contact

☒ Phone number: (626) 203-2865

☒ E-mail address: uspc.inc@gmail.com

☐ Fax no: \_\_\_\_\_

The appellant requests review of the following action:

☒ Planning Commission decision ☐ Design Review Board decision ☐ Staff decision

Case Number(s): \_\_\_\_\_

Date decision rendered: December 13, 2016

Relationship of appellant to the project or decision: Developer

Appellant's signature: \_\_\_\_\_

Date: December 21, 2016

## Statement of Circumstances

On a separate page, describe in detail the circumstances of the decision and your reason for the appeal.

Appeal applications must be filed with the City Clerk within the prescribed appeal period. An appeal fee is required at the time of application.

Do Not Write Below This Line

AP-\_\_\_\_\_-

## Statement of Circumstances Justifying Appeal

54 Unit Senior Housing  
130 - 206 South Chandler Avenue  
Monterey Park, CA 91754

TO THE HONORABLE COUNCIL OF THE CITY OF MONTEREY PARK:

Appeal is hereby made as to the Planning Commissions' December 13, 2016, failure to act upon the application of Latigo Canyon Development, LLC, for a resolution recommending that the City Council adopt a mitigated negative declaration, approve a zone change to allow a Senior housing Overlay of a R-3 zoned parcel, allow a conditional use permit, and approve tentative map no. 073741 to subdivide air rights to construct a 54-unit mixed-affordable senior citizens housing development at 130-206 South Chandler Avenue.

The basis for the appeal is that the Planning Commission failed to act after public hearing on the applicant's timely request for a resolution in support of the project.

Applicant/Appellant Latigo Canyon Development, LLC, submits that the appeal should be granted, and that the mitigated negative declaration, zone change, conditional use permit, and tentative map be approved by the Honorable City Council.

Applicant states the following reasons why this appeal should be granted:

1. The proposed project fills an urgent need within the City for senior housing.
2. The proposed project provides additional low income housing for the City.
3. The proposed project furthers the stated and codified public policy of promoting senior and low income housing.
4. The proposed project has been designed with greater than minimum setbacks.
5. Established public policies promoting affordable housing favor this development.

The proposed project site is in the best possible location within the City to place a senior housing development such as this one because:

- a. The site is within easy walking distance to numerous shops and restaurants to the benefit of the elderly residents and to the local businesses.
- b. The project will provide an economic benefit to the City that is much greater than any alternative land use, since elderly residents are more likely to stay local when spending their money, and since family members can be expected to come to the City on weekends and evenings to patronize local restaurants and businesses.
- c. The particular street is in need of an upgrade to the housing stock and will benefit by the improved aesthetics the project will bring.
- d. Senior housing is less likely to impose a traffic burden during peak rush hours since the residents are more likely to be retired, as compare to typical condominiums occupied by working-age residents.
- e. The project will provide additional income to the Fire Department's Emergency Medical Services Division by its residents use of EMS services and the corresponding payment for those services by private insurance and Medicare.
- f. The project has been reviewed extensively by the City's environmental consultant, who concluded that there are no significant impacts.

The applicant notes the following facts to be established:

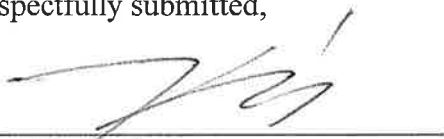
- A. The General Plan designation for the project site is High Density Residential. This allows for a broad range of dwelling unit types which may be attached or detached.
- B. The average population density within the project site's vicinity is 84 persons per acre.
- C. General Plan Land Use Element Goal 11.0 provides the City's goal is to continue to provide opportunities for persons of all incomes to find suitable housing.
- D. General Plan Housing Element Goal 2 is to remove or reduce governmental constraints on affordable housing development.
- E. General Plan Housing Element Policy 2.2 is to encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.
- F. General Plan Housing Element Goal 4 is to assist in providing housing that meets the needs of all economic segments of the community. The project will provide affordable housing units to senior citizens.
- G. The project site is zoned R-3 (High Density Residential). The minimum required lot size in the R-3 Zone is 7,000 square feet, the minimum required lot width is 60 feet, and the minimum required lot depth is 100 feet. This project site is 35,520 square feet (0.82 acre) in size, the lot width is 185 feet and the depth is 192 feet.
- H. The project site is currently already developed with a multi-unit apartment complex.
- I. Properties located to the south, east and west of the subject property are R-3 zoned lots and are developed with multi-unit residential developments. North of the subject property are R-2 zoned lots that are developed with multi-unit residential developments.
- J. The proposed senior housing development is consistent with the type of the uses that are currently developed in that neighborhood.
- K. The project site is regular shaped and relatively flat. Two parcels are currently vacant and the third parcel is developed with three detached residential units and two detached garages constructed in 1921. K. The proposed use is a 54-unit mixed-affordability senior housing development comprised of a mixture of income groups.
- L. Without the proposed senior housing overlay, the R-3 Zone allows up to 14 units on the project site.
- M. A Senior Citizen Housing Overlay Zone allows development of 50 units per acre per MPMC Chapter 21.16.
- N. All the units in the proposed project will be attached in a rectangular formation with a courtyard at the center of the property.
- N. Established public policy allows a density bonus pursuant to MPMC Chapter 21.18 adding an additional 4 units on the project site for a total of 54 units.
- O. Established public policy provides a 10% density bonus for 2.5% very-low income units and a 23% density bonus for 15 percent low income units.
- P. The project will be 4-stories and 40 feet in height.
- Q. The site is located within a mile south of the Interstate 10 Freeway.
- R. The environmental assessment demonstrated that the project would not have a significant effect on the environment, with implementation of mitigation measures.
- S. The project is consistent with the General Plan.

The applicant contends that the Planning Commission failed to follow the established and codified public policies favoring this proposed development. The site is ideally suited for this project, and the benefits to the local businesses and to the City as a whole far outweigh the possible negative impacts to be expected. The proximity of this site to the business district creates a win-win situation for the City and the proposed residents. Any other proposed location for senior housing would impose the same burdens as this proposed location, but without the corresponding benefit to the City. In short, if not here, then where?

Further, an alternative development at the project site would merely add existing housing stock of a type that is already being supplied within the City. This project is a perfect opportunity for the City to take advantage of the developer's proposed subsidization of senior and low income housing to fulfill stated policy goals and Federal and State mandated requirements. The opposition to the development appears to have centered on the height and density of the project. But that type of opposition would apply to any senior housing at any reasonably available location. Opposition to senior housing generally should not be supported by the Council.

For the reasons stated above, and based upon the findings of the City Planning Department Staff, the Council should grant this appeal and approve the project as proposed.

Respectfully submitted,



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Tie ("Kenny") Gao  
Latigo Canyon Development, LLC  
Developer  
December 21, 2016

CITY OF MONTEREY PARK

320 WEST-NEWMARK AVE  
MONTEREY PARK, CA 91754

ck 278

RECEIPT

Validation Receipt

FOR OFFICE USE ONLY  
DO NOT WRITE IN THIS SPACE

CHARGES-

0010701001006200

206 s chandler ave

\$ 1515.00

DATE:

12/21/16

Sub-total

1515.00

RECEIVED FROM:

PAYMENT-

Check - 292446

Latigo Canyon Development

1515.00

Change

0.00

FOR:

Appeal

130 - 206 S. Chandler Ave

\$

1515. —

REVENUE ACCOUNT:

0010-701-0010-06200



LATIGO CANYON DEVELOPMENT LLC  
602 FAIRVIEW AVE APT 15  
ARCADIA, CA 91007

12-21-2016

278

16-7038/3220  
0020

DATE

Pay City of Monterey Park  
TO THE ORDER OF  
fifteen hundred fifteen  $\frac{15}{100}$

\$1515. ~~XX~~  
100

DOLLARS



Photo  
Safe  
Deposit  
Details on back

EAST WEST BANK

200 E. Duarte, Arcadia, CA 91006  
626-921-4988

FOR

CITY APPEAL

*[Signature]*

⑆ 3 2 2 0 7 0 3 8 ⑆ ⑆ 8 0 2 0 0 0 5 2 7 ⑆ ⑆

0278

Harland Clarke



# City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** The Honorable Mayor and City Council  
**FROM:** Chu Thai, Director of Management Services  
Annie Yaung, CPFO, Controller  
**SUBJECT:** Warrant Register for the City of Monterey Park of  
February 1, 2017

## **RECOMMENDATION:**

It is recommended that the City Council:

- (1) Approve payment of warrants and adopt Resolution No. \_\_\_\_\_ allowing certain claims and demands per Warrant Register dated **February 1, 2017** totaling **\$1,792,471.94** specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered **312706-312966** and e-Payables numbered **000517-000533**.

## **BACKGROUND:**

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

**FISCAL IMPACT:**

Disbursements from all funds total **\$1,792,471.94.**

Respectfully submitted:

Prepared by:

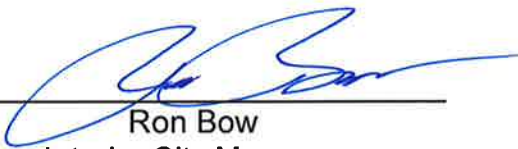


Chu Thai  
Director of Management Services



Annie Yaung, CPFO  
Controller

Approved By:



Ron Bow  
Interim City Manager

Attachments 1: Resolution  
Attachments 2: Warrant Register

# **ATTACHMENT 1**

## **Resolution**

**RESOLUTION NO.**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF**  
**MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS**  
**PER WARRANT REGISTER DATED**  
**1ST DAY OF FEBRUARY 2017**  
**TOTALING \$1,792,471.94 AND SPECIFYING THE FUNDS OUT**  
**OF WHICH THE SAME ARE TO BE PAID**

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES RESOLVE:

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

|                                    |                        |
|------------------------------------|------------------------|
| General Fund                       | \$ 535,195.33          |
| State Gas Tax Fund                 | 34,247.40              |
| Sewer Fund                         | 437.98                 |
| Refuse Fund                        | 438,600.29             |
| City Shop Fund                     | 25,853.11              |
| Public Safety Impact Fee           | 31,540.60              |
| Special Deposits Fund              | 12,815.08              |
| Business Improvement Area #1       | 5,133.24               |
| Workers Comp. Fund                 | 6,047.00               |
| Water Fund                         | 81,998.04              |
| Water Treatment Fund               | 8,833.86               |
| OPA Proposition A                  | 7,787.29               |
| Measure R Fund                     | 5,197.74               |
| Library Tax Fund                   | 810.86                 |
| STC Standards/Training/Corrections | 735.08                 |
| POST                               | 3,190.38               |
| Recreation Fund                    | 12,131.17              |
| Asset Forfeiture                   | 207,254.16             |
| Air Quality Improvement Fund       | 5,931.00               |
| Prop C                             | 68,644.13              |
| ISTEA                              | 287,181.48             |
| Maintenance District 93-1          | 612.79                 |
| Prop A - Per Parcel Grant          | 277.95                 |
| Beverage Container Recycling       | 3,720.00               |
| Maintenance Grant (075)            | 1,505.56               |
| ELAC Instructional Serv Prog       | 4,856.21               |
| CA Council For The Humanities      | 721.81                 |
| Literacy Trust Grant               | 1,212.40               |
| <b>TOTAL</b>                       | <b>\$ 1,792,471.94</b> |

PASSED, APPROVED AND ADOPTED THE 1ST DAY OF FEBRUARY 2017.

\_\_\_\_\_  
 Mitchell Ing, Mayor  
 City of Monterey Park, California

ATTEST

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

RESOLUTION NO.  
Page 2

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.  
CITY COUNCIL OF THE)  
CITY OF MONTEREY PARK )

I hereby certify that the foregoing Resolution was adopted by the City Council of the City of Monterey Park at a regular meeting held on the 1st day of February 2017 by the following vote of the Council:

|            |                  |
|------------|------------------|
| AYES:      | COUNCIL MEMBERS: |
| NOES:      | COUNCIL MEMBERS: |
| ABSTAINED: | COUNCIL MEMBERS: |
| ABSENT:    | COUNCIL MEMBERS: |

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



## **ATTACHMENT 2**

### **Warrant Register**

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

5

PREPAID WARRANTS

| VENDOR NAME                       | ACCOUNT             | AMOUNT   | DESCRIPTION                  | P.O. | CHECK # | TOTAL    |
|-----------------------------------|---------------------|----------|------------------------------|------|---------|----------|
| ALL AMERICAN LEADERSHIP           | 0349-801-3201-39400 | 2,000.00 | FIRE TRAINING                |      | 312706  | 2,000.00 |
| APPLEONE EMPLOYMENT SERVICES      | 0445-801-6005-11300 | 284.20   | TEMPORARY STAFFING SERVICES  |      | 312707  |          |
|                                   | 0445-801-6005-11300 | 81.20    | TEMPORARY STAFFING SERVICES  |      | 312707  |          |
|                                   | 0445-801-6005-11300 | 263.90   | TEMPORARY STAFFING SERVICES  |      | 312707  |          |
|                                   | 0445-801-6005-11300 | 243.60   | TEMPORARY STAFFING SERVICES  |      | 312707  |          |
|                                   | 0445-801-6005-11300 | 324.80   | TEMPORARY STAFFING SERVICES  |      | 312707  | 1,197.70 |
|                                   | 0010-801-1704-31950 | 192.58   | TEMPORARY STAFFING SERVICES  |      | 312729  | 192.58   |
| ARC IMAGING RESOURCE - CALIFORNIA | 0010-801-4212-37500 | 469.74   | ENGINEERING PRINTER          |      | 312730  |          |
|                                   | 0010-801-4212-37500 | 62.63    | ENGINEERING PRINTER          |      | 312730  | 532.37   |
| AT & T                            | 0010-801-3113-32050 | 41.33    | PHONE SERVICE                |      | 312708  |          |
|                                   | 0010-801-3201-32050 | 47.03    | PHONE SERVICE                |      | 312708  | 88.36    |
| AT&T                              | 0010-801-3112-32050 | 612.87   | INTERNET/PHONE SERVICE       |      | 312709  |          |
|                                   | 0092-801-4220-32050 | 37.11    | INTERNET/PHONE SERVICE       |      | 312709  | 649.98   |
| BANKCARD CENTER                   | 0010-801-1101-39400 | 3,420.00 | 12/16 STMT-ICSC RECON        |      | 312731  |          |
|                                   | 0010-801-1201-39400 | 650.00   | 12/16 STMT-LCC CONFERENCE    |      | 312731  |          |
|                                   | 0010-801-1301-21350 | 33.20    | 12/16 STMT-OFFICE SUPPLIES   |      | 312731  |          |
|                                   | 0010-801-1301-31750 | 405.00   | 12/16 STMT-ELECTION SERVICES |      | 312731  |          |
|                                   | 0010-801-1301-39300 | 310.00   | 12/16 STMT-MEMBERSHIP        |      | 312731  |          |
|                                   | 0010-801-1301-39400 | 858.12   | 12/16 STMT-LCC CONFERENCE    |      | 312731  |          |
|                                   | 0010-801-1403-39400 | 30.00    | 12/16 STMT-TRAINING          |      | 312731  |          |
|                                   | 0010-801-1406-39400 | 207.89   | 12/16 STMT-SUPPLIES          |      | 312731  |          |
|                                   | 0010-801-1704-33200 | 1,130.00 | 12/16 STMT-ICSC RECON        |      | 312731  |          |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

6

PREPAID WARRANTS

| VENDOR NAME                 | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O. | CHECK # | TOTAL     |
|-----------------------------|---------------------|----------|--------------------------------|------|---------|-----------|
| BANKCARD CENTER             | 0010-801-1801-39550 | 38.16    | 12/16 STMT-REFRESHMENTS        |      | 312731  |           |
|                             | 0010-801-3101-22650 | 10.00    | 12/16 STMT-SUBSCRIPTION        |      | 312731  |           |
|                             | 0010-801-3101-22750 | 54.00    | 12/16 STMT-REFRESHMENTS        |      | 312731  |           |
|                             | 0010-801-3101-33400 | 19.00    | 12/16 STMT-PARKING             |      | 312731  |           |
|                             | 0010-801-3101-39300 | 125.00   | 12/16 STMT-MEMBERSHIP          |      | 312731  |           |
|                             | 0010-801-3103-22750 | 195.00   | 12/16 STMT-TRAINING            |      | 312731  |           |
|                             | 0010-801-3104-31950 | 450.00   | 12/16 STMT-TRAINING            |      | 312731  |           |
|                             | 0010-801-3113-22600 | 1,069.11 | 12/16 STMT-JAIL TREADMILL      |      | 312731  |           |
|                             | 0010-801-3230-22750 | 1,224.08 | 12/16 STMT-RADIO EQUIPMENT     |      | 312731  |           |
|                             | 0010-801-6001-21350 | 85.98    | 12/16 STMT-OFFICE SUPPLIES     |      | 312731  |           |
|                             | 0010-801-6001-33100 | 42.00    | 12/16 STMT-TRAINING            |      | 312731  |           |
|                             | 0010-850-1403-31950 | 505.00   | 12/16 STMT-TRAINING            |      | 312731  |           |
|                             | 0043-850-1404-31700 | 359.98   | 12/16 STMT-NETWORK SUPPLIES    |      | 312731  |           |
|                             | 0071-801-3120-22670 | 111.60   | 12/16 STMT-EXPLORER BANQUET    |      | 312731  |           |
|                             | 0075-450-0075-08270 | 202.01   | 12/16 STMT-TUTOR RECON (TRUST) |      | 312731  |           |
|                             | 0075-450-0075-08330 | 4,904.98 | 12/16 STMT-EE LUNCH (TRUST)    |      | 312731  |           |
|                             | 0075-450-0075-08530 | 43.49    | 12/16 STMT-SNOW VIL (TRUST)    |      | 312731  |           |
|                             | 0075-450-0075-08640 | 3,442.59 | 12/16 STMT-MPKTV (TRUST)       |      | 312731  |           |
|                             | 0092-801-4221-24150 | 29.99    | 12/16 STMT-SUBSCRIPTION        |      | 312731  |           |
|                             | 0092-850-1403-39400 | 2,698.13 | 12/16 STMT-TRAINING            |      | 312731  |           |
|                             | 0136-801-3101-33250 | 281.38   | 12/16 STMT-POST TRAINING       |      | 312731  |           |
|                             | 0349-801-3201-39400 | 761.20   | 12/16 STMT-TRAINING REFRESHEMT |      | 312731  |           |
|                             | 0445-801-6005-21350 | 14.70    | 12/16 STMT-OFFICE SUPPLIES     |      | 312731  |           |
|                             |                     |          |                                |      |         | 23,711.59 |
| BYRON BERRY                 | 0010-801-1801-31951 | 3,200.00 | ARBITRATOR CASE FEES           |      | 312710  |           |
|                             |                     |          |                                |      |         | 3,200.00  |
| BULLEX DIGITAL SAFETY (DBA) | 0010-801-3230-39400 | 1,175.62 | FIRE-TRAINING SUPPLIES         |      | 312711  |           |
|                             | 0010-801-3230-39400 | 100.06   | FIRE-TRAINING SUPPLIES-TAX     |      | 312711  |           |
|                             | 0010-431            | 100.06   | FIRE-TRAINING SUPPLIES-TAX     |      | 312711  |           |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

7

PREPAID WARRANTS

| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                     | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|---------------------------------|---------|---------|----------|
|                                     |                     |          |                                 |         |         | 1,175.62 |
| CALIFORNIA BUILDING STANDARDS COMM  | 0010-701-0010-09202 | 327.60   | BUILDING PERMIT SURCHARGE FEE   |         | 312712  | 327.60   |
| CHARTER COMMUNICATIONS              | 0010-801-3210-32050 | 69.98    | INTERNET/CABLE SERVICE          |         | 312713  |          |
|                                     | 0010-801-3210-32050 | 71.02    | INTERNET/CABLE SERVICE          |         | 312713  |          |
|                                     | 0010-801-3230-32050 | 130.00   | INTERNET/CABLE SERVICE          |         | 312713  |          |
|                                     | 0022-801-4202-31950 | 89.98    | INTERNET/CABLE SERVICE          |         | 312713  | 360.98   |
|                                     | 0010-801-4210-38400 | 129.98   | INTERNET/CABLE SERVICE          |         | 312732  |          |
|                                     | 0010-801-6502-32050 | 79.99    | INTERNET/CABLE SERVICE          |         | 312732  |          |
|                                     | 0010-801-6502-32050 | 79.99    | INTERNET/CABLE SERVICE          |         | 312732  |          |
|                                     | 0010-801-6505-38400 | 113.78   | INTERNET/CABLE SERVICE          |         | 312732  | 403.74   |
| CITY OF REDONDO BEACH               | 0010-801-1801-39400 | 1,550.00 | HR-TRAINING                     |         | 312733  | 1,550.00 |
| CYNTHIA CLEGHORN (DBA) C&M PRINTING | 0075-450-0075-08615 | 352.51   | CENTENNIAL PVC BOARD (TRUST)    |         | 312714  | 352.51   |
| DATA WEST CORPORATION               | 0092-801-4222-38400 | 5,670.00 | SYSTEM SUPPORT                  | 17-0049 | 312734  | 5,670.00 |
| DEPARTMENT OF CONSERVATION          | 0010-701-0010-09200 | 1,147.57 | STRONG MOTION FEE               |         | 312715  | 1,147.57 |
| DIVERSIFIED RISK INSURANCE          | 0075-450-0075-08350 | 210.60   | SPECIAL EVENT INSURANCE (TRUST) |         | 312716  |          |
|                                     | 0075-450-0075-08350 | 243.70   | SPECIAL EVENT INSURANCE (TRUST) |         | 312716  | 454.30   |
| ARMANDO ESPARZA                     | 0136-801-3101-33250 | 500.00   | POST TRAINING                   |         | 312717  | 500.00   |
| GOLDEN WEST COLLEGE                 | 0136-801-3101-33250 | 508.00   | POST TRAINING                   |         | 312718  | 508.00   |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

8

PREPAID WARRANTS

| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                 | P.O. | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|-----------------------------|------|---------|----------|
| MONTEREY PARK PETTY CASH            | 0010-801-1403-39400 | 22.47    | PETTY CASH-SUPPLIES         |      | 312735  |          |
|                                     | 0010-801-1403-39400 | 40.97    | PETTY CASH-SUPPLEIS         |      | 312735  |          |
|                                     | 0010-801-3201-21350 | 9.79     | PETTY CASH-SUPPLIES         |      | 312735  |          |
|                                     | 0092-801-4223-22750 | 63.89    | PETTY CASH-REFRESHMENTS     |      | 312735  |          |
|                                     | 0092-801-4223-22750 | 31.45    | PETTY CASH-REFRESHMENTS     |      | 312735  |          |
|                                     | 0075-450-0075-08640 | 33.92    | PETTY CASH-MPKTV (TRUST)    |      | 312735  |          |
|                                     | 0349-801-3201-39400 | 53.05    | PETTY CASH-SUPPLIES         |      | 312735  |          |
|                                     | 0349-801-3201-39400 | 11.98    | PETTY CASH-REFRESHMENTS     |      | 312735  |          |
|                                     | 0349-801-3201-39400 | 29.98    | PETTY CASH-REFRESHMENTS     |      | 312735  |          |
|                                     |                     |          |                             |      |         | 297.50   |
| MV CHENG & ASSOCIATES INC.          | 0010-801-1403-31950 | 5,070.00 | TEMPORARY STAFFING SERVICES |      | 312719  |          |
|                                     |                     |          |                             |      |         | 5,070.00 |
| ORANGE COUNTY SHERIFF'S DEPT        | 0136-801-3101-33250 | 160.00   | POST TRAINING               |      | 312720  |          |
|                                     |                     |          |                             |      |         | 160.00   |
| OUSSA AWAD (DBA) BUILDER'S BOOK INC | 0010-801-1703-39350 | 50.14    | BUILDING CODE BOOK          |      | 312721  |          |
|                                     |                     |          |                             |      |         | 50.14    |
| PITNEY BOWES POSTAGE BY PHONE       | 0010-801-1301-31750 | 50.31    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1301-32200 | 5.37     | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1403-32200 | 65.52    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1406-32200 | 389.58   | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1701-32200 | 47.65    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1702-32200 | 19.62    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1703-32200 | 11.54    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-1801-32200 | 11.33    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-3101-32200 | 19.74    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-3102-32200 | 8.18     | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-3104-32200 | 25.11    | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-3113-32200 | 4.60     | POSTAGE                     |      | 312736  |          |
|                                     | 0010-801-3114-32200 | 78.71    | POSTAGE                     |      | 312736  |          |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

9

PREPAID WARRANTS

| VENDOR NAME                   | ACCOUNT             | AMOUNT   | DESCRIPTION                   | P.O.    | CHECK # | TOTAL    |
|-------------------------------|---------------------|----------|-------------------------------|---------|---------|----------|
| PITNEY BOWES POSTAGE BY PHONE | 0010-801-3120-32200 | 0.88     | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-3201-32200 | 6.04     | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-3205-32200 | 24.79    | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-3210-32200 | 5.17     | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-3220-32200 | 8.65     | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-6001-32200 | 20.93    | POSTAGE                       |         | 312736  |          |
|                               | 0010-801-6502-32200 | 12.72    | POSTAGE                       |         | 312736  |          |
|                               | 0043-801-4212-32200 | 8.68     | POSTAGE                       |         | 312736  |          |
|                               | 0075-450-0075-09230 | 45.15    | POSTAGE (TRUST)               |         | 312736  |          |
|                               |                     |          |                               |         |         | 870.27   |
| EVERARDO ROMO                 | 0136-801-3101-33250 | 250.00   | POST TRAINING                 |         | 312722  |          |
|                               |                     |          |                               |         |         | 250.00   |
| DANNY SALAZAR                 | 0136-801-3101-33250 | 500.00   | POST TRAINING                 |         | 312723  |          |
|                               |                     |          |                               |         |         | 500.00   |
| SPRINT CORPORATION            | 0010-801-3115-38400 | 1,391.65 | MOBILE DATA SERVICE           | 17-0126 | 312724  |          |
|                               |                     |          |                               |         |         | 1,391.65 |
| CODAY STEVEN                  | 0010-801-3101-33400 | 6.00     | PETTY CASH-PARKING            |         | 312737  |          |
|                               | 0071-801-3120-22670 | 50.00    | PETTY CASH-EXPLORER SUPPLIES  |         | 312737  |          |
|                               | 0010-801-3115-38400 | 81.08    | PETTY CASH-SUPPLIES           |         | 312737  |          |
|                               | 0010-801-3102-24100 | 54.49    | PETTY CASH-SUPPLIES           |         | 312737  |          |
|                               | 0010-801-3103-22750 | 38.73    | PETTY CASH-RANGE SUPPLIES     |         | 312737  |          |
|                               | 0010-801-3114-39350 | 45.00    | PETTY CASH-MEMBERSHIP         |         | 312737  |          |
|                               | 0010-801-3103-33100 | 24.00    | PETTY CASH-PARKING            |         | 312737  |          |
|                               | 0010-801-3104-38400 | 28.26    | PETTY CASH-SUPPLIES           |         | 312737  |          |
|                               | 0010-801-3104-21200 | 43.49    | PETTY CASH-SUPPLIES           |         | 312737  |          |
|                               | 0010-801-3120-39700 | 95.31    | PETTY CASH-SUPPLIES           |         | 312737  |          |
|                               |                     |          |                               |         |         | 466.36   |
| T-MOBILE USA                  | 0109-801-5004-91745 | 72.72    | DIAL-A-RIDE CELLULAR SERVICES |         | 312738  |          |



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PREPAID WARRANTS

| VENDOR NAME               | ACCOUNT             | AMOUNT   | DESCRIPTION                   | P.O. | CHECK # | TOTAL    |
|---------------------------|---------------------|----------|-------------------------------|------|---------|----------|
|                           |                     |          |                               |      |         | 72.72    |
| THE GAS COMPANY (DBA)     | 0010-801-3114-36200 | 1,045.12 | GAS SERVICES                  |      | 312739  |          |
|                           | 0060-801-4211-22250 | 4,765.06 | GAS SERVICES                  |      | 312739  |          |
|                           |                     |          |                               |      |         | 5,810.18 |
| THOMAS J. CODY            | 0010-801-1801-39300 | 200.00   | ICMA MEMBERSHIP               |      | 312725  |          |
|                           |                     |          |                               |      |         | 200.00   |
| UNITED PARCEL SERVICE     | 0010-801-1407-32200 | 164.50   | DELIVERY SERVICES             |      | 312740  |          |
|                           | 0010-801-3205-32200 | 272.40   | DELIVERY SERVICES             |      | 312740  |          |
|                           |                     |          |                               |      |         | 436.90   |
| UNITED STATES POST OFFICE | 0010-801-1408-32200 | 1,174.00 | MAILING PERMIT POSTAGE        |      | 312741  |          |
|                           |                     |          |                               |      |         | 1,174.00 |
| TONY URICH                | 0010-801-3104-31950 | 18.00    | POLICE TRAINING               |      | 312726  |          |
|                           |                     |          |                               |      |         | 18.00    |
| VINCENT VASQUEZ           | 0136-801-3101-33250 | 90.00    | POST TRAINING                 |      | 312727  |          |
|                           |                     |          |                               |      |         | 90.00    |
| VERIZON WIRELESS          | 0010-801-6001-32050 | 25.14    | WIRELESS VOICE & DATA SERVICE |      | 312728  |          |
|                           | 0010-801-3112-32050 | 1,031.47 | WIRELESS VOICE & DATA SERVICE |      | 312728  |          |
|                           | 0010-801-1701-32050 | 38.90    | WIRELESS VOICE & DATA SERVICE |      | 312728  |          |
|                           | 0010-801-1703-32050 | 6.36     | WIRELESS VOICE & DATA SERVICE |      | 312728  |          |
|                           | 0010-801-1702-32050 | 128.50   | WIRELESS VOICE & DATA SERVICE |      | 312728  |          |
|                           |                     |          |                               |      |         | 1,230.37 |
|                           | 0022-801-4206-32050 | 9.88     | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0010-801-4209-32050 | 11.49    | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0010-801-4212-32050 | 5.26     | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0092-801-4221-32050 | 18.64    | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0092-801-4222-32050 | 0.44     | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0092-801-4223-32050 | 16.64    | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |
|                           | 0010-801-6502-32050 | 0.22     | WIRELESS VOICE & DATA SERVICE |      | 312742  |          |

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PREPAID WARRANTS

| VENDOR NAME                | ACCOUNT             | AMOUNT    | DESCRIPTION                   | P.O. | CHECK # | TOTAL     |
|----------------------------|---------------------|-----------|-------------------------------|------|---------|-----------|
| VERIZON WIRELESS           | 0010-801-6517-32050 | 1.33      | WIRELESS VOICE & DATA SERVICE |      | 312742  |           |
|                            | 0043-801-4212-38400 | 38.01     | WIRELESS VOICE & DATA SERVICE |      | 312742  |           |
|                            |                     |           |                               |      |         | 101.91    |
| TOTAL FOR PREPAID WARRANTS |                     |           |                               |      |         | 62,212.90 |
|                            | PRINTED             | 62,212.90 |                               |      |         |           |
|                            | E-PAYABLE           | 0.00      |                               |      |         |           |

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PRINTED WARRANTS

| VENDOR NAME                         | ACCOUNT             | AMOUNT     | DESCRIPTION                 | P.O.    | CHECK # | TOTAL      |
|-------------------------------------|---------------------|------------|-----------------------------|---------|---------|------------|
| A & J PORTABLE RESTROOM INC         | 0010-801-6508-39860 | 1,000.00   | FARMERS MARKET RESTROOM     |         | 312743  | 1,000.00   |
| AAA ELECTRICAL SUPPLY, INC.         | 0010-801-4210-23400 | 500.80     | ELECTRICAL SUPPLIES         | 17-0253 | 312744  |            |
|                                     | 0010-801-4210-23400 | 61.41      | ELECTRICAL SUPPLIES         | 17-0253 | 312744  |            |
|                                     | 0010-801-4210-23400 | 585.48     | ELECTRICAL SUPPLIES         | 17-0253 | 312744  |            |
|                                     | 0010-801-4210-23400 | 54.95      | ELECTRICAL SUPPLIES         | 17-0253 | 312744  | 1,202.64   |
| ADMINSURE INC.                      | 0080-801-8301-20000 | 6,047.00   | WORKERS COMP CLAIM ADMIN    |         | 312745  | 6,047.00   |
| ADVANCE PEST TERMITE CONTROL        | 0010-801-6507-31160 | 33.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6507-31160 | 42.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6507-31160 | 46.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6507-31160 | 58.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6507-31160 | 52.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6505-38250 | 46.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-3104-39100 | 33.00      | PEST CONTROL                |         | 312746  |            |
|                                     | 0010-801-6502-38250 | 85.00      | PEST CONTROL                |         | 312746  | 395.00     |
| AFFILIATED SYSTEMS, INC.            | 0010-801-1801-31900 | 240.00     | PRE-EMPLOYMENT/DMV/DOT PHYS |         | 312747  | 240.00     |
| ALL AMERICAN ASPHALT                | 0175-850-5001-91900 | 237,181.48 | STREET RESURFACING          | 16-0706 | 312748  |            |
|                                     | 0175-850-5003-91900 | 50,000.00  | STREET RESURFACING          | 16-0706 | 312748  | 287,181.48 |
| ALL AMERICAN LEADERSHIP             | 0349-801-3201-39400 | 2,000.00   | FIRE TRAINING               |         | 312749  | 2,000.00   |
| ALL STAR GLASS, INC                 | 0060-801-4211-38400 | 285.98     | FLEET REPAIR                | 17-0037 | 312750  | 285.98     |
| AMERICAN COUNCIL OF ENGINEERING COM | 0010-801-1701-39350 | 200.00     | COMM DEV PUBLICATIONS       |         | 312751  |            |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O. | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|--------------------------------|------|---------|----------|
| AMERICAN COUNCIL OF ENGINEERING COM | 0010-801-1701-39250 | 158.41   | COMM DEV PUBLICATIONS          |      | 312751  | 358.41   |
| AMERICAN DYNAMIC SERVICES, INC.     | 0010-801-3230-22750 | 89.97    | FIRE/SECURITY ALARM MONITORING |      | 312752  |          |
|                                     | 0010-801-3230-22750 | 105.00   | FIRE/SECURITY ALARM MONITORING |      | 312752  | 194.97   |
| AMTECH ELEVATOR SERVICES            | 0010-801-4210-38400 | 501.65   | ELEVATOR MAINTENANCE           |      | 312753  | 501.65   |
| ANGELO PLUMBING INC                 | 0092-801-4210-38100 | 1,348.17 | PLUMBING SERVICE               |      | 312754  |          |
|                                     | 0092-801-4210-38100 | 575.00   | PLUMBING SERVICE               |      | 312754  |          |
|                                     | 0092-801-4210-38100 | 389.00   | PLUMBING SERVICE               |      | 312754  |          |
|                                     | 0092-801-4210-38100 | 135.00   | PLUMBING SERVICE               |      | 312754  | 2,447.17 |
| ANTHEM BLUE CROSS                   | 0010-701-0010-07960 | 121.75   | REFUND AMBULANCE FEE           |      | 312755  | 121.75   |
| APL GLASS COMPANY                   | 0010-801-4210-38100 | 120.00   | WINDOW REPLACEMENT             |      | 312756  |          |
|                                     | 0010-801-4210-38100 | 300.00   | WINDOW REPLACEMENT             |      | 312756  | 420.00   |
| ARAMARK UNIFORM & CAREER APPAREL, I | 0010-801-3210-39050 | 6.89     | FIRE UNIFORM SERVICES          |      | 312757  |          |
|                                     | 0010-801-3210-39050 | 6.89     | FIRE UNIFORM SERVICES          |      | 312757  |          |
|                                     | 0010-801-3210-39050 | 4.07     | FIRE UNIFORM SERVICES          |      | 312757  |          |
|                                     | 0010-801-3210-39050 | 6.89     | FIRE UNIFORM SERVICES          |      | 312757  |          |
|                                     | 0010-801-3210-39050 | 6.89     | FIRE UNIFORM SERVICES          |      | 312757  |          |
|                                     | 0010-801-3210-39050 | 50.00    | FIRE UNIFORM SERVICES          |      | 312757  | 81.63    |
| ARC DOCUMENT SOLUTIONS, LLC         | 0010-450-1701-02530 | 1,873.85 | DOCUMENT ARCHIVE SCANNING      |      | 312758  | 1,873.85 |
| ARROW INTERNATIONAL                 | 0010-801-3220-24200 | 1,208.64 | FIRE MEDICAL SUPPLIES          |      | 312759  | 1,208.64 |

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PRINTED WARRANTS

| VENDOR NAME                      | ACCOUNT             | AMOUNT     | DESCRIPTION                   | P.O.    | CHECK # | TOTAL      |
|----------------------------------|---------------------|------------|-------------------------------|---------|---------|------------|
| ARROYO BACKGROUND INVESTIGATIONS | 0010-801-3104-31950 | 280.00     | BACKGROUND INVESTIGATIONS     | 17-0078 | 312760  | 280.00     |
| ASSOCIATED OF LOS ANGELES,       | 0010-801-4210-23400 | 765.41     | BLDG MAINT SUPPLIES           | 17-0238 | 312761  |            |
|                                  | 0010-801-4210-23400 | 554.56     | BLDG MAINT SUPPLIES           | 17-0238 | 312761  |            |
|                                  | 0010-801-4210-23400 | 79.57      | BLDG MAINT SUPPLIES           | 17-0238 | 312761  |            |
|                                  | 0010-801-4210-23400 | 52.98      | BLDG MAINT SUPPLIES           | 17-0238 | 312761  | 1,452.52   |
| ASTRO PLUMBING SUPPLY CO (DBA)   | 0010-801-4210-23300 | 175.30     | PLUMBING SUPPLIES             | 17-0239 | 517 *   | 175.30     |
| ATHENS SERVICES                  | 0022-801-4205-41200 | 26,625.00  | STREET SWEEPING SERVICES      | 17-0200 | 312762  |            |
|                                  | 0344-801-5002-99290 | 1,280.56   | STREET SWEEPING SERVICES      | 17-0322 | 312762  |            |
|                                  | 0092-801-4223-37500 | 100.00     | WATER TRASH DISPOSAL SERVICES |         | 312762  | 28,005.56  |
|                                  | 0043-801-4208-41200 | 420,430.77 | REFUSE COLLECTION SERVICES    |         | 312763  | 420,430.77 |
| ATLAS SERVICES SOLUTION CORP.    | 0010-801-1407-38250 | 8,632.00   | JANITORIAL SERVICES           | 17-0295 | 312764  | 8,632.00   |
| AUTOZONE WEST, INC               | 0060-801-4211-23500 | 88.24      | FLEET PARTS/SUPPLIES          | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 363.44     | FLEET PARTS/SUPPLIES-UNIT 032 | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 122.07     | FLEET PARTS/SUPPLIES          | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 45.37      | FLEET PARTS/SUPPLIES          | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 126.21     | FLEET PARTS/SUPPLIES-UNIT 097 | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 61.00      | FLEET PARTS/SUPPLIES          | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 42.06      | FLEET PARTS/SUPPLIES-UNIT 882 | 17-0298 | 518 *   |            |
|                                  | 0060-801-4211-23500 | 45.26      | FLEET PARTS/SUPPLIES          | 17-0298 | 518 *   | 893.65     |
| B & K ELECTRIC WHOLESALE         | 0092-801-4222-23400 | 366.89     | WATER ELEC. SUPPLIES          | 17-0136 | 312765  | 366.89     |

\* Indicates an E-Payable transaction

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| VENDOR NAME                          | ACCOUNT             | AMOUNT | DESCRIPTION           | P.O. | CHECK # | TOTAL    |
|--------------------------------------|---------------------|--------|-----------------------|------|---------|----------|
| BADGE BEHAVIOR                       | 0132-801-3101-33300 | 594.00 | POLICE TRAINING       |      | 312766  | 594.00   |
| BAKER & TAYLOR INC                   | 0131-801-6002-40000 | 504.69 | BOOK(S) 46            |      | 312767  |          |
|                                      | 0131-801-6002-40000 | 68.85  | BOOK(S) 7             |      | 312767  |          |
|                                      | 0131-801-6002-40000 | 6.58   | BOOK(S) 1             |      | 312767  |          |
|                                      | 0131-801-6002-40000 | 29.92  | BOOK(S) 2             |      | 312767  |          |
|                                      | 0131-801-6002-40000 | 9.88   | BOOK(S) 1             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 10.84  | BOOK(S) 1             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 15.83  | BOOK(S) 1             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 9.88   | BOOK(S) 1             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 17.43  | BOOK(S) 2             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 49.65  | BOOK(S) 4             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 19.46  | BOOK(S) 1             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 17.83  | BOOK(S) 2             |      | 312767  |          |
|                                      | 0010-801-6006-40000 | 16.82  | BOOK(S) 1             |      | 312767  |          |
|                                      | 0428-801-6002-40000 | 359.86 | BOOK(S) 9             |      | 312767  |          |
|                                      | 0428-801-6002-40000 | 218.47 | BOOK(S) 11            |      | 312767  |          |
|                                      | 0428-801-6002-40000 | 89.28  | BOOK(S) 5             |      | 312767  |          |
|                                      | 0428-801-6002-40000 | 15.91  | BOOK(S) 1             |      | 312767  |          |
|                                      | 0428-801-6002-40000 | 38.29  | BOOK(S) 2             |      | 312767  | 1,499.47 |
| GEOFFREY SCOTT BAKER                 | 0010-701-0010-07430 | 6.99   | BOOKS REFUND          |      | 312768  | 6.99     |
| VINCENT BALTIERRA III                | 0010-801-1801-39400 | 27.19  | TUITION REIMBURSEMENT |      | 312769  | 27.19    |
| MICHELLE BARFIELD                    | 0132-801-3101-33300 | 141.08 | POLICE TRAINING       |      | 312770  | 141.08   |
| BEHAVIOR ANALYSIS TRAINING INSTITUTE | 0136-801-3101-33250 | 481.00 | POST TRAINING         |      | 312771  |          |



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| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                  | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|------------------------------|---------|---------|----------|
|                                     |                     |          |                              |         |         | 481.00   |
| BIG BEN INC. (DBA) BIG BEN ENGINEER | 0092-701-0092-07520 | 10.00    | REFUND WATER DEPOSIT         |         | 312772  |          |
|                                     | 0075-450-0075-08160 | 250.00   | REFUND WATER DEPOSIT (TRUST) |         | 312772  |          |
|                                     |                     |          |                              |         |         | 260.00   |
| BJ PARTY SUPPLIES                   | 0010-801-6508-39860 | 30.00    | MARKET PLACE GROUND BREAKING |         | 312773  |          |
|                                     |                     |          |                              |         |         | 30.00    |
| BRAVO BUSINESS RESOURCES            | 0010-801-1704-31950 | 80.00    | TRANSLATION SERVICES         |         | 312774  |          |
|                                     |                     |          |                              |         |         | 80.00    |
| BROADCAST MUSIC INC.                | 0010-801-6508-39860 | 680.00   | BROADCAST MUSIC LICENSE      |         | 312775  |          |
|                                     |                     |          |                              |         |         | 680.00   |
| BRODART COMPANY                     | 0010-801-6003-22450 | 12.21    | LIBRARY CATALOG SUPPLIES     |         | 312776  |          |
|                                     | 0010-801-6003-22450 | 18.31    | LIBRARY CATALOG SUPPLIES     |         | 312776  |          |
|                                     | 0010-801-6003-22450 | 627.23   | LIBRARY CATALOG SUPPLIES     |         | 312776  |          |
|                                     | 0010-801-6003-22450 | 87.96    | LIBRARY CATALOG SUPPLIES     |         | 312776  |          |
|                                     | 0010-801-6003-22450 | 134.38   | LIBRARY CATALOG SUPPLIES     |         | 312776  |          |
|                                     |                     |          |                              |         |         | 880.09   |
| C WELLS PIPELINE MATERIALS, INC     | 0092-801-4223-23700 | 603.77   | WATER TOOLS/SUPPLIES         | 17-0153 | 312777  |          |
|                                     |                     |          |                              |         |         | 603.77   |
| CALACT (DBA)                        | 0109-801-4201-31950 | 535.00   | PUBLIC WORKS MEMBERSHIP      |         | 312778  |          |
|                                     |                     |          |                              |         |         | 535.00   |
| CAMINO REAL CHEVROLET               | 0060-801-4211-23500 | 17.28    | FLEET REPAIR/PARTS-UNIT 949  | 17-0146 | 519 *   |          |
|                                     | 0060-801-4211-38400 | 686.21   | FLEET REPAIR/PARTS-UNIT 092  | 17-0146 | 519 *   |          |
|                                     |                     |          |                              |         |         | 703.49   |
| CANON FINANCIAL SERVICES, INC.      | 0010-801-6505-39250 | 185.73   | COPIER MACHINE RENTAL        | 17-0193 | 312779  |          |
|                                     | 0010-801-1201-37500 | 1,606.46 | COPIER MACHINE RENTAL        |         | 312779  |          |
|                                     | 0092-801-4223-39250 | 473.11   | COPIER MACHINE RENTAL        |         | 312779  |          |
|                                     |                     |          |                              |         |         | 2,265.30 |
| CANON SOLUTIONS AMERICA, INC        | 0075-450-0075-08550 | 290.20   | COPIER MAINTENANCE (TRUST)   | 17-0194 | 520 *   |          |

\* Indicates an E-Payable transaction

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| VENDOR NAME                  | ACCOUNT             | AMOUNT     | DESCRIPTION                 | P.O.    | CHECK # | TOTAL      |
|------------------------------|---------------------|------------|-----------------------------|---------|---------|------------|
| CANON SOLUTIONS AMERICA, INC | 0075-450-0075-08550 | 41.18      | COPIER MAINTENANCE (TRUST)  | 17-0194 | 520 *   | 331.38     |
| MARLENE A CARDINALI          | 0159-801-6507-31930 | 372.40     | INSTRUCTOR-RECREATION CLASS |         | 312780  | 372.40     |
| CHINA CLASSICS (DBA)         | 0131-801-6002-40000 | 190.94     | BOOK(S) 7                   |         | 312781  | 190.94     |
| LAURA CHOW                   | 0159-701-0159-07030 | 65.00      | REFUND RECREATION CLASS     |         | 312782  | 65.00      |
| TED CHOW                     | 0092-701-0092-07520 | 277.93     | REFUND WATER METER          |         | 312783  | 277.93     |
| CHRISTINA BRAVO              | 0010-801-3210-39050 | 18.75      | FIRE UNIFORM CLEANING       |         | 312784  | 18.75      |
| CITY OF GLENDALE FIRE DEPT.  | 0071-801-3210-32180 | 19,872.00  | FIRE-VERDUGO DISPATCH SVCS. | 17-0354 | 312785  | 269,406.00 |
|                              | 0010-801-3210-32180 | 46,622.00  | FIRE-VERDUGO DISPATCH SVCS. | 17-0354 | 312785  |            |
|                              | 0010-801-3220-32180 | 68,209.00  | FIRE-VERDUGO DISPATCH SVCS. | 17-0354 | 312785  |            |
|                              | 0010-801-3220-32180 | 134,703.00 | FIRE-VERDUGO DISPATCH SVCS. | 17-0354 | 312785  |            |
| CLINICAL LABORATORY OF       | 0093-801-4226-31950 | 30.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4226-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4226-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4226-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4226-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 60.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 30.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |
|                              | 0093-801-4229-31950 | 15.00      | WATER ANALYSIS              |         | 521 *   |            |

\* Indicates an E-Payable transaction

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| VENDOR NAME            | ACCOUNT             | AMOUNT | DESCRIPTION    | P.O. | CHECK # | TOTAL |
|------------------------|---------------------|--------|----------------|------|---------|-------|
| CLINICAL LABORATORY OF | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 976.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 192.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4229-31950 | 115.63 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4229-31950 | 40.70  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4229-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4229-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4229-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4226-31950 | 20.35  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4226-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4226-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0093-801-4226-31950 | 10.18  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 976.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 192.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 108.00 | WATER ANALYSIS |      | 521 *   |       |
|                        | 0092-801-4222-31950 | 15.00  | WATER ANALYSIS |      | 521 *   |       |

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PRINTED WARRANTS

| VENDOR NAME                    | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O.    | CHECK # | TOTAL    |
|--------------------------------|---------------------|----------|--------------------------------|---------|---------|----------|
| CLINICAL LABORATORY OF         | 0092-801-4222-31950 | 192.00   | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0092-801-4222-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0092-801-4222-31950 | 108.00   | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0092-801-4222-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0092-801-4222-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4227-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4226-31950 | 30.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4226-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4226-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4226-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4229-31950 | 60.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4229-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4229-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4229-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                | 0093-801-4229-31950 | 15.00    | WATER ANALYSIS                 |         | 521 *   |          |
|                                |                     |          |                                |         |         | 4,151.76 |
| COBRA FIRE PROTECTION          | 0060-801-4211-38400 | 647.40   | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 157.90   | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 277.50   | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 569.80   | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 98.40    | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 51.00    | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                | 0010-801-4210-38100 | 34.00    | FIRE SYS/EXTINGUISHERS SERVICE |         | 312786  |          |
|                                |                     |          |                                |         |         | 1,836.00 |
| CODE 3, INC                    | 0060-801-4211-31950 | 182.00   | FLEET REPAIR                   |         | 312787  |          |
|                                |                     |          |                                |         |         | 182.00   |
| COMMERCIAL DOOR OF LOS ANGELES | 0010-801-4210-38100 | 1,106.80 | FIRE DOOR REPAIR               |         | 312788  |          |
|                                | 0010-801-4210-38100 | 1,262.20 | FIRE DOOR REPAIR               |         | 312788  |          |
|                                |                     |          |                                |         |         | 2,369.00 |
| COMPUTER SERVICE COMPANY       | 0010-801-4212-38400 | 8,643.06 | TRAFFIC SIGNAL MAINTENANCE     | 17-0367 | 312789  |          |

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| VENDOR NAME               | ACCOUNT             | AMOUNT    | DESCRIPTION                 | P.O.    | CHECK # | TOTAL     |
|---------------------------|---------------------|-----------|-----------------------------|---------|---------|-----------|
| COMPUTER SERVICE COMPANY  | 0010-801-4206-38400 | 5,912.34  | TRAFFIC SIGNAL MAINTENANCE  | 17-0367 | 312789  | 24,636.44 |
|                           | 0010-801-4212-38400 | 10,081.04 | TRAFFIC SIGNAL MAINTENANCE  | 17-0367 | 312789  |           |
| COUNTY OF LOS ANGELES     | 0010-801-3111-31950 | 2,600.53  | ANIMAL CONTROL SERVICE      | 17-0120 | 312790  | 2,600.53  |
| CPRS                      | 0092-801-6508-31990 | 170.00    | MEMBERSHIP DUES             |         | 312791  | 525.00    |
|                           | 0092-801-6508-31990 | 170.00    | MEMBERSHIP DUES             |         | 312791  |           |
|                           | 0092-801-6508-31990 | 185.00    | MEMBERSHIP DUES             |         | 312791  |           |
| CROWN GRAPHICS (DBA)      | 0060-801-4211-31950 | 162.00    | FLEET CITY SEAL             |         | 312792  | 162.00    |
| DAILY JOURNAL CORPORATION | 0092-801-1301-34050 | 192.00    | LEGAL NOTICE                | 17-0073 | 312793  | 663.00    |
|                           | 0010-801-1301-34050 | 81.00     | LEGAL NOTICE                | 17-0073 | 312793  |           |
|                           | 0010-801-1301-34050 | 135.00    | LEGAL NOTICE                | 17-0073 | 312793  |           |
|                           | 0010-801-1301-34050 | 255.00    | LEGAL NOTICE                | 17-0073 | 312793  |           |
| DAPEER ROSENBLIT & LITVAK | 0010-801-1702-31600 | 2,430.87  | LEGAL FEES-COMM DEVELOPMENT | 17-0043 | 312794  | 2,430.87  |
| DATA WEST CORPORATION     | 0092-801-4222-38400 | 120.00    | SYSTEM SUPPORT              | 17-0049 | 312795  | 120.00    |
| DELL MARKETING LP         | 0010-801-3115-38400 | 1,486.28  | COMPUTER/SUPPLIES           | 17-0279 | 312796  | 8,600.46  |
|                           | 0010-801-1201-21350 | 181.75    | COMPUTER/SUPPLIES           |         | 312796  |           |
|                           | 0092-801-4221-24150 | 80.14     | COMPUTER/SUPPLIES           | 17-0281 | 312796  |           |
|                           | 0092-850-1404-38400 | 5,569.64  | COMPUTER/SUPPLIES           |         | 312796  |           |
|                           | 0092-850-1404-38400 | 1,238.57  | COMPUTER/SUPPLIES           |         | 312796  |           |
|                           | 0092-850-1404-38400 | 44.08     | COMPUTER/SUPPLIES           |         | 312796  |           |
| DEMCO INC.                | 0010-801-6004-22450 | 76.52     | LIBRARY SUPPLIES            |         | 312797  |           |

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| VENDOR NAME                    | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O.    | CHECK # | TOTAL    |
|--------------------------------|---------------------|----------|--------------------------------|---------|---------|----------|
|                                |                     |          |                                |         |         | 76.52    |
| DEPARTMENT OF JUSTICE          | 0010-801-1801-39550 | 256.00   | FINGERPRINT PROCESSING         |         | 312798  |          |
|                                | 0075-450-0075-08270 | 32.00    | FINGERPRINT PROCESSING (TRUST) |         | 312798  |          |
|                                | 0010-701-0010-03710 | 32.00    | FINGERPRINT PROCESSING         |         | 312798  |          |
|                                | 0010-701-0010-03710 | 64.00    | FINGERPRINT PROCESSING         | 17-0051 | 312798  |          |
|                                |                     |          |                                |         |         | 384.00   |
| XU DONG DING                   | 0010-701-0010-07430 | 11.98    | BOOK REFUND                    |         | 312799  |          |
|                                |                     |          |                                |         |         | 11.98    |
| DIVERSIFIED ALARM SERVICE      | 0010-801-6502-38400 | 135.00   | MONITORING SERVICES            |         | 522 *   |          |
|                                | 0010-801-6502-38400 | 135.00   | MONITORING SERVICES            |         | 522 *   |          |
|                                | 0010-801-6502-38400 | 435.00   | MONITORING SERVICES            |         | 522 *   |          |
|                                | 0344-701-0344-05400 | 225.00   | MONITORING SERVICES            |         | 522 *   |          |
|                                |                     |          |                                |         |         | 930.00   |
| DUNN-EDWARDS CORPORATION       | 0010-801-4210-23100 | 25.62    | PAINT SUPPLIES                 | 17-0206 | 312800  |          |
|                                |                     |          |                                |         |         | 25.62    |
| E H WACHS COMPANY              | 0092-801-4223-23700 | 624.95   | WATER EQUIPMENT SUPPLY         |         | 312801  |          |
|                                | 0092-801-4223-38400 | 1,538.69 | WATER EQUIPMENT SUPPLY         |         | 312801  |          |
|                                |                     |          |                                |         |         | 2,163.64 |
| E.R.S. SECURITY ALARM SYSTEMS, | 0010-801-6001-38400 | 135.00   | LIBRARY SECURITY MONITORING    |         | 312802  |          |
|                                |                     |          |                                |         |         | 135.00   |
| DEAN N EDDOW                   | 0159-801-6507-31930 | 487.90   | INSTRUCTOR-RECREATION CLASS    |         | 312803  |          |
|                                |                     |          |                                |         |         | 487.90   |
| EMPIRE CLEANING SUPPLY         | 0010-801-6505-22150 | 949.25   | JANITORIAL SUPPLIES            |         | 523 *   |          |
|                                | 0010-801-6505-22150 | 849.08   | JANITORIAL SUPPLIES            |         | 523 *   |          |
|                                | 0010-801-6001-22150 | 444.77   | JANITORIAL SUPPLIES            |         | 523 *   |          |
|                                | 0010-801-6001-22150 | 378.93   | JANITORIAL SUPPLIES            |         | 523 *   |          |
|                                | 0010-801-6001-22150 | 842.90   | JANITORIAL SUPPLIES            |         | 523 *   |          |
|                                | 0010-801-6001-22150 | 269.35   | JANITORIAL SUPPLIES            |         | 523 *   |          |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT    | DESCRIPTION                 | P.O.    | CHECK # | TOTAL     |
|-------------------------------------|---------------------|-----------|-----------------------------|---------|---------|-----------|
|                                     |                     |           |                             |         |         | 3,734.28  |
| EUROFINS EATON ANALYTICAL, INC.     | 0093-801-4230-31950 | 940.00    | WATER ANALYSIS              | 17-0358 | 312804  |           |
|                                     | 0093-801-4231-31950 | 145.00    | WATER ANALYSIS              |         | 312804  |           |
|                                     | 0093-801-4227-31950 | 1,385.00  | WATER ANALYSIS              | 17-0358 | 312804  |           |
|                                     |                     |           |                             |         |         | 2,470.00  |
| EVOQUA WATER TECHNOLOGIES LLC       | 0071-801-3210-38400 | 107.00    | FIRE DI TANK RENTAL         |         | 312805  |           |
|                                     |                     |           |                             |         |         | 107.00    |
| FEDERAL EXPRESS CORP.               | 0043-801-4212-32200 | 29.83     | CARRIER SERVICES            |         | 312806  |           |
|                                     | 0010-801-3114-32200 | 6.53      | CARRIER SERVICES            |         | 312806  |           |
|                                     |                     |           |                             |         |         | 36.36     |
| FEDEX OFFICE PRINTS & SHIP SERVICES | 0010-801-6517-21350 | 523.52    | PARKS-LAMINATION SERVICES   |         | 312807  |           |
|                                     |                     |           |                             |         |         | 523.52    |
| DENISE FERRARI                      | 0136-801-3101-33250 | 90.00     | POST TRAINING               |         | 312808  |           |
|                                     |                     |           |                             |         |         | 90.00     |
|                                     | 0136-801-3101-33250 | 90.00     | POST TRAINING               |         | 312809  |           |
|                                     |                     |           |                             |         |         | 90.00     |
| FIESTA COOPERATIVE INC.             | 0109-801-6511-41200 | 456.07    | DIAL-A-TAXI PROGRAM         |         | 312810  |           |
|                                     |                     |           |                             |         |         | 456.07    |
| FILEKEEPERS, LLC                    | 0010-801-1802-31950 | 192.00    | STORAGE SERVICE             |         | 312811  |           |
|                                     |                     |           |                             |         |         | 192.00    |
| FIRST TRANSIT INC                   | 0166-801-4201-31960 | 68,434.48 | SPIRIT BUS OPERATION        | 17-0123 | 312812  |           |
|                                     | 0109-701-0109-07680 | 2,425.89- | SPIRIT BUS FARE             |         | 312812  |           |
|                                     | 0109-801-4201-31950 | 253.20    | CHARTERS SNOW VILLAGE       |         | 312812  |           |
|                                     | 0166-801-4201-31960 | 209.65    | SPIRIT BUS GPS              | 17-0123 | 312812  |           |
|                                     |                     |           |                             |         |         | 66,471.44 |
| FORD OF MONTEBELLO                  | 0060-801-4211-23500 | 96.03     | FLEET PARTS/REPAIR-UNIT 045 |         | 312813  |           |
|                                     | 0060-801-4211-23500 | 38.32     | FLEET PARTS/REPAIR-UNIT 032 |         | 312813  |           |
|                                     | 0060-801-4211-38400 | 91.49     | FLEET PARTS/REPAIR-UNIT 951 |         | 312813  |           |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|--------------------------------|---------|---------|----------|
| FORD OF MONTEBELLO                  | 0060-801-4211-38400 | 1,066.44 | FLEET PARTS/REPAIR-UNIT 910    |         | 312813  | 1,292.28 |
| FORENSIC NURSE RESPONSE TEAM (DBA)  | 0010-801-3104-31950 | 730.00   | INVESTIGATION SERVICE          |         | 312814  | 730.00   |
| WINNIE FUNG                         | 0159-801-6507-31930 | 532.00   | INSTRUCTOR-RECREATION CLASS    |         | 312815  | 532.00   |
| GALLADE CHEMICAL, INC.              | 0092-801-4222-23300 | 586.16   | WATER CHEMICALS                | 17-0340 | 524 *   | 586.16   |
| GARVEY EQUIPMENT COMPANY            | 0010-801-6517-24100 | 81.92    | PARKS SUPPLIES                 |         | 312816  |          |
|                                     | 0060-801-4211-23500 | 456.12   | FLEET SUPPLIES-UNIT 069        |         | 312816  | 538.04   |
| GILBERT HUERTA (DBA) A PLUS SCREENI | 0075-450-0075-08420 | 272.50   | EXPLORER BAG (TRUST)           |         | 312817  | 272.50   |
| JONATHAN GIN                        | 0010-801-3230-24150 | 353.31   | REIMBURSE EOC SUPPLIES         |         | 312818  |          |
|                                     | 0010-801-3230-24150 | 26.08    | REIMBURSE EOC SUPPLIES         |         | 312818  |          |
|                                     | 0010-801-3230-24100 | 115.22   | REIMBURSE FIRE SUPPLIES        |         | 312818  | 494.61   |
| GRICELDA GOMEZ                      | 0010-801-3210-39050 | 11.58    | FIRE-UNIFORM CLEANING          |         | 312819  |          |
|                                     | 0010-801-3210-39050 | 17.37    | FIRE-UNIFORM CLEANING          |         | 312819  | 28.95    |
| GOVCONNECTION INC.                  | 0010-801-1403-22750 | 761.99   | COMPUTER SUPPLIES              |         | 312820  | 761.99   |
| GRAINGER                            | 0092-801-4223-24100 | 1,588.04 | WATER SUPPLIES                 | 17-0139 | 312821  |          |
|                                     | 0010-801-4210-23400 | 358.20   | BLDG MAINT SUPPLIES            | 17-0246 | 312821  |          |
|                                     | 0110-801-4202-23600 | 2,043.76 | STREETS SUPPLIES               | 17-0229 | 312821  | 3,990.00 |
| GRAND PRIX TIRE & AUTO CENTER       | 0060-801-4211-38400 | 60.00    | FLEET TIRES ALIGNMENT-UNIT 032 |         | 312822  |          |
|                                     | 0060-801-4211-38400 | 60.00    | FLEET TIRES ALIGNMENT-UNIT 882 |         | 312822  |          |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT | DESCRIPTION                   | P.O.    | CHECK # | TOTAL  |
|-------------------------------------|---------------------|--------|-------------------------------|---------|---------|--------|
|                                     |                     |        |                               |         |         | 120.00 |
| GREATER LOS ANGELES AREA COUNCIL #3 | 0075-450-0075-08420 | 372.00 | EXPLORER RECOGNITION (TRUST)  |         | 312823  | 372.00 |
| H & H AUTO PARTS WHOLESALE          | 0060-801-4211-23500 | 193.30 | FLEET PARTS/SUPPLIES-UNIT 006 | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 100.51 | FLEET PARTS/SUPPLIES-UNIT 949 | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 125.49 | FLEET PARTS/SUPPLIES-UNIT 990 | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 83.21  | FLEET PARTS/SUPPLIES          | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 239.80 | FLEET PARTS/SUPPLIES          | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 44.50  | FLEET PARTS/SUPPLIES          | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 70.77  | FLEET PARTS/SUPPLIES-UNIT 037 | 17-0284 | 312824  |        |
|                                     | 0060-801-4211-23500 | 45.78- | FLEET PARTS/SUPPLIES-CREDIT   | 17-0284 | 312824  | 811.80 |
| HACH COMPANY (AKA ELE               | 0092-801-4222-23300 | 730.91 | WATER ANALYSIS SUPPLIES       | 17-0140 | 312825  | 730.91 |
| HAIXIONG SUN DDS INC                | 0010-701-0010-02010 | 135.00 | REFUND BUSINESS LICENSE       |         | 312826  | 135.00 |
| HANSON AGGREGATES                   | 0110-801-4202-23600 | 548.36 | ASPHALT                       | 17-0237 | 525 *   | 548.36 |
| HAROLD'S KEY SHOP, INC.             | 0176-801-6516-23050 | 497.04 | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0010-801-6505-38400 | 13.08  | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0060-801-4211-38400 | 85.02  | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0178-801-6502-23050 | 14.99  | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0178-801-6502-23050 | 20.54  | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0178-801-6502-23050 | 32.43  | KEY/LOCK SERVICES             |         | 312827  |        |
|                                     | 0178-801-6502-23050 | 209.99 | KEY/LOCK SERVICES             |         | 312827  | 873.09 |
| HARRINGTON INDUSTRIAL PLASTICS      | 0092-801-4222-23700 | 36.30  | WATER SUPPLIES                | 17-0304 | 526 *   | 36.30  |

\* Indicates an E-Payable transaction

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| VENDOR NAME                | ACCOUNT             | AMOUNT    | DESCRIPTION                    | P.O.    | CHECK # | TOTAL     |
|----------------------------|---------------------|-----------|--------------------------------|---------|---------|-----------|
| HEALTH NET                 | 0010-701-0010-07960 | 112.77    | REFUND AMBULANCE FEE           |         | 312828  | 112.77    |
|                            | 0010-701-0010-07960 | 1,862.79  | REFUND AMBULANCE FEE           |         | 312829  | 1,862.79  |
|                            | 0010-701-0010-07960 | 110.44    | REFUND AMBULANCE FEE           |         | 312830  | 110.44    |
| HENSLEY LAW GROUP          | 0092-801-1601-31600 | 19,933.20 | LEGAL-GENERAL SERVICES         | 17-0254 | 312831  |           |
|                            | 0010-801-1601-31600 | 66.80     | LEGAL-GENERAL SERVICES         | 17-0254 | 312831  |           |
|                            | 0010-801-1601-31600 | 2,030.00  | LEGAL-321 E NEWMARK (CIVIL)    | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 1,746.00  | LEGAL-321 E NEWMARK (CRIMINAL) | 17-0255 | 312831  |           |
|                            | 0010-701-0010-06700 | 145.00    | LEGAL-CC&R REVIEW              | 17-0255 | 312831  |           |
|                            | 0010-801-1702-31600 | 1,566.00  | LEGAL-CODE ENFORCEMENT         | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 377.00    | LEGAL-FIRST TRANSIT            | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 667.00    | LEGAL-GENERAL LITIGATION       | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 43.33     | LEGAL-GENERAL LITIGATION (EXP) | 17-0255 | 312831  |           |
|                            | 0043-801-1601-31600 | 4,147.00  | LEGAL-SOLID WESTE              | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 58.00     | LEGAL-VILLA GAFIELD            | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 38.00     | LEGAL-XU                       | 17-0255 | 312831  |           |
|                            | 0010-801-1601-31600 | 50.00     | LEGAL-GOODVIEW                 | 17-0255 | 312831  | 30,867.33 |
| HOLLIDAY ROCK CO INC       | 0110-801-4202-23600 | 1,309.66  | STREET-REPAIR SUPPLIES         |         | 312832  |           |
|                            | 0110-801-4202-23600 | 329.18    | STREET-REPAIR SUPPLIES         |         | 312832  |           |
|                            | 0110-801-4202-23600 | 740.76    | STREET-REPAIR SUPPLIES         |         | 312832  | 2,379.60  |
| HOME DEPOT CREDIT SERVICES | 0022-801-4202-22400 | 417.06    | HARDWARE SUPPLIES              | 17-0214 | 312833  |           |
|                            | 0010-801-6517-22400 | 68.83     | HARDWARE SUPPLIES              | 17-0108 | 312833  |           |
|                            | 0010-801-4210-23050 | 455.82    | HARDWARE SUPPLIES              | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 439.11    | HARDWARE SUPPLIES              | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 73.96     | HARDWARE SUPPLIES              | 17-0241 | 312833  |           |

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| VENDOR NAME                | ACCOUNT             | AMOUNT   | DESCRIPTION              | P.O.    | CHECK # | TOTAL     |
|----------------------------|---------------------|----------|--------------------------|---------|---------|-----------|
| HOME DEPOT CREDIT SERVICES | 0010-801-4210-23050 | 308.60   | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 41.32-   | HARDWARE SUPPLIES-CREDIT | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 58.91    | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 75.34    | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 34.19    | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 34.19-   | HARDWARE SUPPLIES-CREDIT | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 170.43   | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-4210-23050 | 186.28   | HARDWARE SUPPLIES        | 17-0241 | 312833  |           |
|                            | 0010-801-3210-24100 | 412.02   | HARDWARE SUPPLIES        |         | 312833  |           |
|                            | 0010-801-3210-24100 | 389.13   | HARDWARE SUPPLIES        |         | 312833  |           |
|                            | 0010-801-3210-38400 | 761.03   | HARDWARE SUPPLIES        |         | 312833  |           |
|                            |                     |          |                          |         |         | 3,775.20  |
| HOWARD'S, INC.             | 0010-801-4210-38400 | 129.00   | BLDG MAINT SUPPLIES      |         | 312834  |           |
|                            | 0010-801-4210-38400 | 129.00   | BLDG MAINT SUPPLIES      |         | 312834  |           |
|                            | 0010-801-4210-38400 | 225.72   | BLDG MAINT SUPPLIES      |         | 312834  |           |
|                            |                     |          |                          |         |         | 483.72    |
| HPN-RMG                    | 0010-701-0010-07960 | 1,857.33 | REFUND AMBULANCE FEE     |         | 312835  |           |
|                            |                     |          |                          |         |         | 1,857.33  |
| KENNETH IGA                | 0010-701-0010-07960 | 97.37    | REFUND AMBULANCE FEE     |         | 312836  |           |
|                            |                     |          |                          |         |         | 97.37     |
| INDUSTRIAL PIPE & STEEL    | 0092-801-4223-23300 | 19.52    | WATER SUPPLIES           |         | 312837  |           |
|                            |                     |          |                          |         |         | 19.52     |
| INFOSEND, INC.             | 0092-801-4221-32200 | 4,871.38 | BILLING SERVICES         | 17-0048 | 312838  |           |
|                            | 0092-801-4221-32200 | 175.00   | BILLING SERVICES         |         | 312838  |           |
|                            | 0092-801-4221-32200 | 6,329.51 | BILLING SERVICES         | 17-0048 | 312838  |           |
|                            |                     |          |                          |         |         | 11,375.89 |
| INTER VALLEY POOL SUPPLY   | 0093-801-4227-23300 | 4,563.50 | WATER CHEMICALS          | 17-0329 | 312839  |           |
|                            |                     |          |                          |         |         | 4,563.50  |

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|------------------------------------|---------------------|----------|-----------------------------|---------|---------|----------|
| INTERSTATE ALL BATTERY CTR. OF LOS | 0010-801-3103-38400 | 243.60   | POLICE SUPPLIES             |         | 312840  | 243.60   |
| IP LEARNING CENTER                 | 0159-801-6507-31930 | 1,733.25 | INSTRUCTOR-RECREATION CLASS |         | 312841  | 1,733.25 |
| IRON MOUNTAIN OFF-SITE DATA        | 0010-850-1403-31700 | 296.95   | COMPUTER DATA STORAGE       |         | 312842  | 296.95   |
| SHELLY MARIE ISHIDA                | 0159-801-6507-31930 | 379.50   | INSTRUCTOR-RECREATION CLASS |         | 312843  | 379.50   |
| JCL BARRICADE COMPANY              | 0022-801-4206-23800 | 489.68   | STREET SUPPLIES             | 17-0227 | 312844  | 2,823.83 |
|                                    | 0022-801-4206-23800 | 1,166.30 | STREET SUPPLIES             | 17-0227 | 312844  |          |
|                                    | 0022-801-4206-23800 | 652.91   | STREET SUPPLIES             | 17-0227 | 312844  |          |
|                                    | 0022-801-4206-23800 | 325.71   | STREET SUPPLIES             | 17-0227 | 312844  |          |
|                                    | 0022-801-4202-24100 | 189.23   | STREET SUPPLIES             | 17-0227 | 312844  |          |
| JCL TRAFFIC SERVICES               | 0010-801-1702-21350 | 43.77    | RAIN GEAR                   |         | 312845  | 43.77    |
| JEANINE CARR (DBA) TIPPI TOES WEST | 0159-801-6507-31930 | 438.90   | INSTRUCTOR-RECREATION CLASS |         | 312846  | 438.90   |
| JENNIFER R. GUTIERREZ-AGUILA (DBA) | 0075-450-0075-08320 | 285.00   | REPAIR FREEZER (TRUST)      |         | 312847  | 285.00   |
| JIM'S AUTOMOTIVE SERVICE           | 0060-801-4211-38400 | 41.70    | FLEET SMOG CHECK-UNIT 874   | 17-0023 | 312848  | 41.70    |
| JOHN AU'S BODY SHOP                | 0060-801-4211-38400 | 252.57   | FLEET REPAIR-UNIT 073       | 17-0022 | 312849  | 395.81   |
|                                    | 0060-801-4211-38400 | 143.24   | FLEET REPAIR-UNIT 045       | 17-0022 | 312849  |          |
| JUNE M. OHASHI                     | 0010-701-0010-07960 | 99.11    | REFUND AMBULANCE FEE        |         | 312850  | 99.11    |
| RICHARD KAGEYAMA                   | 0159-801-6507-31930 | 324.80   | INSTRUCTOR-RECREATION CLASS |         | 312851  |          |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT    | DESCRIPTION                 | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|-----------|-----------------------------|---------|---------|----------|
|                                     |                     |           |                             |         |         | 324.80   |
| GABRIELA KASANJIAN                  | 0159-801-6507-31930 | 282.10    | INSTRUCTOR-RECREATION CLASS |         | 312852  | 282.10   |
| KELLEY BLUE BOOK                    | 0010-801-3114-39350 | 98.00     | POLICE SUBSCRIPTION         |         | 312853  | 98.00    |
| ERIC KIM                            | 0136-801-3101-33250 | 18.00     | POST TRAINING               |         | 312854  | 18.00    |
| OLGA KIM                            | 0159-701-0159-07030 | 40.00     | REFUND RECREATION CLASS     |         | 312855  | 40.00    |
| KOVATCH MOBILE EQUIPMENT            | 0010-701-0010-02010 | 1,125.00  | REFUND BUSINESS LICENSE     |         | 312856  | 1,126.00 |
|                                     | 0010-701-0010-02020 | 1.00      | REFUND STATE FEE            |         | 312856  |          |
| L & W TRADE INC                     | 0010-701-0010-02010 | 240.00    | REFUND BUSINESS LICENSE     |         | 312857  | 241.00   |
|                                     | 0010-701-0010-02020 | 1.00      | REFUND STATE FEE            |         | 312857  |          |
| L N CURTIS & SONS                   | 0010-801-3210-24100 | 1,565.68  | FIRE SUPPLIES               |         | 312858  | 1,565.68 |
| LA CARE HEALTH PLAN                 | 0010-701-0010-07960 | 124.04    | REFUND AMBULANCE FEE        |         | 312859  | 124.04   |
| LANGUAGE LINE SERVICES              | 0010-801-3112-32050 | 68.62     | INTERPRETATION SERVICES     |         | 312860  | 68.62    |
| LAWN MOWER CORNER/KNG POWER EQUIPME | 0176-801-6516-38500 | 21.76     | PARKS-TOOLS/SUPPLIES        | 17-0104 | 312861  | 489.67   |
|                                     | 0060-801-4211-38400 | 110.00    | FLEET-TOOLS/SUPPLIES        | 17-0021 | 312861  |          |
|                                     | 0092-801-4223-38400 | 272.31    | WATER-TOOLS/SUPPLIES        | 17-0164 | 312861  |          |
|                                     | 0092-801-4223-38400 | 85.60     | WATER-TOOLS/SUPPLIES        | 17-0164 | 312861  |          |
| LEAGUE OF CALIFORNIA CITIES         | 0010-801-1110-39300 | 10,000.00 | MEMBERSHIP DUE              |         | 312862  |          |
|                                     | 0043-801-1110-39300 | 5,000.00  | MEMBERSHIP DUE              |         | 312862  |          |



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|-------------------------------------|---------------------|------------|-----------------------------|---------|---------|------------|
| LEAGUE OF CALIFORNIA CITIES         | 0092-801-1110-39300 | 3,806.00   | MEMBERSHIP DUE              |         | 312862  | 18,806.00  |
| LEHR AUTO ELECTRIC (CA CORP) STOMME | 0160-801-5004-99323 | 205,035.36 | POLICE MDS REPLACEMENTS     | 17-0342 | 312863  | 205,035.36 |
| XIAOXIN LIANG                       | 0159-801-6507-31930 | 455.00     | INSTRUCTOR-RECREATION CLASS |         | 312864  | 455.00     |
| LIFE-ASSIST INC                     | 0010-801-3220-24200 | 1,289.40   | FIRE SUPPLIES               | 17-0079 | 312865  | 7,572.54   |
|                                     | 0010-801-3220-24200 | 2,511.82   | FIRE SUPPLIES               | 17-0079 | 312865  |            |
|                                     | 0010-801-3220-24200 | 2,316.06   | FIRE SUPPLIES               | 17-0079 | 312865  |            |
|                                     | 0010-801-3220-24200 | 1,455.26   | FIRE SUPPLIES               | 17-0079 | 312865  |            |
| LINCOLN EQUIPMENT INC.              | 0010-801-6503-23050 | 1,373.58   | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 387.77     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 139.52     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 209.28     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 83.71      | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 34.88      | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 223.23     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 174.40     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 1,220.85   | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 146.26     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 451.48     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 207.92     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 199.60     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 356.43     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 142.57     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 97.66      | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 96.94      | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |
|                                     | 0010-801-6503-23050 | 221.96     | POOL CHEMICAL/SUPPLIES      | 17-0323 | 312866  |            |

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|-------------------------------------|---------------------|----------|------------------------------|---------|---------|----------|
|                                     |                     |          |                              |         |         | 5,768.04 |
| LONG BEACH BMW MOTORCYCLES (DBA)    | 0060-801-4211-38400 | 767.39   | FLEET PARTS/REPAIR-UNIT 048  | 17-0020 | 527 *   |          |
|                                     | 0060-801-4211-38400 | 1,734.92 | FLEET PARTS/REPAIR-UNIT 048  | 17-0020 | 527 *   |          |
|                                     |                     |          |                              |         |         | 2,502.31 |
| LOOMIS ARMORED US, INC.             | 0010-701-0010-03700 | 508.28   | ARMORED CARRIER SERVICE      |         | 312867  |          |
|                                     |                     |          |                              |         |         | 508.28   |
| LOS ANGELES COUNTY DEPT OF          | 0022-801-4206-41100 | 1,156.48 | CATCH BASIN CLEAN OUT        |         | 312868  |          |
|                                     |                     |          |                              |         |         | 1,156.48 |
| LOS ANGELES COUNTY SHERIFF'S        | 0160-801-3103-31950 | 2,218.80 | HELICOPTER SERVICES          |         | 312869  |          |
|                                     |                     |          |                              |         |         | 2,218.80 |
| LOS ANGELES COUNTY SHERIFF'S DEPART | 0010-801-3113-22600 | 991.55   | INMATE MEALS SERVICES        | 17-0077 | 312870  |          |
|                                     |                     |          |                              |         |         | 991.55   |
| LOS ANGELES GATEWAY REGION INTEGRAT | 0043-801-4208-31950 | 956.80   | HARBOR TOXIC POLLUTANTS TMDL |         | 312871  |          |
|                                     |                     |          |                              |         |         | 956.80   |
| MAGIC TOUCH CARWASH, INC            | 0060-801-4211-38400 | 660.00   | CAR WASHES                   |         | 312872  |          |
|                                     |                     |          |                              |         |         | 660.00   |
| MAK FIRE PROTECTION ENGINEERING & C | 0010-701-0010-06330 | 4,365.07 | FIRE PLAN CHECK              | 17-0080 | 312873  |          |
|                                     | 0010-701-0010-06330 | 680.00   | FIRE PLAN CHECK              | 17-0080 | 312873  |          |
|                                     | 0010-701-0010-06330 | 2,980.19 | FIRE PLAN CHECK              | 17-0080 | 312873  |          |
|                                     |                     |          |                              |         |         | 8,025.26 |
| MARK ALARCON'S WASTE OIL            | 0060-801-4211-22250 | 125.00   | WASTE DISPOSAL               |         | 312874  |          |
|                                     |                     |          |                              |         |         | 125.00   |
| MARUSON TECHNOLOGY CORP.            | 0092-801-4222-23400 | 556.20   | WATER SUPPLIES               | 17-0356 | 312875  |          |
|                                     |                     |          |                              |         |         | 556.20   |
| MCNEILL SECURITY AND FIRE SYSTEMS   | 0010-801-4210-38400 | 2,001.69 | ALARM SERVICES               |         | 312876  |          |
|                                     | 0092-801-4222-31950 | 644.81   | ALARM SERVICES               |         | 312876  |          |
|                                     | 0092-801-4222-31950 | 644.81   | ALARM SERVICES               |         | 312876  |          |
|                                     | 0010-801-6001-38400 | 218.67   | ALARM SERVICES               |         | 312876  |          |

\* Indicates an E-Payable transaction

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| MCNEILL SECURITY AND FIRE SYSTEMS | 0092-801-4222-31950 | 1,031.69 | ALARM SERVICES                |         | 312876  | 4,541.67 |
| MDM ANALYTICS, INC.               | 0214-850-5002-96071 | 3,720.00 | SOLID WASTE CONTRACT SERVICES | 16-0587 | 312877  | 3,720.00 |
| ALEX J. MENA                      | 0136-801-3101-33250 | 36.00    | POST TRAINING                 |         | 312878  | 36.00    |
| MICHAEL BAKER INTERNATIONAL, INC. | 0010-801-5004-96081 | 2,350.00 | GARFIELD TRANSIT VILLAGE SVCS | 17-0315 | 312879  | 6,760.76 |
|                                   | 0010-801-5004-96081 | 4,410.76 | GARFIELD TRANSIT VILLAGE SVCS | 17-0315 | 312879  |          |
| MIKE'S MUFFLER                    | 0060-801-4211-38410 | 89.28    | FLEET REPAIR-UNIT 117/RA62    |         | 312880  | 89.28    |
| MISSION FENCE & PATIO BUILDERS    | 0092-801-4222-38100 | 372.00   | WATER PARTS                   |         | 312881  | 372.00   |
| MISSION SUPER HARDWARE            | 0010-801-3210-38400 | 113.51   | HARDWARE SUPPLIES             | 17-0263 | 312882  | 325.81   |
|                                   | 0010-801-4210-23050 | 116.34   | HARDWARE SUPPLIES             | 17-0203 | 312882  |          |
|                                   | 0010-801-6517-23050 | 47.73    | HARDWARE SUPPLIES             | 17-0114 | 312882  |          |
|                                   | 0010-801-6517-23050 | 31.36    | HARDWARE SUPPLIES             | 17-0114 | 312882  |          |
|                                   | 0092-801-4222-23700 | 16.87    | HARDWARE SUPPLIES             | 17-0160 | 312882  |          |
| MOBILE MINI LLC                   | 0010-801-6508-39860 | 109.71   | FARMER MARKET STORAGE         |         | 312883  | 219.42   |
|                                   | 0010-801-6508-39860 | 109.71   | FARMER MARKET STORAGE         |         | 312883  |          |
| MOBILE VISION IN CAR VIDEO        | 0010-801-3103-22750 | 148.44   | POLICE CAMERA PARTS           |         | 312884  | 148.44   |
| MONTEREY PARK CHAMBER OF          | 0010-801-6001-39300 | 200.00   | MEMBERSHIP                    |         | 312885  | 200.00   |
| MONTEREY PARK HOSPITAL            | 0010-701-0010-07960 | 118.20   | REFUND AMBULANCE FEE          |         | 312886  | 118.20   |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|----------|--------------------------------|---------|---------|----------|
| PETER MORRIS                        | 0159-801-6507-31930 | 186.55   | INSTRUCTOR-RECREATION CLASS    |         | 312887  | 186.55   |
| MR. ROOTER PLUMBING (DBA)           | 0010-801-4210-38100 | 227.65   | PLUMBING SERVICES              |         | 312888  |          |
|                                     | 0010-801-4210-38100 | 682.11   | PLUMBING SERVICES              |         | 312888  |          |
|                                     | 0010-801-4210-38100 | 728.24   | PLUMBING SERVICES              |         | 312888  |          |
|                                     | 0010-801-4210-38100 | 310.21   | PLUMBING SERVICES              |         | 312888  |          |
|                                     | 0010-801-4210-38100 | 272.00   | PLUMBING SERVICES              |         | 312888  | 2,220.21 |
| MUNICIPAL AUDITING SERVICES LLC (DE | 0010-701-0010-02010 | 1,089.04 | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 1,703.45 | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 1,482.08 | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 319.03   | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 552.48   | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 441.88   | BUSINESS LICENSE AUDITING SVCS |         | 312889  |          |
|                                     | 0010-701-0010-02010 | 782.60   | BUSINESS LICENSE AUDITING SVCS |         | 312889  | 6,370.56 |
| MUSCO SPORTS LIGHTING, LLC          | 0159-801-6507-31970 | 935.96   | PARKS REMOTE CONTROLLER        | 17-0361 | 312890  |          |
|                                     | 0159-801-6507-31970 | 1,891.71 | PARKS REMOTE CONTROLLER        | 17-0361 | 312890  | 2,827.67 |
| MARGARET NALBANDIAN                 | 0159-801-6507-31930 | 724.50   | INSTRUCTOR-RECREATION CLASS    |         | 312891  | 724.50   |
| NEW YORK LIFE INSURANCE             | 0010-701-0010-07960 | 97.66    | REFUND AMBULANCE FEE           |         | 312892  | 97.66    |
| NORIDIAN MEDICARE JE PART B REFUND  | 0010-701-0010-07960 | 329.36   | REFUND AMBULANCE FEE           |         | 312893  | 329.36   |
| O'REILLY AUTO PARTS                 | 0060-801-4211-23500 | 136.18   | FLEET PARTS                    | 17-0297 | 312894  |          |
|                                     | 0060-801-4211-23500 | 272.37   | FLEET PARTS                    | 17-0297 | 312894  |          |
|                                     | 0060-801-4211-23500 | 39.90    | FLEET PARTS                    | 17-0297 | 312894  |          |

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| VENDOR NAME         | ACCOUNT             | AMOUNT | DESCRIPTION            | P.O.    | CHECK # | TOTAL  |
|---------------------|---------------------|--------|------------------------|---------|---------|--------|
| O'REILLY AUTO PARTS | 0060-801-3210-38400 | 76.81  | FIRE PARTS/SUPPLIES    |         | 312894  | 525.26 |
| OFFICE DEPOT INC.   | 0092-801-4222-21250 | 23.10  | OFFICE SUPPLIES        | 17-0174 | 312895  |        |
|                     | 0092-801-4222-21250 | 23.10  | OFFICE SUPPLIES        | 17-0174 | 312895  |        |
|                     | 0092-801-4222-21250 | 50.65  | OFFICE SUPPLIES        | 17-0174 | 312895  |        |
|                     | 0092-801-4222-21250 | 33.48  | OFFICE SUPPLIES        | 17-0174 | 312895  |        |
|                     | 0092-801-4222-21250 | 23.10- | OFFICE SUPPLIES-CREDIT | 17-0174 | 312895  |        |
|                     | 0092-801-4222-21250 | 50.65- | OFFICE SUPPLIES-CREDIT | 17-0174 | 312895  |        |
|                     | 0010-801-6502-21250 | 68.65  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-6502-21250 | 65.31  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-6502-21250 | 9.69   | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-6502-21250 | 52.29  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1701-21350 | 116.68 | OFFICE SUPPLIES        | 17-0042 | 312895  |        |
|                     | 0010-801-3210-21300 | 37.44  | OFFICE SUPPLIES        | 17-0199 | 312895  |        |
|                     | 0010-801-3210-21350 | 42.50  | OFFICE SUPPLIES        | 17-0199 | 312895  |        |
|                     | 0010-801-1801-21350 | 129.21 | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1801-21350 | 8.80   | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1801-21350 | 20.74  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1801-21350 | 13.18  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1801-21350 | 395.24 | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-3114-21350 | 47.72  | OFFICE SUPPLIES        | 17-0075 | 312895  |        |
|                     | 0010-801-3114-21350 | 19.11  | OFFICE SUPPLIES        | 17-0075 | 312895  |        |
|                     | 0010-801-3114-21350 | 446.12 | OFFICE SUPPLIES        | 17-0075 | 312895  |        |
|                     | 0010-801-3114-21350 | 570.47 | OFFICE SUPPLIES        | 17-0075 | 312895  |        |
|                     | 0010-801-3114-21350 | 118.03 | OFFICE SUPPLIES        | 17-0075 | 312895  |        |
|                     | 0010-801-1201-21250 | 42.63  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-1201-21250 | 16.47  | OFFICE SUPPLIES        |         | 312895  |        |
|                     | 0010-801-3201-21300 | 37.44  | OFFICE SUPPLIES        | 17-0199 | 312895  |        |
|                     | 0010-801-3201-21350 | 24.82  | OFFICE SUPPLIES        | 17-0199 | 312895  |        |

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| VENDOR NAME             | ACCOUNT             | AMOUNT   | DESCRIPTION                 | P.O.    | CHECK # | TOTAL    |
|-------------------------|---------------------|----------|-----------------------------|---------|---------|----------|
| OFFICE DEPOT INC.       | 0010-801-3210-21300 | 217.99   | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 55.80    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 41.41    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0060-801-4211-21350 | 36.52    | OFFICE SUPPLIES             | 17-0013 | 312895  |          |
|                         | 0060-801-4211-21350 | 46.29    | OFFICE SUPPLIES             | 17-0013 | 312895  |          |
|                         | 0060-801-4211-21350 | 20.92    | OFFICE SUPPLIES             | 17-0013 | 312895  |          |
|                         | 0010-801-3210-21300 | 37.44    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 27.15    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 8.49     | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 32.01    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 55.80-   | OFFICE SUPPLIES-CREDIT      | 17-0199 | 312895  |          |
|                         | 0010-801-3210-21350 | 47.64    | OFFICE SUPPLIES             | 17-0199 | 312895  |          |
|                         | 0092-801-4222-23700 | 290.15   | OFFICE SUPPLIES             | 17-0174 | 312895  |          |
|                         | 0010-801-3104-22750 | 131.37   | OFFICE SUPPLIES             |         | 312895  |          |
|                         | 0010-801-3104-22750 | 80.26    | OFFICE SUPPLIES             |         | 312895  |          |
|                         |                     |          |                             |         |         | 3,356.76 |
| OFFICE SOLUTIONS        | 0010-801-1403-22750 | 483.84   | OFFICE SUPPLIES             | 17-0278 | 528 *   |          |
|                         | 0060-801-4211-23500 | 24.99    | OFFICE SUPPLIES             | 17-0278 | 528 *   |          |
|                         | 0010-801-1403-22750 | 9.96     | OFFICE SUPPLIES             | 17-0278 | 528 *   |          |
|                         | 0010-801-1703-21300 | 46.40    | OFFICE SUPPLIES             | 17-0045 | 528 *   |          |
|                         | 0010-801-1701-21300 | 46.40    | OFFICE SUPPLIES             | 17-0045 | 528 *   |          |
|                         | 0010-801-1702-21300 | 35.54    | OFFICE SUPPLIES             | 17-0045 | 528 *   |          |
|                         | 0010-801-1702-21300 | 10.86    | OFFICE SUPPLIES             |         | 528 *   |          |
|                         | 0010-801-1703-21350 | 6.52     | OFFICE SUPPLIES             | 17-0045 | 528 *   |          |
|                         |                     |          |                             |         |         | 664.51   |
| NELSON ONG              | 0159-801-6507-31930 | 1,638.00 | INSTRUCTOR-RECREATION CLASS |         | 312896  |          |
|                         |                     |          |                             |         |         | 1,638.00 |
| P & L MA MANAGEMENT INC | 0010-701-0010-02010 | 238.00   | REFUND BUSINESS LICENSE     |         | 312897  |          |
|                         | 0010-701-0010-02020 | 1.00     | REFUND STATE FEE            |         | 312897  |          |

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| VENDOR NAME                     | ACCOUNT             | AMOUNT   | DESCRIPTION             | P.O.    | CHECK # | TOTAL    |
|---------------------------------|---------------------|----------|-------------------------|---------|---------|----------|
| P & L MA MANAGEMENT INC         | 0010-701-0010-02010 | 238.00   | REFUND BUSINESS LICENSE |         | 312897  |          |
|                                 | 0010-701-0010-02020 | 1.00     | REFUND STATE FEE        |         | 312897  |          |
|                                 |                     |          |                         |         |         | 478.00   |
| PACIFIC PRODUCTS & SERVICES LLC | 0022-801-4206-23100 | 1,082.30 | STREET TOOLS/SUPPLIES   |         | 312898  |          |
|                                 |                     |          |                         |         |         | 1,082.30 |
| BERNARD PANG                    | 0092-701-0092-07520 | 557.96   | REFUND WATER METER      |         | 312899  |          |
|                                 |                     |          |                         |         |         | 557.96   |
| PARKHOUSE TIRE, INC.            | 0060-801-4211-23500 | 316.52   | FLEET TIRES             |         | 312900  |          |
|                                 | 0060-801-4211-38400 | 1,031.71 | FLEET TIRES-UNIT 099    |         | 312900  |          |
|                                 |                     |          |                         |         |         | 1,348.23 |
| LILY PHUNG                      | 0010-701-0010-07960 | 255.08   | REFUND AMBULANCE FEE    |         | 312901  |          |
|                                 |                     |          |                         |         |         | 255.08   |
| PLUMBERS DEPOT INC              | 0042-801-4204-23700 | 160.96   | STREETS TOOLS/SUPPLIES  | 17-0220 | 312902  |          |
|                                 | 0042-801-4204-23700 | 277.02   | STREETS TOOLS/SUPPLIES  | 17-0220 | 312902  |          |
|                                 |                     |          |                         |         |         | 437.98   |
| PLUMBING WHOLESALE OUTLET       | 0010-801-4210-23050 | 24.60    | PLUMBING SUPPLIES       | 17-0201 | 312903  |          |
|                                 |                     |          |                         |         |         | 24.60    |
| PREFERRED ALLIANCE INC          | 0010-801-1801-31900 | 86.94    | DRIVER TESTING          |         | 312904  |          |
|                                 |                     |          |                         |         |         | 86.94    |
| PROSOURCE FACILITY SUPPLY       | 0010-801-4210-22150 | 1,232.75 | JANITORIAL SUPPLIES     | 17-0202 | 312905  |          |
|                                 | 0010-801-4210-22150 | 778.97   | JANITORIAL SUPPLIES     | 17-0202 | 312905  |          |
|                                 |                     |          |                         |         |         | 2,011.72 |
| PRUDENTIAL OVERALL SUPPLY       | 0060-801-4211-22300 | 25.00    | UNIFORMS                |         | 529 *   |          |
|                                 | 0060-801-4211-22300 | 25.00    | UNIFORMS                |         | 529 *   |          |
|                                 | 0060-801-4211-22300 | 25.00    | UNIFORMS                |         | 529 *   |          |
|                                 | 0060-801-4211-22300 | 39.35    | UNIFORMS                |         | 529 *   |          |
|                                 | 0060-801-4211-22150 | 24.55    | SHOP RAG                |         | 529 *   |          |
|                                 | 0010-801-3210-22150 | 14.01    | SHOP RAG                |         | 529 *   |          |

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| VENDOR NAME                         | ACCOUNT             | AMOUNT | DESCRIPTION             | P.O.    | CHECK # | TOTAL    |
|-------------------------------------|---------------------|--------|-------------------------|---------|---------|----------|
| PRUDENTIAL OVERALL SUPPLY           | 0060-801-4211-22150 | 24.55  | SHOP RAG                |         | 529 *   |          |
|                                     | 0010-801-3210-22150 | 14.01  | SHOP RAG                |         | 529 *   |          |
|                                     | 0060-801-4211-22150 | 24.55  | SHOP RAG                |         | 529 *   |          |
|                                     | 0010-801-3210-22150 | 14.01  | SHOP RAG                |         | 529 *   |          |
|                                     | 0060-801-4211-22150 | 24.55  | SHOP RAG                |         | 529 *   |          |
|                                     | 0010-801-3210-22150 | 14.01  | SHOP RAG                |         | 529 *   |          |
|                                     |                     |        |                         |         |         | 268.59   |
| PVP COMMUNICATIONS INC              | 0010-801-3102-22300 | 218.00 | POLICE EQUIPMENT/PARTS  |         | 530 *   |          |
|                                     | 0010-801-3102-22300 | 992.88 | POLICE EQUIPMENT/PARTS  |         | 530 *   |          |
|                                     |                     |        |                         |         |         | 1,210.88 |
| PYRO-COMM SYSTEMS, INC              | 0010-801-6001-38400 | 135.00 | LIBRARY FIRE ALARM      |         | 312906  |          |
|                                     | 0010-801-6001-38400 | 235.00 | LIBRARY FIRE ALARM      |         | 312906  |          |
|                                     | 0010-801-6001-38400 | 297.27 | LIBRARY FIRE ALARM      |         | 312906  |          |
|                                     |                     |        |                         |         |         | 667.27   |
| QUILL CORPORATION                   | 0010-801-3205-21350 | 77.96  | OFFICE SUPPLIES         |         | 312907  |          |
|                                     | 0010-801-3205-21350 | 78.47  | OFFICE SUPPLIES         |         | 312907  |          |
|                                     |                     |        |                         |         |         | 156.43   |
| RED WING SHOE STORES                | 0092-801-4223-22300 | 192.17 | SAFETY BOOTS-D RUIZ     | 17-0180 | 312908  |          |
|                                     | 0092-801-4223-22300 | 200.00 | SAFETY BOOTS-D ZAPATA   | 17-0180 | 312908  |          |
|                                     |                     |        |                         |         |         | 392.17   |
| RELIANT IMMEDIATE CARE MEDICAL GROU | 0010-801-1801-31900 | 90.00  | RESPIRATORY EXAMINATION |         | 312909  |          |
|                                     |                     |        |                         |         |         | 90.00    |
| RENKOW MECHANICAL INC               | 0010-801-4210-38100 | 305.00 | AIR CONDITIONING REPAIR |         | 312910  |          |
|                                     |                     |        |                         |         |         | 305.00   |
| RI-TEC INDUSTRIAL PRODUCTS          | 0010-801-6517-22150 | 550.00 | PARKS SUPPLIES          |         | 312911  |          |
|                                     |                     |        |                         |         |         | 550.00   |
| EVERARDO ROMO                       | 0136-801-3101-33250 | 36.00  | POST TRAINING           |         | 312912  |          |
|                                     |                     |        |                         |         |         | 36.00    |

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|-------------------------------------|---------------------|----------|-----------------------------|---------|---------|----------|
| ROSS FIRE EXTINGUISHER COMPANY, INC | 0010-801-3210-38400 | 325.00   | FIRE-HYDROTESTING           |         | 312913  | 325.00   |
| S C FUELS (DBA)                     | 0060-801-4211-22250 | 8,535.87 | FUEL                        | 17-0349 | 312914  | 8,535.87 |
| SAFETY KLEEN SYSTEM, INC.           | 0060-801-4211-37300 | 373.04   | FLEET PARTS                 | 17-0010 | 312915  | 373.04   |
| SAN ANDELL SWIMMING POOLS           | 0092-801-4222-23300 | 214.02   | WATER SUPPLIES              | 17-0171 | 312916  | 214.02   |
| SAN BERNARDINO COUNTY SHERIFFS      | 0136-801-3101-33250 | 150.00   | POST TRAINING               |         | 312917  | 150.00   |
| SAN GABRIEL VALLEY WATER CO.        | 0093-801-4233-22900 | 111.60   | WATER SERVICES              |         | 312918  | 111.60   |
| SAN LUIS BUTANE DISTRIBUTORS, INC   | 0060-801-4211-22250 | 36.83    | PROPANE-UNIT 091            | 17-0036 | 312919  | 150.54   |
|                                     | 0060-801-4211-22250 | 9.35     | PROPANE-UNIT 091            | 17-0036 | 312919  |          |
|                                     | 0060-801-4211-22250 | 34.52    | PROPANE-MOVER 084           | 17-0036 | 312919  |          |
|                                     | 0060-801-4211-22250 | 69.84    | PROPANE-UNIT 091            | 17-0036 | 312919  |          |
| SANDE EQUIPMENT COMPANY, INC.       | 0022-801-4202-22400 | 80.87    | STREET PARTS/SUPPLIES       |         | 312920  | 80.87    |
| SCMAF-SAN GABRIEL VALLEY            | 0010-801-6502-31950 | 70.00    | MEMBERSHIP                  |         | 312921  | 70.00    |
| ROSE AMACHIZTLY SCOBIE              | 0159-801-6507-31930 | 312.00   | INSTRUCTOR-RECREATION CLASS |         | 312922  | 312.00   |
| SEA CLEAR POOLS INC                 | 0010-801-6503-38200 | 983.21   | POOL SERVICES               |         | 312923  | 1,978.33 |
|                                     | 0010-801-6503-38200 | 995.12   | POOL SERVICES               |         | 312923  |          |
| SHRED-IT US JV LLC                  | 0010-801-3114-38400 | 423.13   | DESTRUCTION SERVICES        |         | 312924  | 423.13   |

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|-------------------------------------|---------------------|----------|--------------------------------|---------|---------|-----------|
| SMS INC                             | 0043-850-1404-31700 | 6,122.64 | SERVER MAINTENANCE             |         | 531 *   | 6,122.64  |
| SMS SYSTEMS MAINTENANCE SERVICES, I | 0010-801-3115-38400 | 682.00   | SERVER MAINTENANCE             |         | 532 *   | 682.00    |
| SOURCE GRAPHICS, INC                | 0010-801-3230-31950 | 1,298.00 | PRINTER SERVICES               |         | 312925  | 1,298.00  |
| SOUTHEAST CONSTRUCTION PRODUCT      | 0010-801-4210-23050 | 146.06   | BLDG MAINT SUPPLIES            |         | 312926  |           |
|                                     | 0010-801-4210-23050 | 515.36   | BLDG MAINT SUPPLIES            |         | 312926  |           |
|                                     | 0010-801-4210-23050 | 18.40    | BLDG MAINT SUPPLIES            |         | 312926  |           |
|                                     | 0010-801-4210-23050 | 51.25    | BLDG MAINT SUPPLIES            |         | 312926  | 731.07    |
| SOUTHERN CALIFORNIA GAS COMPANY     | 0109-801-5002-96067 | 5,931.00 | CST SERVICES FEE               | 17-0147 | 312927  |           |
|                                     | 0165-801-5002-96067 | 5,931.00 | CST SERVICES FEE               | 17-0147 | 312927  |           |
|                                     | 0109-801-5002-96067 | 2,757.00 | CST MAINTENANCE FEE            | 17-0147 | 312927  | 14,619.00 |
| SUPERIOR CHOICE PRINT               | 0075-450-0075-08520 | 1,305.70 | CINCO DE MAYO BANNER (TRUST)   |         | 312928  | 1,305.70  |
| TANK SPECIALISTS OF CALIFORNIA      | 0060-801-4211-31950 | 125.00   | D/O INSPECTION                 |         | 312929  |           |
|                                     | 0060-801-4211-31950 | 125.00   | D/O INSPECTION                 |         | 312929  | 250.00    |
| THE CHRYSALIS CENTER                | 0077-801-1111-31950 | 5,133.24 | BID MAINTENANCE                | 17-0283 | 312930  | 5,133.24  |
| THE SHRIMP AND TACO STOP            | 0010-701-0010-02010 | 150.00   | REFUND BUSINESS LICENSE        |         | 312931  |           |
|                                     | 0010-701-0010-02020 | 2.00     | REFUND STATE FEE               |         | 312931  | 152.00    |
| THOMSON REUTERS (LEGAL) INC.        | 0010-801-3101-39350 | 833.21   | CA EVIDENCE CODE 2017 PAMPHLET |         | 312932  |           |
|                                     | 0010-801-3104-39100 | 307.29   | POLICE INFORMATION SERVICES    | 17-0084 | 312932  | 1,140.50  |

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|-------------------------------|---------------------|--------|---------------------------|---------|---------|--------|
| TODAY'S CLASSROOM LLC         | 0010-801-6003-22450 | 270.45 | PHONE SUPPLIES            |         | 312933  | 270.45 |
| TOLAR MFG. COMPANY, INC.      | 0043-801-4208-22170 | 540.50 | REPLACE TRASH CAN DOOR    |         | 312934  | 540.50 |
| TOM'S CLOTHING & UNIFORMS INC | 0010-801-3210-22310 | 113.10 | UNIFORMS-J BIRRELL        | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 125.06 | UNIFORMS-N LIMA           | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 237.94 | UNIFORMS-R RYSDON         | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 239.80 | UNIFORMS-R DEROSA         | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 152.60 | UNIFORMS-E DEROSA         | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 231.30 | UNIFORMS-R HARPER         | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 364.06 | UNIFORMS-J CARTER         | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 49.05  | UNIFORMS-D MARQUARDT      | 17-0129 | 312935  |        |
|                               | 0010-801-3210-22310 | 436.00 | UNIFORMS-S REILLY         | 17-0129 | 312935  |        |
|                               | 0010-801-3103-22310 | 121.64 | UNIFORMS-D CASTELLANO     | 17-0087 | 312935  |        |
|                               | 0010-801-3103-22310 | 235.44 | UNIFORMS-R COTA           | 17-0087 | 312935  |        |
|                               | 0010-801-3103-22310 | 79.46  | UNIFORMS-W LEON           | 17-0087 | 312935  |        |
|                               | 0010-801-3103-22310 | 26.49  | UNIFORMS-L NORRIS         | 17-0087 | 312935  |        |
|                               | 0010-801-3113-22310 | 19.13  | UNIFORMS-E DOMINGUEZ      | 17-0087 | 312935  |        |
|                               | 0010-801-3113-22310 | 16.68  | UNIFORMS-F VILLALOBOS     | 17-0087 | 312935  |        |
|                               | 0075-450-0075-08420 | 69.65  | UNIFORMS-D LEE (TRUST)    |         | 312935  |        |
|                               | 0010-801-3104-22310 | 52.97  | UNIFORMS-R MUNDER         | 17-0087 | 312935  |        |
|                               | 0010-801-3102-22310 | 112.81 | UNIFORMS-B GONZALEZ       |         | 312935  |        |
|                               | 0109-801-6511-22750 | 208.19 | UNIFORMS-M JAUREGUI       |         | 312935  |        |
|                               | 0010-801-3101-22320 | 234.95 | UNIFORMS-K GORDON         | 17-0087 | 312935  |        |
|                               | 0092-801-4221-22310 | 38.15  | UNIFORMS-D VERA           |         | 312935  |        |
|                               | 0176-801-6516-22310 | 93.99  | UNIFORMS-D SABADIN        | 17-0106 | 312935  |        |
|                               | 0010-801-6001-22150 | 170.04 | UNIFORMS-LIBRARY JANITORS |         | 312935  |        |
|                               | 0010-801-3103-22310 | 37.28  | UNIFORMS-D ELLIOTT        | 17-0087 | 312935  |        |
|                               | 0010-801-3103-22310 | 63.76  | UNIFORMS-O NUNEZ          | 17-0087 | 312935  |        |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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PRINTED WARRANTS

| VENDOR NAME                    | ACCOUNT             | AMOUNT    | DESCRIPTION                   | P.O.    | CHECK # | TOTAL     |
|--------------------------------|---------------------|-----------|-------------------------------|---------|---------|-----------|
| TOM'S CLOTHING & UNIFORMS INC  | 0075-450-0075-08420 | 69.65     | UNIFORMS-A FLORES (TRUST)     |         | 312935  |           |
|                                | 0075-450-0075-08420 | 69.65     | UNIFORMS-K OJIMA (TRUST)      |         | 312935  |           |
|                                | 0075-450-0075-08420 | 69.65     | UNIFORMS-DM VALADEZ (TRUST)   |         | 312935  |           |
|                                | 0075-450-0075-08420 | 69.65     | UNIFORMS-G RAMIREZ (TRUST)    |         | 312935  |           |
|                                | 0075-450-0075-08420 | 69.65     | UNIFORMS-B VILLANUEVA (TRUST) |         | 312935  |           |
|                                | 0075-450-0075-08420 | 69.65     | UNIFORMS-B YEE (TRUST)        |         | 312935  |           |
|                                | 0092-801-4222-22300 | 75.46     | UNIFORMS-S VILLARREAL         | 17-0179 | 312935  | 4,022.90  |
| LILLY TONG                     | 0092-701-0092-07520 | 3,375.00  | REFUND WATER METER            |         | 312936  |           |
|                                | 0092-701-0092-07550 | 1,636.00  | REFUND WATER METER            |         | 312936  | 5,011.00  |
| TRANSTECH                      | 0010-801-5004-96085 | 140.00    | GARVEY BASKETBALL COURT       |         | 312937  |           |
|                                | 0010-801-5004-91738 | 3,080.00  | BARNES PARK POOL              |         | 312937  | 3,220.00  |
| LAURINDA SU TRUONG             | 0159-801-6507-31930 | 200.90    | INSTRUCTOR-RECREATION CLASS   |         | 312938  | 200.90    |
| DOROTHY TSU                    | 0159-801-6507-31930 | 308.10    | INSTRUCTOR-RECREATION CLASS   |         | 312939  | 308.10    |
| TWINING INC                    | 0010-801-4212-31500 | 12,259.27 | STREET RESURFACING PROJECT    | 17-0371 | 312940  | 12,259.27 |
| U S SAFETY AND SUPPLY COMPANY  | 0092-801-4223-22300 | 813.14    | WATER SUPPLIES                | 17-0181 | 312941  | 813.14    |
| UNDERGROUND SERVICE ALERT      | 0092-801-4223-39300 | 124.50    | UNDERGROUND UTILITY SERVICES  | 17-0183 | 312942  | 124.50    |
| UNITED SITE SERVICES OF CA INC | 0043-801-6508-39860 | 966.08    | RESTROOM RENTAL               |         | 312943  | 966.08    |
| UNITED WATER WORKS, INC        | 0092-801-4223-23300 | 59.40     | WATER SUPPLIES                |         | 312944  |           |
|                                | 0092-801-4223-23300 | 73.18     | WATER SUPPLIES                |         | 312944  |           |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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PRINTED WARRANTS

| VENDOR NAME                   | ACCOUNT             | AMOUNT    | DESCRIPTION               | P.O.    | CHECK # | TOTAL    |
|-------------------------------|---------------------|-----------|---------------------------|---------|---------|----------|
| UNITED WATER WORKS, INC       | 0092-801-4223-23300 | 73.03     | WATER SUPPLIES            |         | 312944  | 205.61   |
| V & V MANUFACTURING INC       | 0010-801-3103-22750 | 84.86     | POLICE BADGES             |         | 312945  |          |
|                               | 0010-801-3103-22750 | 113.14    | POLICE BADGES             |         | 312945  | 198.00   |
| BRITTANY VAN                  | 0159-701-0159-07020 | 40.00     | REFUND RECREATION CLASS   |         | 312946  | 40.00    |
| MARICELA VASQUEZ              | 0010-801-6506-22750 | 300.00    | DAY CARE SUPPLIES         |         | 312947  | 300.00   |
| VERIZON COMMUNICATIONS        | 0010-801-3104-21200 | 100.00    | POLICE SEARCH WARRANT SVC |         | 312948  | 100.00   |
| VISTA PAINT CO.               | 0092-801-4222-23700 | 173.76    | PAINT SUPPLIES            |         | 312949  | 173.76   |
| VORTEX INDUSTRIES, INC        | 0010-801-4210-38100 | 376.00    | LANGLEY DOOR REPAIR       |         | 312950  | 376.00   |
| VULCAN MATERIAL CO            | 0110-801-4202-23600 | 154.43    | ASPHALT                   |         | 312951  |          |
|                               | 0110-801-4202-23600 | 71.59     | ASPHALT                   |         | 312951  | 226.02   |
| WALTERS WHOLESALE ELECTRIC CO | 0010-801-4210-23400 | 165.55    | BLDG MAINT SUPPLIES       |         | 312952  |          |
|                               | 0010-801-4210-23400 | 1,148.51  | BLDG MAINT SUPPLIES       |         | 312952  |          |
|                               | 0010-801-4210-23400 | 121.86    | BLDG MAINT SUPPLIES       |         | 312952  | 1,435.92 |
| MAGGIE WANG                   | 0010-801-6001-33100 | 30.48     | LIBRARY-REIMBURSE MILEAGE |         | 312953  | 30.48    |
| WECK LABORATORIES (DBA)       | 0093-801-4227-31950 | 508.00    | WATER TESTING SUPPLIES    |         | 312954  |          |
|                               | 0093-801-4227-31950 | 508.00    | WATER TESTING SUPPLIES    |         | 312954  | 1,016.00 |
| WEST COAST ARBORISTS, INC.    | 0010-801-6516-31190 | 68,646.00 | TREE MAINTENANCE SERVICES | 17-0282 | 312955  |          |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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PRINTED WARRANTS

| VENDOR NAME                        | ACCOUNT             | AMOUNT   | DESCRIPTION                    | P.O.    | CHECK # | TOTAL     |
|------------------------------------|---------------------|----------|--------------------------------|---------|---------|-----------|
| WEST COAST ARBORISTS, INC.         | 0010-801-6516-31190 | 1,260.00 | TREE MAINTENANCE SERVICES      | 17-0282 | 312955  | 69,906.00 |
| WESTCO SERVICE COMPANY             | 0010-801-4210-38150 | 1,782.00 | AIR CONDITIONING REPAIR        |         | 312956  | 1,782.00  |
| WESTERN WATER WORKS SUPPLY CO.     | 0092-801-4223-23300 | 451.60   | WATER PARTS/SUPPLIES           | 17-0258 | 312957  |           |
|                                    | 0092-801-4223-23350 | 268.40   | WATER PARTS/SUPPLIES           | 17-0258 | 312957  |           |
|                                    | 0092-801-4223-23300 | 629.80   | WATER PARTS/SUPPLIES           | 17-0258 | 312957  | 1,349.80  |
| WITTMAN ENTERPRISES                | 0010-801-3220-31400 | 7,560.00 | AMBULANCE BILLING SVC.         | 17-0271 | 312958  | 7,560.00  |
| WOLFF LANG CHRISTOPHER ARCHITECTS, | 0071-850-5002-99728 | 1,470.00 | FIRE STATION REMODELING        | 16-0680 | 312959  |           |
|                                    | 0071-850-5002-99730 | 9,930.00 | FIRE STATION REMODELING        | 16-0680 | 312959  | 11,400.00 |
| RICKY WONG                         | 0159-801-6507-31930 | 85.80    | INSTRUCTOR-RECREATION CLASS    |         | 312960  | 85.80     |
| SUZANNE WONG                       | 0010-701-0010-08025 | 48.00    | REFUND RECREATION CLASS        |         | 312961  | 48.00     |
| THOMAS WONG                        | 0159-801-6507-31930 | 405.60   | INSTRUCTOR-RECREATION CLASS    |         | 312962  | 405.60    |
| VICTOR WONG                        | 0159-801-6507-31930 | 291.20   | INSTRUCTOR-RECREATION CLASS    |         | 312963  | 291.20    |
| ALLEN XIE                          | 0092-701-0092-07520 | 11.36    | REFUND WATER METER             |         | 312964  | 11.36     |
| JIA PEI YU                         | 0092-701-0092-07520 | 4,726.84 | REFUND WATER METER             |         | 312965  | 4,726.84  |
| ZOLL MEDICAL CORPORATION           | 0010-801-3220-23700 | 442.43   | FIRE MEDICAL EQUIP MAINTENANCE |         | 312966  |           |
|                                    | 0010-801-3220-24200 | 93.63    | FIRE MEDICAL EQUIP MAINTENANCE |         | 312966  | 536.06    |

\* Indicates an E-Payable transaction

01/26/2017 10:41:03 AM



CITY OF MONTEREY PARK  
 FINAL WARRANT REGISTER  
 COUNCIL MEETING DATE 02/01/2017

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PRINTED WARRANTS

| VENDOR NAME                | ACCOUNT             | AMOUNT       | DESCRIPTION             | P.O. | CHECK # | TOTAL        |
|----------------------------|---------------------|--------------|-------------------------|------|---------|--------------|
| ZUMAR INDUSTRIES, INC.     | 0022-801-4206-23800 | 1,962.00     | STREET SIGNS & SUPPLIES |      | 533 *   | 1,962.00     |
| TOTAL FOR REGULAR WARRANTS |                     |              |                         |      |         | 1,730,259.04 |
| PRINTED                    |                     | 1,704,755.43 |                         |      |         |              |
| E-PAYABLE                  |                     | 25,503.61    |                         |      |         |              |

\* Indicates an E-Payable transaction

01/26/2017 10:41:03 AM

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017

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|                              |              |
|------------------------------|--------------|
| TOTAL FOR PREPAID WARRANTS   | 62,212.90    |
| TOTAL FOR PREPAID E-PAYABLES | 0.00         |
| TOTAL FOR PRINTED WARRANTS   | 1,704,755.43 |
| TOTAL FOR PRINTED E-PAYABLES | 25,503.61    |
| TOTAL WARRANTS               | 1,792,471.94 |
| TOTAL VOID CHECKS            | 0            |
| TOTAL PREPAID CHECKS         | 37           |
| TOTAL PREPAID E-PAYABLES     | 0            |
| TOTAL CHECKS PRINTED         | 224          |
| TOTAL E-PAYABLES PRINTED     | 17           |
| TOTAL CHECKS ISSUED          | 278          |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017  
FUND SUMMARY

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| FUND | DESCRIPTION                   | PREPAID   | PRINTED    | TOTAL      |
|------|-------------------------------|-----------|------------|------------|
| 0010 | GENERAL FUND                  | 32,303.76 | 502,891.57 | 535,195.33 |
| 0022 | STATE GAS TAX FUND            | 99.86     | 34,147.54  | 34,247.40  |
| 0042 | SEWER FUND                    | 0.00      | 437.98     | 437.98     |
| 0043 | REFUSE FUND                   | 406.67    | 438,193.62 | 438,600.29 |
| 0060 | CITY SHOP FUND                | 4,765.06  | 21,088.05  | 25,853.11  |
| 0071 | PUBLIC SAFETY IMPACT FEE FUND | 161.60    | 31,379.00  | 31,540.60  |
| 0075 | SPECIAL DEPOSITS FUND         | 9,478.95  | 3,336.13   | 12,815.08  |
| 0077 | BUSINESS IMPROVEMENT AREA #1  | 0.00      | 5,133.24   | 5,133.24   |
| 0080 | WORKERS COMP FUND             | 0.00      | 6,047.00   | 6,047.00   |
| 0092 | WATER FUND                    | 8,566.29  | 73,431.75  | 81,998.04  |
| 0093 | WATER TREATMENT FUND          | 0.00      | 8,833.86   | 8,833.86   |
| 0109 | OPA PROPOSITION A             | 72.72     | 7,714.57   | 7,787.29   |
| 0110 | MEASURE R FUND                | 0.00      | 5,197.74   | 5,197.74   |
| 0131 | LIBRARY TAX FUND              | 0.00      | 810.86     | 810.86     |
| 0132 | STC STANDARDS/TRAINING/CORREC | 0.00      | 735.08     | 735.08     |
| 0136 | POST                          | 2,289.38  | 901.00     | 3,190.38   |
| 0159 | RECREATION FUND               | 0.00      | 12,131.17  | 12,131.17  |
| 0160 | ASSET FORFEITURE              | 0.00      | 207,254.16 | 207,254.16 |
| 0165 | AIR QUALITY IMPROVEMENT FUND  | 0.00      | 5,931.00   | 5,931.00   |
| 0166 | PROPOSITION C                 | 0.00      | 68,644.13  | 68,644.13  |
| 0175 | ISTEA                         | 0.00      | 287,181.48 | 287,181.48 |
| 0176 | MAINTENANCE DISTRICT 93-1     | 0.00      | 612.79     | 612.79     |
| 0178 | PROP A - PER PARCEL GRANT     | 0.00      | 277.95     | 277.95     |
| 0214 | BEVERAGE CONTAINER RECYCLING  | 0.00      | 3,720.00   | 3,720.00   |
| 0344 | MAINTENANCE GRANT (075)       | 0.00      | 1,505.56   | 1,505.56   |
| 0349 | ELAC INSTRUCTIONAL SERV PROG  | 2,856.21  | 2,000.00   | 4,856.21   |
| 0428 | CA COUNCIL FOR THE HUMANITIES | 0.00      | 721.81     | 721.81     |
| 0445 | LITERACY TRUST GRANT          | 1,212.40  | 0.00       | 1,212.40   |

CITY OF MONTEREY PARK  
FINAL WARRANT REGISTER  
COUNCIL MEETING DATE 02/01/2017  
FUND SUMMARY

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| FUND | DESCRIPTION | PREPAID   | PRINTED      | TOTAL        |
|------|-------------|-----------|--------------|--------------|
|      | TOTAL       | 62,212.90 | 1,730,259.04 | 1,792,471.94 |



## City Council Staff Report

**DATE:** January 4, 2017

**AGENDA ITEM NO:** New Business  
Agenda Item 6-B.

**TO:** The Honorable Mayor and City Council

**FROM:** Vincent D. Chang, City Clerk

**SUBJECT:** City Council Minutes

**RECOMMENDATION:**

It is recommended that the City Council

- (1) Approve the minutes from the regular meeting of January 4, 2017 and the special meeting of January 4, 2017; and
- (2) Take such additional, related, action that may be desirable.

**EXECUTIVE SUMMARY:**

None.

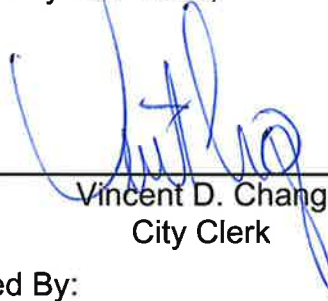
**BACKGROUND:**

None.

**FISCAL IMPACT:**

None.

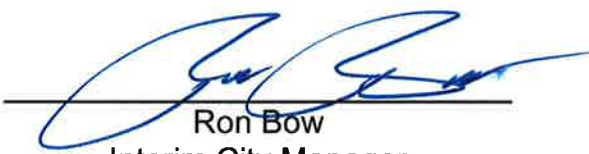
Respectfully submitted,

  
\_\_\_\_\_  
Vincent D. Chang  
City Clerk

Prepared by:

  
\_\_\_\_\_  
Timothy Huynh  
Minutes Clerk

Approved By:

  
\_\_\_\_\_  
Ron Bow  
Interim City Manager

**Attachments:** January 4, 2017 regular meeting minutes  
January 4, 2017 special meeting minutes

# **ATTACHMENT 1**

## **Minutes**

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
REGULAR MEETING  
JANUARY 4, 2017**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chamber, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 4, 2017 at 7:00 p.m.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

**CALL TO ORDER:**

Mayor Ing called the meeting to order at 7:02 p.m.

**FLAG SALUTE:**

The Monterey Park Fire Explorers led the flag salute.

**ROLL CALL:**

City Clerk Vincent Chang called the roll:

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

Council Members Absent: None.

**ALSO PRESENT:** Interim City Manager Ron Bow, Deputy City Attorney David King, City Treasurer Joseph Leon, Fire Chief Scott Haberle, Director of Management Services Chu Thai, Director of Human Resources Tom Cody, Director of Recreation & Community Services Dan Costley, Police Chief Jim Smith, Controller Annie Yaung, Interim Director of Public Works Tito Haes, Director of Community & Economic Development Michael Huntley, Water Utility Manager Frank Heldman

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**ORAL AND WRITTEN COMMUNICATIONS**

- Andrew Yam, representative for the Community Participation Commission, invited all residents to the Earthquake and Emergency Preparedness Day.

**1. PRESENTATIONS**

**MISSION STATEMENT**

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



**1A. OVERVIEW REGARDING THE STATE OF LAW AFTER PROPOSITION 64 ADOPTION**

Police Chief Jim Smith provided a presentation regarding the recent passing of Proposition 64 and the effect it will have on the city of Monterey Park.

**Action Taken:** Discussion only, no action taken.

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

**NEW BUSINESS**

**2A. WARRANT REGISTER FOR SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY OF DECEMBER 21, 2016**

See Successor Agency minutes.

**2B. SUCCESSOR AGENCY MONTHLY INVESTMENT REPORT – NOVEMBER 2016**

See Successor Agency minutes.

**2C. SUCCESSOR AGENCY (SA) MINUTES**

See Successor Agency minutes.

**2D. RESOLUTION ADOPTING THE RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET FOR JULY 1, 2017 – JUNE 30, 2018**

See Successor Agency minutes.

**2E. MAYOR'S APPOINTMENT TO THE OVERSIGHT BOARD**

See Successor Agency minutes.

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

**3. CITY OF MONTEREY PARK CONSENT CALENDAR**  
None.

**4. PUBLIC HEARING**  
None.

**5. OLD BUSINESS**

**5A. ADDENDUM TO THE REQUEST FOR QUALIFICATION FOR STREET LIGHT PURCHASE, LED CONVERSION AND MAINTENANCE SERVICES**

On December 8, 2016, the City issued a Request for Qualifications (RFQ) for Streetlight Purchase, LED Conversion and Maintenance Services. Subsequently, the companies of Tanko Electric, Southern Contracting and Johnson Control contacted staff with concerns about qualifying for the City's streetlight conversion project. Siemens is aware of the RFQ, and has not expressed any concerns.

It is recommended that the City Council consider amendments to the RFQ in order to allow more companies to participate in submitting proposals. Staff received Request for Information (RFI) on the issues of company registration, maintenance experience and performance guarantee. The RFQ response deadline was extended to Thursday, January 19, 2017, and staff is awaiting City council direction.

The amendments are as follows:

Amendment 1. Clarify maintenance experience requirement – Section 4.1 in the RFQ specifies that the proposer must currently have a minimum of four streetlight conversion projects of the same general size as that contemplated by the City of Monterey Park; two of those projects must be in California. Staff now understands that many agencies choose to use their own staff or prefer to select their own company to maintain streetlights. Therefore, the companies who perform streetlight conversion often do not maintain them long-term.

Section 3.1.F discusses having the company providing annual operations and maintenance cost for their company to operate and maintain the street light system. Staff recommends removing maintenance from this streetlight conversion project, and solicit bids for streetlight maintenance at a later date.

It is recommended that the City Council strike the word "maintained" from section 4.1, and remove section 3.1.F from the RFQ.

Amendment 2. Adjust Bonding Capacity – The RFQ Pre-Qualification Questionnaire, Part III, Section 14, requires the company have bonding capacity of at least \$10 million. There has been a request to reduce the bonding capacity to \$1.5 million, as the company projects total cost to be \$1.5 million.

It is recommended that the City Council establish bonding capacity at \$2.0 million for this project.

Amendment 3. Clarify definition of design-build teams and ESCo – The RFQ refers to both design-build and ESCo as companies who may qualify for the City's project. ESCo generally refers to companies such as Siemens and Johnson

Control, while other companies performing streetlight conversions may be design-build or electrical companies.

It is recommended that the City Council amend the RFQ to clarify that the RFQ's reference to design-build and ESCo applies to all companies who meet the scope of services.

Amendment 4. Remove requirement of engineer registered in the State of California. – The Scope of Services, item D requires the design be performed or supervised by a professional engineer (PE) registered in the State of California. Cities such as Santa Ana, Fullerton, Signal Hill, West Hollywood and Tustin have chosen to contract for LED conversion with a company who does not have a professional engineer. They may have considered the project a retrofit and determined that a PE provides little benefit in regards to photometric lighting design for an LED conversion project.

The City Council may consider removing item D from the Scope of Services which requires a professional engineer registered with the State of California.

**Action Taken:** Mayor Ing declared a potential conflict of interest and left the dais, as his wife is an employee of Southern California Edison. The City Council authorized the City Manager, or designee, to amend the Request for Qualification for Street Light Purchase, LED Conversion and Maintenance Services.

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

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

## 6. NEW BUSINESS

### 6A. **WARRANT REGISTER FOR THE CITY OF MONTEREY PARK OF DECEMBER 21, 2016 AND JANUARY 4, 2017**

Disbursements will be made from the funds referenced in the referenced Resolution in Warrants numbered 312297-312576 and e-Payables numbered 000490-000508.

**Action Taken:** The City Council approved payment of warrants and adopted Resolution No. 11887 allowing certain claims and demands per Warrant Register dated December 21, 2016 and January 4, 2017 totaling \$1,096,931.66 and specifying the funds out of which the same are to be paid.

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

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

**Resolution No. 11887**, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED THE 21<sup>st</sup> DAY OF DECEMBER 2016 and 4<sup>th</sup> DAY OF JANUARY 2017 TOTALING \$1,096,931.66 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

#### **6B. MONTHLY INVESTMENT REPORT – NOVEMBER 2016**

As of November 30, 2016 invested funds for the City of Monterey Park is \$70,940,572.46.

**Public Speaker:**

- Joseph Leon, City Treasurer, spoke regarding recent interests rates.

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

**Motion:** Moved by Vice Mayor Real Sebastian and seconded by Council Member Chan, motion carried by the following vote:

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

#### **6C. CITY COUNCIL MINUTES**

Approve the minutes from the regular meetings of November 16, 2016 and December 7, 2016 and the special meetings of November 16, 2016 and December 7, 2016.

**Action Taken:** The City Council approved the minutes from the regular meetings of November 16, 2016 and December 7, 2016 and the special meetings of November 16, 2016 and December 7, 2016 as amended on the November 16, 2016 regular meeting minutes, Agenda Item No. 6C, to add language regarding a guarantee for the design-build and Agenda Item No. 6J, to clarify the language regarding Vice Mayor Real Sebastian's abstention.

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

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

**6D. MINIMUM WAGE INCREASE PER LABOR CODE SECTION 1182.12**

On September 25, 2013, the California Legislature adopted AB 10 which amends Labor Code Section 1182.12 to increase the California minimum wage to \$15 an hour by 2022. Effective July 1, 2014 the minimum wage was increased to \$9.00 per hour and effective January 1, 2016 it was increased to \$10 per hour. The next increase is a \$.50 cent increase to \$10.50 an hour starting January 1, 2017.

The City currently has 10 part-time entry-level positions whose hourly wage falls below the mandated \$10.50 an hour state mandated increase. This state mandated wage increase will also impact the wage gap between related classifications within a particular field of approximately 13 other part-time classifications, whose hourly wages are currently at \$10.50-\$11.16.

**Future Increases**

In the next five years the minimum wage will be increased as follows:

January 2018 - \$11 an hour  
January 2019 - \$12 an hour  
January 2020 - \$13 an hour  
January 2021 - \$14 an hour  
January 2022 - \$15 an hour

These increases will have a compression impact on a significant number on our part-time hourly wage scale and even impact a few lower level full time classification wage scales. Before the scheduled January 2018 increase Human Resources will bring a comprehensive analysis and plan to handle these increases in these next five year for council consideration.

**Action Taken:** The City Council adopted Resolution No. 11888 approving the mandated minimum wage adjustments to effective pay period in order to have these wage adjustments in place as of January 1, 2017.

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

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

**Resolution No. 11888**, entitled:

A RESOLUTION ESTABLISHING THE SALARY RANGES FOR TEMPORARY PART-TIME, SEASONAL AND HOURLY EMPLOYEES OF THE CITY OF MONTEREY PARK FOR THE 2017 CALENDAR YEAR

**6E. MEMORANDUM OF UNDERSTANDING WITH THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS' ASSOCIATION FIXING THE RATE OF COMPENSATION AND OTHER TERMS AND CONDITIONS OF EMPLOYMENT FOR THE TERM JULY 1, 2016 TO JUNE 30, 2018**

The Great Recession resulted in the City suffered significant economic stagnation during the 2009-2013 years. This resulted in a fiscal and staff downsizing in Monterey Park which included no cost of living adjustments or raises for the members of the PCOA since 2009-2010. Also during this time period, the PCOA members paid for the 9% employee portion of the CalPERS pension cost; this was an effective reduction in take home pay.

As a result, the compensation rates for the members of this association fell behind regional averages of similar sized full service cities. This contract is intended to increase compensation levels to a regionally competitive level.

**Action Taken:** The City Council (1) adopted Resolution No. 11889 authorizing the City Manager to execute the Memorandum of Understanding between the City of Monterey Park and the Monterey Park Professional Chief Officers' Association (PCOA) in a form approved by the City Attorney; and (2) authorized the expenditure of \$33,193 for the 2016-2017 fiscal year, and amend the 2016-2017 Budget accordingly.

**Motion:** Moved by Council Member Laing and seconded by Vice Mayor Real Sebastian, motion carried by the following vote:

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

**Resolution No. 11889**, entitled:

A RESOLUTION ESTABLISHING THE SALARY RANGES FOR TEMPORARY PART-TIME, SEASONAL AND HOURLY EMPLOYEES OF THE CITY OF MONTEREY PARK FOR THE 2017 CALENDAR YEAR

**6F. PROPOSED FARMER'S MARKET RENEWAL**

In April 2012, the City Council authorized a 3 year agreement with the Spouts of Promise Foundation to operate a weekly Farmers Market adjacent to the Monterey Park Bruggemeyer Library; in June 2015 the term was extended 18 months as allowed in the agreement. Based on its operation in the last 4 ½ years, staff recommends continuing the City's agreement with Spouts of Promise for operating the Farmers Market.

**Recommendation:** It is recommended that the City Council authorize the City Manager to execute an agreement with the Sprouts of Promise Foundation, in a form approved by the City Attorney to conduct the Farmer's Market adjacent to the Monterey Park Bruggemeyer Library for a term of five years, with two one year options (not to exceed seven years) at a cost to the City \$915 per month (for a restroom, sink and handwashing facility that is required by the health department).

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

**6G. FIRST AMENDMENT TO AGREEMENT – ARROYO BACKGROUND INVESTIGATIONS**

Background investigation services are required for new sworn Fire personnel and new Firefighter Reserves. The Fire Department seeks Council consideration to approve a First Amendment to the Professional Services Agreement between the City of Monterey Park and Arroyo Background Investigations to include service provision to the Fire Department.

**Action Taken:** The City Council authorized the City Manager to execute the First Amendment to the Professional Services Agreement, in a form approved by the City Attorney, between the City of Monterey Park and Arroyo Background investigations to include services for the Fire Department.

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

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



## **6H. PURCHASE OF WATER METERS**

Public Works Water Division staff seeks authorization to purchase of smart water meters from Metron-Farnier, LLC in the amount of \$80,000.

**Action Taken:** The City Council authorized the City Manager to purchase smart water meters from Metron-Farnier, LLC in the amount of \$80,000.

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

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

## **6I. WELL AND BOOSTER PUMP MAINTENANCE SERVICES – AWARD OF CONTRACT**

On November 2, 2016, City Council adopted a resolution authorizing staff to advertise for Well and Booster Pump Preventative Maintenance Services. The Water Division prepared bid specifications and advertised the project. Staff has completed the bidding process and requests City Council authorization for the Interim City Manager to execute a three-year agreement, in a form approved by the City Attorney, with General Pump Company and Weber Water Resources CA, LLC in a combined total not to exceed \$1,200,000 for well and booster pump preventative maintenance services.

**Action Taken:** The City Council authorized the City Manager to execute three year agreements, in a form approved by the City Attorney, with General Pump Company and Weber Water Resources CA, LLC in a combined total not the exceed \$1,200,000, for Well and Booster Pump Preventative Maintenance Services.

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

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

**6J. AWARD OF CONTRACT FOR GARVEY RESERVOIR CONSERVATION AND DEMONSTRATION GARDEN (SPEC. 862)**

At the September 7, 2016 City Council Meeting, The Council adopted a resolution authorizing Staff to advertise for re-construction of the Conservation Garden. Staff prepared the bid specifications and advertised the project. Staff has completed the bidding process, and is recommending the award of contract go to Green Giant Landscape, Inc., in the amount of \$204,692.50

**Action Taken:** Council Member Chan declared a potential conflict of interest and left the dais, as he lives within 500 feet of the project site. The City Council (1) waived a minor irregularity – although Green Giant Landscape, Inc. did not have signatures in the bid proposal notarized, staff has determined this is a minor irregularity that can be waived, in accordance with applicable law; (2) authorized the City Manager to execute a public works contract, in a form approved by the City Attorney, with Green Giant Landscaping, Inc., in the amount of \$204,692.50 for the Garvey Reservoir Conservation and Demonstration Garden (Spec. 862); and (3) authorized the Director of Public Works to approve change orders up to \$20,469.00 (up to 10% of the construction contract amount) for this project.

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

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

**6K. AUTHORIZE THE INTERIM CITY MANAGER TO EXECUTE AN AGREEMENT FOR ENGINEERING SERVICES FOR CONSTRUCTION MANAGEMENT AND PLAN REVIEW OF THE CENTRALIZED GROUNDWATER TREATMENT SYSTEM**

Staff requested proposals from the four, previously approved, on-call general engineering firms to provide construction management services for the Centralized Groundwater Treatment System Project. SA Associates submitted a proposal. The other firms either did not have the requisite expertise and/or weren't available during the time frame requested. Staff recommends the City Council authorize the City Manager to execute an agreement, in a form approved by the City Attorney, with SA Associates, in the amount of \$100,000, for Construction Management and Plan Review of the Centralized Groundwater Treatment System.

**Action Taken:** The City Council authorized the Interim City Manager to execute a Professional Services Agreement (PSA), in a form approved by the City Attorney,

with SA Associates, in the amount of \$100,000, for Construction Management and Plan Review of the Centralized Groundwater Treatment System.

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

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

**7. COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

Council Member Chan announced that on Sunday there will be a movie playing at the Bruggemeyer Library's Friends Room and the Earthquake and Emergency Preparedness Day on Saturday, January 14, 2017.

Council Member Liang did not have anything to report.

Council Member Lam announced the Earthquake and Emergency Preparedness Day on Saturday, January 14, 2017 and Chinese Lunar Festival on January 21, 2017 – January 22, 2017.

Vice Mayor Real Sebastian announced she will be unable to attend the opening night of the Chinese Lunar Festival.

Mayor Ing did not have anything to report.

**7A. DISCUSSION ON FORMING A LABOR/MANAGEMENT COMMITTEE – REQUESTED BY COUNCIL MEMBER LIANG**

The City Council discussed forming a Labor/Management Committee.

**Action Taken:** Discussion only, no action taken.

**7B. CONSIDER CANCELLATION OF COUNCIL MEETING FOR THE 2017 CALENDAR YEAR**

This item was not heard.

**8. CLOSED SESSION**

None.

**ADJOURNMENT**

There being no further business for consideration, the meeting was adjourned at 9:53 p.m. in the honor of Junny Hu, Council Member Liang's Grandmother.

---

Vincent D. Chang  
City Clerk

**MINUTES  
MONTEREY PARK CITY COUNCIL  
SUCCESSOR AGENCY (SA)  
SPECIAL MEETING  
JANUARY 4, 2017**

The City Council of the City of Monterey Park held a Special Meeting of the Council in Room 266, Second Floor of City Hall, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, January 4, 2017 at 6:00 p.m.

**CALL TO ORDER:**

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

**ROLL CALL:**

Interim City Manager Bow called the roll:

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

Council Members Absent: None

Also Present: Interim City Manager Ron Bow, Deputy City Attorney David King

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

None.

**ORAL & WRITTEN COMMUNICATIONS**

None.

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

**1. CONFERENCE LEGAL COUNSEL, EXISTING LITIGATION – GOVERNMENT  
CODE SECTION 54956.9(d) – Number of Cases: 1**

Arthur Rousseau vs. City of Monterey Park

WCAB No.: ADJ9128470

**RECONVENE & ADJOURNMENT**

The City Council reconvened from Closed Session with all Council Members present. The meeting was adjourned at 6:13 p.m.

**Action Taken:** No reportable action taken during Closed Session.

---

Vincent D. Chang  
City Clerk

**MISSION STATEMENT**

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



## City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Michael A. Huntley, Community and Economic Development Director

**SUBJECT:** Annual Weed Abatement Declaration List

### **RECOMMENDATION:**

It is recommended that the City Council consider:

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

### **EXECUTIVE SUMMARY:**

The County of Los Angeles Department of Agriculture Commissioner and Weights and Measures Weed Abatement Division submitted to the City of Monterey Park the annual Weed Abatement Declaration List and Resolution to be approved and adopted by the City Council on February 1, 2017. This action declares a list of parcels to be potentially hazardous to fire and thereby deemed public nuisances.

### **DISCUSSION:**

The County has listed 1449 improved and unimproved parcels on the Weed Abatement Declaration List ("List") for this year. This is an increase of 9 parcels from last year. The increased number of parcels is due to the County performing a comprehensive inspection of parcels in Monterey Park. The County mailed notices on or about February 1, 2017 to the recorded owner of each parcel included on the List declaring that their parcel is an existing, future or "potential" hazard. The County has advised that they consider a parcel a future or "potential" hazard if the parcel is not completely landscaped or irrigated and there is a potential for weed growth. The Los Angeles County Board of Supervisors has established an inspection fee of \$41.28, an increase from last year's fee by \$0.11 which will be assessed against all declared properties whether or not they are cleared by the property owners. Over the last five years the fees have been as follows: 2016-\$41.17; 2015-\$41.77; 2014-\$42.32; 2013-\$39.81; 2012-\$42.44.

Parcel owners who received notices from the County will be able to challenge their inclusion on the list. Parcel owners will be able to request Council to remove their

parcels from the list if they feel that their parcel is not in violation or that the County has erred by including their parcel on the list.

The County has advised us that if parcel owners want their parcel to be removed from the declaration list, the County will conduct a re-inspection of the parcel to determine if, in fact, the parcel is not in violation or a potential hazard, or that an error has been made. Upon completion of the re-inspection of the parcel, the County will advise the City of its findings.

The County has advised that this year's declaration list includes re-declared parcels that are not landscaped and irrigated and the addition of new parcels due to complaints being turned in by residents, new inspections, and field surveys by County inspectors.

Since its inception in 1992, the County Weed Abatement program has resulted in a reduction of fire calls for service for vegetation-related fires.

The following is a time line of the weed abatement process.

|          |          |                                                                                                                                                                                                             |
|----------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| February | 1, 2017  | Consent item - Declaration List Resolution adoption date                                                                                                                                                    |
| March    | 1, 2017  | Public hearing - Protest hearing                                                                                                                                                                            |
| March    | 15, 2017 | County needs response cards returned to them by no later than this date                                                                                                                                     |
| March    | 31, 2017 | Prior to this date, the City can request or the County can authorize removal of a property from the Declaration List. The \$42.28 inspection fee will not be charged if a property is removed from the list |
| April    | 01, 2017 | County will begin clearing weeds on vacant disable parcels.                                                                                                                                                 |
| May      | 15, 2017 | Deadline for all improved parcels to attain compliance. Deadlines will be sent to all improved parcel owners who respond                                                                                    |

#### **FISCAL IMPACT:**

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

#### **ATTACHMENTS:**

1. Resolution
2. Declaration List



Respectfully submitted,

By

  
\_\_\_\_\_  
Michael Huntley  
Community and Economic  
Development Director

Prepared by:

  
\_\_\_\_\_  
Thomas Reichhardt  
Code Enforcement Officer

Approved by:

  
\_\_\_\_\_  
Ron Bow  
Interim City Manager

Reviewed by:

  
\_\_\_\_\_  
Karl H. Berger  
Assistant City Attorney

## **ATTACHMENT 1**

### **Resolution**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
MONTEREY PARK DECLARING THAT WEEDS GROWING UPON AND IN FRONT OF,  
AND BRUSH, RUBBISH, REFUSE, AND DIRT UPON AND IN FRONT OF CERTAIN  
PRIVATE PROPERTY IN THE CITY ARE A PUBLIC NUISANCE, AND DECLARING ITS  
INTENTION TO PROVIDE FOR THE ABATEMENT THEREOF**

**THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA,  
DOES HEREBY RESOLVE AS FOLLOWS:**

BE IT RESOLVED THAT, pursuant to the provisions of Articles 1 and 2, Chapter 13, part 2, Division 3, Title 4, of the California Government Code, Sections 39500 to 39588, inclusive, and evidence received by it, the City Council of the City of Monterey Park specifically finds:

SECTION 1: That the weeds growing upon the streets and sidewalks in front of said property are weeds which bear seeds of a wingy or downy nature or attain such large growth as to become a fire menace to adjacent improved property when dry, or which are otherwise noxious or dangerous.

SECTION 2: That the presence of dry grass, stubble, refuse, or other flammable materials are conditions which endanger the public safety.

SECTION 3: That by reason of the foregoing fact, the weeds or dry grass, stubble, refuse, or other flammable material growing or existing upon the private property hereinafter described, and upon the streets and sidewalks in front of said property constitute a public nuisance and should be abated before the coming fire season.

SECTION 4: That the private property including the hillside areas of the city, together with the streets and sidewalks in front of same herein referred to, is more particularly described as follows, to wit: That certain property described in Appendix "A" attached hereto and by this reference made a part hereof as though set forth in full at this point.

BE IT THEREFORE RESOLVED, pursuant to the findings of fact, by this Council heretofore made, that the weeds or dry grass, stubble, refuse, or other flammable material in and upon and in front of the real property hereinbefore described constitute and are hereby declared to be a public nuisance which should be abated. The Agricultural Commissioner/Director of Weights and Measures, County of Los Angeles, is hereby designated the person to give notice to destroy said weeds or dry grass, stubble, refuse, or other flammable material and shall cause notices to be given to each property owner by United States Mail and said notice shall be substantially in the following form to-wit.

BE IT THEREFORE RESOLVED, that the Agricultural Commissioner is hereby authorized and directed to recover its costs of inspection of the properties hereinabove described in a manner consistent with prior action of the Board adopting a fee schedule for such inspections. The recovery of these costs is vital to the ongoing operation governing the identification and abatement of those properties that constitute a public nuisance and endanger the public safety.

NOTICE TO DESTROY WEEDS,

REMOVE BRUSH, RUBBISH, REFUSE AND DIRT

Notice is hereby given that on February 1, 2017, the City Council of the City of Monterey Park passed or will pass a resolution declaring noxious or dangerous weeds, tumbleweeds, sagebrush, and/or chaparral were growing upon or in front of said property of certain streets in said city or unincorporated area of the County of Los Angeles, and more particularly described in the resolution, and that they constitute a fire hazard or public nuisance which must be abated to the removal of said weeds, brush, rubbish, refuse and dirt, otherwise they may be removed and the nuisance abated by city or county authorities and the cost of removal assessed upon the land from or in front of which the weeds, brush, rubbish, refuse and dirt are removed, and such cost will constitute a special assessment against such lots or lands. In addition, the Board of Supervisors authorized and directed the Agricultural Commissioner to recover its costs of details. All property owners having any objections to the proposed removal of weeds, brush, rubbish, refuse, dirt, and the recovery of inspection costs, are hereby notified that they may attend a meeting of the City Council of the City of Monterey Park to be held in the Council Chamber of said City at 7:00 p.m. on February 1, 2017 and March 1, 2017. Protests which are not resolved will be heard and given full consideration. If the property owner does not want to present objections to the proposed removal of the weeds, brush, rubbish, refuse, dirt, or to the recovery of inspection costs, the owner need not appear at the above-mentioned hearings.

---

Vincent Chang, City Clerk, City of Monterey Park

Property owners are advised that re-growth after first removal should not be permitted otherwise City crews may clear re-growth.

BE IT FURTHER RESOLVED THAT the 1<sup>st</sup> day of February, 2017 and the 1st day of March, 2017, at the hour of 7:00 p.m. of said day is the day and hour, in the Council Chambers of the City Council of the City of Monterey Park in the City Hall in the City of Monterey Park is fixed by this City Council as the place when and where any and all property owners having any objections to the aforesaid proposed removal of weeds or dry grass, stubble, refuse, or other flammable material may appear before the City Council and show cause why said weeds or dry grass, stubble, refuse, or other flammable material should not be removed in accordance with this resolution, and said objections will then and there be heard and given due consideration; and

**CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_  
PAGE 3 OF 4**

BE IT RESOLVED THAT the notices to destroy weeds or dry grass, stubble, refuse or other flammable material hereinbefore referred to shall be mailed by said Agricultural Commissioner/Director of Weights and Measures at least ten days prior to February 1, 2017 and March 1, 2017.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Mitchell Ing, Mayor, City of Monterey Park

ATTEST:

BY \_\_\_\_\_  
Vincent Chang, City Clerk, City of Monterey Park

**CITY COUNCIL  
RESOLUTION NO. \_\_\_\_\_  
PAGE 4 OF 4**

ABATEMENT ORDER \_\_\_\_\_

February 1, 2017

FOLLOWING THE PUBLIC HEARING(S) HELD FEBRUARY 1, 2017 AND MARCH 1, 2017,  
IN THE MATTER OF RESOLUTION TO ABATE NOXIOUS WEEDS, RUBBISH, AND REFUSE,  
THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, BY MOTION ADOPTED AN ORDER  
DIRECTING THE AGRICULTURAL COMMISSIONER/DIRECTOR OF WEIGHTS AND  
MEASURES TO ABATE THE NUISANCE BY HAVING THE WEEDS, RUBBISH, AND  
REFUSE REMOVED,

CITY COUNCIL OF THE  
CITY OF MONTEREY PARK

BY \_\_\_\_\_  
Mitchell Ing, Mayor

ATTEST:

BY \_\_\_\_\_  
Vincent Chang, City Clerk

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

By:  \_\_\_\_\_

## **ATTACHMENT 2**

### Declaration List





**Kurt E. Floren**  
Agricultural Commissioner  
Director of Weights and Measures

## COUNTY OF LOS ANGELES

### Department of Agricultural Commissioner/ Weights and Measures

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



**Richard K. Iizuka**  
Chief Deputy

December 15, 2016

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

Dear Mr. Chang,

#### REQUEST TO REVIEW DECLARATION LIST 2017

Enclosed is a list of parcels in the City of Monterey Park which have been identified, by inspection, to contain or have the potential to contain weeds or brush sufficient to be considered a public nuisance. We are recommending that the City include them in its annual weed abatement process beginning with the City Council resolution scheduled for March 1, 2017. Please review the list and submit any changes in writing prior to January 4, 2017, which is when the Resolution and Final Declaration List will be sent to your City for approval.

The same state law pursuant to which the City's weed abatement program is conducted can also be used to abate rubbish and refuse (illegal dumping, etc.) on private property in your City. If your City is interested in pursuing this, our Department may be able to help. For more information on this, please contact Raymond B. Smith, Bureau Chief, at (626) 575-5462. For all other questions, please feel free to contact Jo Anne Benavidez at (626) 575-5488 or myself at (626) 575-5487.

Very truly yours,

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

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

RBS:MM:mm

Enc.

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

DATE: 01/04/17

| PARCEL         | LOCATION            | OWNER                                    | MAILING ADDRESS        | CITY/STATE       | ZIP   |
|----------------|---------------------|------------------------------------------|------------------------|------------------|-------|
| * 5225 031 018 | 101 LINCOLN WAY     | MONTEREY CHASE LLC, C/O LINDA REEVES     | PO BOX 3944            | GLENDALE CA      | 91221 |
| 5225 031 019   | SHERIFF RD          | CROWN ENTERPRISES INC                    | PO BOX 869             | WARREN MI        | 48090 |
| 5225 031 916   | 4500 E CITY HALL DR | L A COUNTY                               | 500 W TEMPLE ST RM 754 | LOS ANGELES CA   | 90012 |
| 5225 031 917   | SHERIFF RD          | L A COUNTY                               | 500 W TEMPLE ST RM 754 | LOS ANGELES CA   | 90012 |
| 5225 031 918   | 4700 W RAMONA BLVD  | L A CO LAW ENFORCEMENT PUBLIC            | 500 W TEMPLE ST RM 754 | LOS ANGELES CA   | 90012 |
| 5225 031 919   | RAMONA BLVD         | STATE OF CALIFORNIA C/O JUDICIAL COUNCIL | 455 GOLDEN GATE AVE    | SAN FRANCISCO CA | 94102 |
| 5225 031 920   | RAMONA BLVD         | LA COUNTY                                | 500 W TEMPLE ST RM 754 | LOS ANGELES CA   | 90012 |
| * 5237 008 019 | 2095 ALAMO DR       | FRIEDMAN,GUY AND                         | 2095 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 020 | 2125 ALAMO DR       | SO,DAVID K AND DIANA Y                   | 2125 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 021 | 2145 ALAMO DR       | KIKUCHI,TAKEO T AND MIYEKO R AND         | 2145 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 023 | 2185 ALAMO DR       | CHIEN,AN H AND                           | 2185 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 024 | 2225 ALAMO DR       | KODAMA,SHEILAH TR                        | 2225 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 025 | 2245 ALAMO DR       | KONG,JOLIE AND                           | 2245 ALAMO DR          | MONTEREY PARK CA | 91754 |
| * 5237 008 027 | 360 LADERA ST       | CHANG,EDWARD T TR                        | 3345 TIZIANO CT        | STOCKTON CA      | 95212 |
| * 5237 009 016 | 347 CASUDA CYN DR   | SY,JAMES J AND LINNA L TRS               | 433 W WINNIE WAY       | ARCADIA CA       | 91007 |
| 5237 010 901   | CASUDA CANYON DR    | ALHAMBRA CITY UNIFIED SCHOOL DISTRICT    | 1515 W MISSION ROAD    | ALHAMBRA CA      | 91803 |
| * 5237 012 001 | 1930 COPA WAY       | MIYAHIRA,TETSUO AND CAROL TRS            | 1930 COPA WAY          | MONTEREY PARK CA | 91754 |
| * 5237 012 002 | 1910 COPA WAY       | HASHIMOTO,STAN S AND LYNNE K             | 1910 COPA WAY          | MONTEREY PARK CA | 91754 |
| * 5237 012 003 | 1886 COPA WAY       | ZHEN, MICHAEL Y AND                      | 1886 COPA WAY          | MONTEREY PARK CA | 91754 |
| * 5237 012 004 | 1878 COPA WAY       | LILEY,BOBBY AND HELEN F                  | 1878 COPA WAY          | MONTEREY PARK CA | 91754 |

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

DATE: 01/04/17

| PARCEL         | LOCATION          | OWNER                            | MAILING ADDRESS      | CITY/STATE       | ZIP   |
|----------------|-------------------|----------------------------------|----------------------|------------------|-------|
| * 5237 012 005 | 1872 COPA WAY     | BANUELOS,JESSIE L TR             | 1872 COPA WAY        | MONTEREY PARK CA | 91754 |
| * 5237 012 006 | 1864 COPA WAY     | MARIN, DOLORES J CO TR           | 1322 W GAGE AVE      | FULLERTON CA     | 92833 |
| * 5237 012 007 | 1848 COPA WAY     | NISHI,TERUMI P                   | 1848 COPA WAY        | MONTEREY PARK CA | 91754 |
| * 5237 012 021 | 1853 ARRIBA DR    | CHEN,HSIANG JUI AND CAROLINE TRS | 1040 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |
| * 5237 012 034 | 1943 ARRIBA DR    | FURUKAWA,NORMAN AND LINDA TRS    | 1943 ARRIBA DR       | MONTEREY PARK CA | 91754 |
| * 5237 012 035 | 1933 ARRIBA DR    | LAW,KAM C                        | 1740 ALBION ST       | LOS ANGELES CA   | 90031 |
| * 5237 012 036 | 1927 ARRIBA DR    | SHUM,DONALD M                    | 1927 ARRIBA DR       | MONTEREY PARK CA | 91754 |
| * 5237 012 037 | 1919 ARRIBA DR    | CHUCK,PHYLLIS T TR               | 1919 ARRIBA DR       | MONTEREY PARK CA | 91754 |
| * 5237 012 038 | 1915 ARRIBA DR    | WONG,RICHARD T AND HAZEL F TRS   | 11 MCCLINTOCK CT     | IRVINE CA        | 92617 |
| * 5237 012 039 | 1909 ARRIBA DR    | CHENG,ALLAN W AND ABBY A TRS     | 1732 WEST DR         | SAN MARINO CA    | 91108 |
| * 5237 012 040 | 1901 ARRIBA DR    | CHENG,DAVID W AND CHI K          | 1901 ARRIBA DR       | MONTEREY PARK CA | 91754 |
| * 5237 012 041 | 500 CASUDA CYN DR | WONG,FOO K AND MARY              | 229 KELLER ST        | MONTEREY PARK CA | 91755 |
| * 5237 012 042 | 504 CASUDA CYN DR | JOE,PATRICIA S K                 | 504 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 012 043 | 508 CASUDA CYN DR | CHEUNG,YIM S AND MARISOL         | 508 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 012 044 | 510 CASUDA CYN DR | WHALEN,PAUL L AND CAROLE J AND   | 510 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 013 001 | 512 CASUDA CYN DR | MONTUFAR, BYRON                  | 512 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 013 002 | 514 CASUDA CYN DR | LIM,CHIN K AND                   | 514 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 013 003 | 516 CASUDA CYN DR | TAMURA,STEVEN H AND JADENE M     | 516 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 013 004 | 518 CASUDA CYN DR | KIMURA,ROBERT W AND BARBARA K    | 518 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |
| * 5237 013 005 | 520 CASUDA CYN DR | IZUNO,MIKE R AND GAYLE N TRS     | 520 CASUDA CANYON DR | MONTEREY PARK CA | 91754 |

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|----------------|-------------------|--------------------------------|----------------------|-------------------|-------|
| * 5237 013 006 | 522 CASUDA CYN DR | WU,BEVERLY L                   | 522 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 007 | 524 CASUDA CYN DR | LEE,DIN L AND SO K             | 524 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 008 | 526 CASUDA CYN DR | NUNEZ,ENRIQUE O AND IRMA G TRS | 526 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 009 | 530 CASUDA CYN DR | WALLACE,KAREN C                | 530 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 010 | 532 CASUDA CYN DR | SHIGIO,WESLEY D TR             | 11643 BANYAN RIM DR  | WHITTIER CA       | 90601 |
| * 5237 013 011 | 534 CASUDA CYN DR | WONG,KAI S AND FUNG H TRS      | 534 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 012 | 536 CASUDA CYN DR | WOO,HOWARD K AND BIK F TRS     | 536 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 013 | 538 CASUDA CYN DR | TAKAHASHI,EDWARD K AND MINNIE  | 538 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 014 | 540 CASUDA CYN DR | JUE,JOANNE L TR                | 540 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 015 | 542 CASUDA CYN DR | LEE,MARSHALL W AND MARY L TRS  | 542 CASUDA CANYON DR | MONTEREY PARK CA  | 91754 |
| * 5237 013 016 | 544 CASUDA CYN DR | BALDINI,LINDA J                | 559 TAYLOR DR        | MONTEREY PARK CA  | 91755 |
| * 5237 013 019 | 2137 ARRIBA DR    | YIP,TIMOTHY W AND PATRICIA H   | 2137 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| * 5237 013 020 | 2127 ARRIBA DR    | WONG,ALVIN CO TR               | 2127 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| * 5237 013 021 | 2107 ARRIBA DR    | LEE,YOUNG M AND KYOUNG O       | 2107 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| * 5237 013 029 | 2025 ARRIBA DR    | HUANG,JASON C CO TR            | 2025 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| * 5237 013 033 | 1973 ARRIBA DR    | LYNCH, EMILY V                 | PO BOX 4024          | ALHAMBRA CA       | 91803 |
| * 5237 013 034 | 1963 ARRIBA DR    | YASUDA, BRUCE K TR             | 1963 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| * 5237 013 035 | 1953 ARRIBA DR    | GUITRON,ARMIDA AND             | 1953 ARRIBA DR       | MONTEREY PARK CA  | 91754 |
| 5237 013 900   | ARRIBA DR         | MONTEREY PARK CITY             | 320 W NEWMARK AVE    | MONTEREY PARK, CA | 91754 |
| * 5237 014 001 | 625 PUEBLO DR     | CASTILLO,MARTIN G TR           | 625 PUEBLO DR        | MONTEREY PARK CA  | 91754 |



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|----------------|----------------|----------------------------------|------------------------|------------------|-------|
| * 5237 014 004 | 1964 ARRIBA DR | FREIRE,SANDRA                    | 1964 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 005 | 1974 ARRIBA DR | BANK OF AMERICA TR               | 3903 BELLAIRE BLVD     | HOUSTON TX       | 77025 |
| * 5237 014 006 | 1984 ARRIBA DR | YOW,KENNETH JR AND PUI Y         | 1984 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 007 | 1994 ARRIBA DR | CHIN,CHARLES AND BETTY TRS       | 1994 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 008 | 2016 ARRIBA DR | WONG,TERRANCE ET AL              | 2016 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 009 | 2026 ARRIBA DR | TSE,DEXTER C AND                 | 2026 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 010 | 2046 ARRIBA DR | YIP,SANDRA TR                    | 2046 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 011 | 2056 ARRIBA DR | LEW, ROBERT V TR                 | 2056 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 012 | 2066 ARRIBA DR | GOTO,DANIEL AND NANCY M          | 2066 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 013 | 2076 ARRIBA DR | KWAN,PATTY TR                    | 655 S HOPE ST UNIT 907 | LOS ANGELES CA   | 90017 |
| * 5237 014 014 | 2086 ARRIBA DR | MALHOTRA,VASISHT AND NANCY L TRS | 2086 ARRIBA DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 017 | 766 TOPACIO DR | CHUNG,EUGENE AND KATHY TRS       | 766 TOPACIO DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 018 | 779 TOPACIO DR | LEE,ERNEST K AND TAN L TRS       | 779 TOPACIO DR         | MONTEREY PARK CA | 91754 |
| * 5237 014 023 | 754 CEREZA DR  | JOE,BETTY W TR                   | 758 CEREZA DR          | MONTEREY PARK CA | 91754 |
| * 5237 014 024 | 763 CEREZA DR  | WOO,STARBOARD Y AND BRENDA H     | 763 CEREZA DR          | MONTEREY PARK CA | 91754 |
| * 5237 015 007 | 585 COLINA TER | RUDHOLM, HAYDEE TRS              | 585 COLINA TER         | MONTEREY PARK CA | 91754 |
| * 5237 015 008 | 582 COLINA TER | WANG,JAMES AND                   | 582 COLINA TER         | MONTEREY PARK CA | 91754 |
| * 5237 015 010 | 1681 ABAJO DR  | WONG,THOMAS K AND SHARON Y       | 1681 ABAJO DR          | MONTEREY PARK CA | 91754 |
| * 5237 015 012 | 520 CASITAS ST | KACKSTETTER, WADE R AND          | 520 CASITAS ST         | MONTEREY PARK CA | 91754 |
| * 5237 015 013 | 527 CASITAS ST | YAMAMOTO,TADASHI AND JUNKO TRS   | 527 CASITAS ST         | MONTEREY PARK CA | 91754 |

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|----------------|----------------|--------------------------------|------------------|------------------|-------|
| * 5237 015 014 | 1705 ABAJO DR  | NISHIKAWAI, RYANS              | 1705 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 015 | 1715 ABAJO DR  | YASUI, BETTIE M TR             | 1715 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 016 | 1725 ABAJO DR  | MURASE, TAKASHI AND GRACE TRS  | 1725 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 017 | 1735 ABAJO DR  | SHIU CHI CHOW AND              | 1735 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 018 | 1745 ABAJO DR  | MURAKAMI, RICHARD TR           | 1745 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 019 | 1765 ABAJO DR  | TAM, ANNIE H AND FREDERICK     | 1765 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 020 | 1785 ABAJO DR  | LOUIE, GARY S ET AL            | 1785 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 021 | 1805 ABAJO DR  | WONG, EVELYN C TR              | 1805 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 022 | 1815 ABAJO DR  | YAMASHIRO, KIRK T              | 1815 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 023 | 1825 ABAJO DR  | SZETO, WARREN W AND MEE LEE    | 1825 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 024 | 1845 ABAJO DR  | LIONG, YAU K AND DIANA Y TRS   | 2670 MELVILLE DR | SAN MARINO CA    | 91108 |
| * 5237 015 025 | 1855 ABAJO DR  | YAMASAKI, YO AND EDITH TRS     | 1855 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 026 | 1875 ABAJO DR  | FIGUEROA, CHRISTINE R          | 1875 ABAJO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 036 | 665 PUEBLO DR  | SUZUKI, LEO M AND KEIKO H      | 665 PUEBLO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 037 | 655 PUEBLO DR  | LIU, ELISA C TR                | 655 PUEBLO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 038 | 645 PUEBLO DR  | ALTON, AIMIN S & PATRICIA S    | 645 PUEBLO DR    | MONTEREY PARK CA | 91754 |
| * 5237 015 039 | 635 PUEBLO DR  | FAULKNER, MOLLY                | 635 PUEBLO DR    | MONTEREY PARK CA | 91754 |
| * 5237 016 001 | 562 COLINA TER | GONG, GARY E CO TR             | 562 COLINA TER   | MONTEREY PARK CA | 91754 |
| * 5237 016 002 | 542 COLINA TER | LIAO, CHANG HO AND CHUEN MEI H | 542 COLINA TER   | MONTEREY PARK CA | 91754 |
| * 5237 016 005 | 1784 ARRIBA DR | FONG, JACK S AND BETTY TRS     | 1608 APPIAN WAY  | MONTEBELLO CA    | 90640 |

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|----------------|-----------------|---------------------------------|-----------------|------------------|-------|
| * 5237 016 007 | 1756 ARRIBA DR  | PARK,YONG S AND SUK H           | 1756 ARRIBA DR  | MONTEREY PARK CA | 91754 |
| * 5237 016 008 | 1742 ARRIBA DR  | YEE,KEVIN S AND LISA M          | 1742 ARRIBA DR  | MONTEREY PARK CA | 91754 |
| * 5237 016 012 | 1640 COPA WAY   | SHEN,SHIRLEY S                  | 641 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5237 016 013 | 1641 COPA WAY   | LEE,WILLIAM U AND JUNG H        | 1611 CDPA WAY   | MONTEREY PARK CA | 91754 |
| * 5237 016 014 | 515 ARBOLES ST  | BURLEY,BRENT DAVID AND          | 515 ARBOLES ST  | MONTEREY PARK CA | 91754 |
| * 5237 016 023 | 558 CASITAS ST  | BERGARA,ROBERT M AND MARIE I    | 558 CASITAS ST  | MONTEREY PARK CA | 91754 |
| * 5237 016 024 | 550 CASITAS ST  | WONG,KENNETH AND HAN M          | PO BOX 494      | MONTEREY PARK CA | 91754 |
| * 5237 016 025 | 540 CASITAS ST  | LEE,NORMAN C                    | 540 CASITAS ST  | MONTEREY PARK CA | 91754 |
| * 5237 016 026 | 530 CASITAS ST  | YAMAMOTO,KEN AND JUNE M TRS     | 530 CASITAS ST  | MONTEREY PARK CA | 91754 |
| * 5237 017 006 | 477 ELEVADO TER | LEE,TONG J AND OK L             | 477 ELEVADO TER | MONTEREY PARK CA | 91754 |
| * 5237 018 002 | 1720 ABAJO DR   | TAM,LINDA S                     | 1720 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 003 | 1730 ABAJO DR   | DONG,EDITH TR                   | 1730 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 004 | 1740 ABAJO DR   | INOCENCIO,ERWIN AND RAQUEL      | 1740 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 005 | 1750 ABAJO DR   | LONG, NICOLE AND CORBIN         | 1750 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 006 | 1760 ABAJO DR   | DIAZ,GREGORIA                   | 1760 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 007 | 1780 ABAJO DR   | LAM,PEGGY W TR                  | 1780 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 008 | 1920 ABAJO DR   | SUZUKI,ELIZABETH H TR           | 1790 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 009 | 1800 ABAJO DR   | LEE,RICHARD L AND JOYCE K CO TR | 1800 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 011 | 1820 ABAJO DR   | CHAN,LAURENCE JR AND JANE TRS   | 1820 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5237 018 012 | 1830 ABAJO DR   | CHIU, RAYMOND AND               | 1830 ABAJO DR   | MONTEREY PARK CA | 91754 |



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|----------------|----------------------|----------------------------------|-----------------------|------------------|-------|
| * 5237 018 014 | 1850 ABAJO DR        | AU,NATHAN H AND                  | 1850 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 018 015 | 1860 ABAJO DR        | JUNG,STEVEN P AND HAZEL M TRS    | 1860 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 018 016 | 1870 ABAJO DR        | CHING,JOSE AND TINA K TRS        | 1870 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 018 017 | 707 MONTEREY PASS RD | NG,VINCENT AND                   | 707 MONTEREY PASS RD  | MONTEREY PARK CA | 91754 |
| * 5237 018 019 | 711 MONTEREY PASS RD | D E N INC                        | 717 MONTEREY PASS RD  | MONTEREY PARK CA | 91754 |
| * 5237 018 020 | 717 MONTEREY PASS RD | D E N INC                        | 717 MONTEREY PASS RD  | MONTEREY PARK CA | 91754 |
| * 5237 018 021 | 721 MONTEREY PASS RD | LEE,JIM AND ANNA                 | 1296 S 8TH AVE        | ARCADIA CA       | 91006 |
| * 5237 018 022 | 727 MONTEREY PASS RD | KBF PROPERTIES LLC               | 801 S FIGUEROA ST 600 | LOS ANGELES CA   | 90017 |
| * 5237 018 023 | 767 MONTEREY PASS RD | SGC MONTEREY HILL INVESTMENT LLC | 2270 HUNTLEY CIR      | SAN MARINO CA    | 91108 |
| * 5237 018 025 | 777 MONTEREY PASS RD | BEVEN,C FINLEY CO TR ET AL       | 10005 MISSION MILL RD | WHITTIER CA      | 90601 |
| * 5237 019 001 | 1880 ABAJO DR        | OSUGI,CRAIG K                    | 1880 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 002 | 1890 ABAJO DR        | MAR,RICHARD T                    | 3 LILAC               | IRVINE CA        | 92618 |
| * 5237 019 003 | 1900 ABAJO DR        | GENOVIA,MARY K TR                | 1900 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 004 | 1910 ABAJO DR        | YAMASHIRO,PAUL T AND MILDRED TRS | 1910 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 007 | 1940 ABAJO DR        | WOO,PAUL T AND                   | 1940 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 008 | 1950 ABAJO DR        | KOBA,JUNE S TR                   | 1950 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 009 | 1960 ABAJO DR        | SAIKI,ELSII H TR                 | 1960 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 012 | 1990 ABAJO DR        | LEUNG,ROSIE W TR                 | 548 S BERKELEY AVE    | SAN MARINO CA    | 91108 |
| * 5237 019 013 | 2000 ABAJO DR        | NAKAGUCHI,STEVEN                 | 2000 ABAJO DR         | MONTEREY PARK CA | 91754 |
| * 5237 019 015 | 2020 ABAJO DR        | DEMESTRE,JOAQUIN CO TR           | 2020 ABAJO DR         | MONTEREY PARK CA | 91754 |

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| * 5237 019 016 | 2030 ABAJO DR         | GONZALES, MARIA F TR                    | 2030 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 019 017 | 2040 ABAJO DR         | LEE,MARGARET P TR                       | 2040 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 019 018 | 2050 ABAJO DR         | NAGATO,LINCOLN M AND MARY M TRS         | 2050 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 019 019 | 2060 ABAJO DR         | LEE,BOWMAN AND CHRISTINE TRS            | 2060 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 019 020 | 2070 ABAJO DR         | QU,WEN                                  | 2070 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 019 022 | 777 MONTEREY PASS RD  | BEVEN,C FINLEY CO TR ET AL              | 10005 MISSION MILL RD       | WHITTIER CA      | 90601 |
| * 5237 019 023 | 831 MONTEREY PASS RD  | JC MONTEREY PARK LLC                    | 415 S ATLANTIC BLVD         | MONTEREY PARK CA | 91754 |
| * 5237 019 024 | 855 MONTEREY PASS RD  | 877 MONTEREY PARTNERS                   | 877 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5237 019 025 | 877 MONTEREY PASS RD  | 877 MONTEREY PARTNERS                   | 877 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5237 019 026 | 901 MONTEREY PASS RD  | C AND S PROPERTIES                      | 23505 CRENSHAW BLVD STE 152 | TORRANCE CA      | 90505 |
| * 5237 020 001 | 955 MONTEREY PASS RD  | 955 MONTEREY PASS LLC                   | PO BOX 777                  | MONTEREY PARK CA | 91754 |
| * 5237 020 004 | 2100 ABAJO DR         | NAKANO,GREGORY AND                      | 2100 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 020 005 | 2110 ABAJO DR         | WANG,RICHARD D AND ISCAH Y TRS          | 2110 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 020 006 | 2120 ABAJO DR         | YOON,HONG R AND YUN J                   | 2120 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 020 008 | 2140 ABAJO DR         | MOH, PETER TR                           | 732 CEREZA DR               | MONTEREY PARK CA | 91754 |
| * 5237 020 009 | 2150 ABAJO DR         | WONG,MICHAEL E AND GAY Y                | 2150 ABAJO DR               | MONTEREY PARK CA | 91754 |
| * 5237 020 019 | 999 MONTEREY PASS RD  | CAZZO PROPERTIES LLC C/O DANIEL JOHNSON | PO BOX 777                  | MONTEREY PARK CA | 91754 |
| * 5237 020 020 | 1001 MONTEREY PASS RD | CAZZO PROPERTIES LLC C/O DANIEL JOHNSON | PO BOX 777                  | MONTEREY PARK CA | 91754 |
| * 5237 021 001 | 1231 MONTEREY PASS RD | REFRIGERATION SUPPLIES                  | 26021 ATLANTIC OCEAN DR     | LAKE FOREST CA   | 92630 |
| * 5237 021 002 | 1051 MONTEREY PASS RD | JONES,ROLAND AND                        | 8451 LEROY ST               | SAN GABRIEL CA   | 91775 |

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| * 5237 021 003 | 1101 MONTEREY PASS RD    | PWCHOW, LLC                      | 1435 SOMBRERO DR        | MONTEREY PARK CA     | 91754 |
| * 5237 021 004 | 1131 MONTEREY PASS RD    | LIN,DANNY J AND JESSIE S         | 1511 S SHALE HOLLOW LN  | DIAMOND BAR CA       | 91765 |
| * 5237 021 005 | 1161 MONTEREY PASS RD    | ROBLES FAMILY LLC                | 2275 HUNTINGTON DR 410  | SAN MARINO CA        | 91108 |
| * 5237 021 006 | 1191 MONTEREY PASS RD    | TANG,HUNG P AND                  | 3338 E CALIFORNIA BLVD  | PASADENA CA          | 91107 |
| * 5237 021 007 | 1201 MONTEREY PASS RD    | REFRIGERATION SUPPLIES           | 26021 ATLANTIC OCEAN DR | LAKE FOREST CA       | 92630 |
| * 5237 022 009 | 1100 CORPORATE CENTER DR | ADC HOLDINGS LLC                 | PO BOX 1588             | PACIFIC PALISADES CA | 90272 |
| * 5237 022 014 | 701 CORPORATE CENTER DR  | 901 CORPORATE CENTER LP          | PO BOX 847              | CARLSBAD CA          | 92018 |
| * 5237 022 017 | 900 CORPORATE CENTER DR  | LOS ANGELES CORPORATE CENTER LLC | PO BOX A3879            | CHICAGO IL           | 60690 |
| * 5237 022 018 | 1000 CORPORATE CENTER DR | LOS ANGELES CORPORATE CENTER LLC | PO BOX A3879            | CHICAGO IL           | 60690 |
| 5237 022 021   | CORPORATE CENTER DR      | M & A GABEE AND                  | 9034 W SUNSET BVD       | W HOLLYWOOD CA       | 90069 |
| 5237 022 046   | CORPORATE CENTER DR      | 901 CORPORATE CENTER LP          | PO BOX 847              | CARLSBAD CA          | 92018 |
| * 5237 022 047 | 901 CORPORATE CENTER DR  | 901 CORPORATE CENTER LP          | PO BOX 847              | CARLSBAD CA          | 92018 |
| 5237 022 048   | CORPORATE CENTER DR      | JOINT WIN DEV LLC                | 13517 PENN ST           | WHITTIER CA          | 90602 |
| + 5237 022 903 | 1055 CORPORATE CENTER DR | LA COMMUNITY COLLEGE DIST        | 770 WILSHIRE BLVD       | LOS ANGELES CA       | 90017 |
| * 5237 024 017 | 1255 CORPORATE CENTER DR | LOS ANGELES CORPORATE CENTER LLC | PO BOX A3879            | CHICAGO IL           | 60690 |
| * 5237 024 059 | CORPORATE CENTER DR      | LOS ANGELES CORPORATE CENTER LLC | PO BOX A3879            | CHICAGO IL           | 60690 |
| 5237 024 061   | DAVIDSON DR              | WU,SHEILA T                      | 2420 LOUISE AVE         | ARCADIA CA           | 91006 |
| * 5252 001 023 | 793 BARNUM WAY           | KHOO,HENRY                       | 793 BARNUM WAY          | MONTEREY PARK CA     | 91754 |
| * 5252 001 024 | 789 BARNUM WAY           | KABAKIAN,ADOOR V AND             | 789 BARNUM WAY          | MONTEREY PARK CA     | 91754 |
| * 5252 001 025 | 785 BARNUM WAY           | CHO,SOO W AND JUM J              | 785 BARNUM WAY          | MONTEREY PARK CA     | 91754 |

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|----------------|----------------|--------------------------------|-----------------|------------------|-------|
| * 5252 001 026 | 781 BARNUM WAY | WANG,ANNA S                    | 781 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 027 | 777 BARNUM WAY | RUI ZHEN ZHAO AND              | 777 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 028 | 773 BARNUM WAY | CHING YU KO AND                | 773 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 029 | 769 BARNUM WAY | CHOU,DAVID C                   | 769 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 030 | 765 BARNUM WAY | POON,MABEL AND                 | 765 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 031 | 761 BARNUM WAY | HUI,YIN CHEUNG AND TAK YING    | 761 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 032 | 757 BARNUM WAY | MA,PATRICK CO TR               | 757 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 033 | 753 BARNUM WAY | CHING,BENJAMIN D TR            | 753 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 034 | 749 BARNUM WAY | LEE,YUAN AND MEI NA            | 749 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 035 | 745 BARNUM WAY | SZE,RAYMOND AND FLORA          | 745 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 036 | 741 BARNUM WAY | CHOW,REGINA W TR               | 741 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 037 | 737 BARNUM WAY | YUAN,HSIN                      | 737 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 038 | 733 BARNUM WAY | LAI,TIMOTHY S AND JANET M TRS  | 733 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 039 | 729 BARNUM WAY | MA, SAM                        | 729 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 040 | 725 BARNUM WAY | PATEL,RAMANBHAI A CO TR        | 725 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 041 | 721 BARNUM WAY | SZETO,MARGARET                 | 721 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 042 | 717 BARNUM WAY | TRINIDAD,JON                   | 717 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 043 | 713 BARNUM WAY | TRANG,SI DU AND KIM H          | 713 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 044 | 709 BARNUM WAY | MAYEMURA,DAVID J AND BARBARA K | 709 BARNUM WAY  | MONTEREY PARK CA | 91754 |
| * 5252 001 045 | 705 BARNUM WAY | TOM,WILLIAM Y AND LANORA TRS   | 705 BARNUM WAY  | MONTEREY PARK CA | 91754 |



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|----------------|-----------------------|----------------------------------|-------------------------|-------------------|-------|
| * 5252 001 046 | 701 BARNUM WAY        | LI, BOHAO AND                    | 701 BARNUM WAY          | MONTEREY PARK CA  | 91754 |
| * 5252 001 047 | 697 BARNUM WAY        | DOUGLASS,DUANE AND               | 697 BARNUM WAY          | MONTEREY PARK CA  | 91754 |
| * 5252 001 048 | 693 BARNUM WAY        | CHOY,MAN F CO TR                 | 693 BARNUM WAY          | MONTEREY PARK CA  | 91754 |
| * 5252 001 049 | 689 BARNUM WAY        | CHOW,WING P AND CATHERINE K      | 689 BARNUM WAY          | MONTEREY PARK CA  | 91754 |
| * 5252 002 002 | 608 MONTEREY PASS RD  | JU FAT LLC                       | 608 MONTEREY PASS RD    | MONTEREY PARK CA  | 91754 |
| * 5252 002 008 | 656 MONTEREY PASS RD  | GULDALIAN,ANTHONY AND SUZY TRS   | 609 MICHAEL COLLINS CIR | MONTEBELLO CA     | 90640 |
| * 5252 002 010 | 670 MONTEREY PASS RD  | JONAMERICA LLC                   | 3712 W JEFFERSON BLVD   | LOS ANGELES CA    | 90016 |
| * 5252 002 011 | 616 MONTEREY PASS RD  | DIETERICH POST CO                | P O BOX 155             | MONTEREY PARK CA  | 91754 |
| 5252 002 016   | MONTEREY PASS RD      | AMERICAN XINAO TRADE INC         | 644 MONTEREY PASS RD    | MONTEREY PARK CA  | 91754 |
| * 5252 002 017 | 632 MONTEREY PASS RD  | DANIELSON,M JOYCE CO TR          | 5151 AVENIDA DESPACIO   | LAGUNA WOODS CA   | 92637 |
| * 5252 003 009 | 1200 MONTEREY PASS RD | FARBSTEIN,JAY TR                 | 219 14TH ST             | SANTA MONICA CA   | 90402 |
| * 5252 003 010 | 1190 MONTEREY PASS RD | HAAS,THEODORE AND AUDREY R TRS   | 1938 LA FREMONTIA ST    | SOUTH PASADENA CA | 91030 |
| * 5252 003 011 | 1160 MONTEREY PASS RD | J E M ASSOCIATES INC             | 3926 VIRGINIA RD        | LOS ANGELES CA    | 90008 |
| * 5252 003 012 | 1130 MONTEREY PASS RD | JEM ASSOCIATES INC               | 3926 VIRGINIA RD        | LOS ANGELES CA    | 90008 |
| * 5252 003 013 | 1110 MONTEREY PASS RD | OWSHOU LLC                       | 1435 SOMBRERO DR        | MONTEREY PARK CA  | 91754 |
| * 5252 003 020 | 900 MONTEREY PASS RD  | RATIGAN,CHARLES J JR CO TR       | 900 MONTEREY PASS RD    | MONTEREY PARK CA  | 91754 |
| * 5252 003 021 | 890 MONTEREY PASS RD  | BEVERSTOCK,CAROLINE TR           | 354 WALSH RD            | ATHERTON CA       | 94027 |
| * 5252 003 022 | 870 MONTEREY PASS RD  | PANDA REAL ESTATE INVESTMENT INC | 870 MONTEREY PASS RD    | MONTEREY PARK CA  | 91754 |
| * 5252 003 027 | 800 MONTEREY PASS RD  | ZHAO AND LUO LLC                 | 1000 E GARVEY AVE       | MONTEREY PARK CA  | 91755 |
| * 5252 003 028 | 798 MONTEREY PASS RD  | JRL LLC                          | 1000 E GARVEY AVE       | MONTEREY PARK CA  | 91754 |

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|----------------|-----------------------|----------------------------------|----------------------------------|---------------------|-------|
| * 5252 003 029 | 786 MONTEREY PASS RD  | GROSSMAN,ROBERT D AND            | 1647 GLORIETTA AVE               | GLENDAL CA          | 91208 |
| * 5252 003 030 | 774 MONTEREY PASS RD  | JY ASSOCIATES                    | P O BOX 63309                    | LOS ANGELES CA      | 90063 |
| * 5252 003 033 | 748 MONTEREY PASS RD  | SCHWARTZ TEA LLC                 | 748 MONTEREY PASS RD             | MONTEREY PARK CA    | 91754 |
| * 5252 003 042 | 1100 MONTEREY PASS RD | BROWN, GORDON AND                | 1314 ASHLAND AVE                 | SANTA MONICA CA     | 90405 |
| * 5252 003 043 | 810 MONTEREY PASS RD  | JRL LLC                          | 1000 E GARVEY AVE                | MONTEREY PARK CA    | 91754 |
| * 5252 003 046 | 750 MONTEREY PASS RD  | OAKCROFT ASSOCIATES INC          | 10100 SANTA MONICA BLVD STE 1700 | LOS ANGELES CA      | 90067 |
| * 5252 003 049 | 960 MONTEREY PASS RD  | PASS ROAD LLC                    | PO BOX 3066                      | BEVERLY HILLS CA    | 90212 |
| * 5252 003 050 | 930 MONTEREY PASS RD  | MIKEN PROPERTIES                 | 1880 CENTURY PARK E #607         | LOS ANGELES CA      | 90067 |
| * 5252 003 052 | 724 MONTEREY PASS RD  | COOPER LA REALTY LLC             | 1588 CORPORATE CENTER DR         | MONTEREY PARK CA    | 91754 |
| * 5252 003 053 | 850 MONTEREY PASS RD  | JRL LLC                          | 1000 E GARVEY AVE                | MONTEREY PARK CA    | 91754 |
| * 5252 003 055 | 1090 MONTEREY PASS RD | EVERLIGHT LLC                    | 122 S EL MOLINO ST               | ALHAMBRA CA         | 91801 |
| * 5252 003 057 | 990 MONTEREY PASS RD  | HILANDS JAMES H AND LUCY L TRS   | 1719 WARWICK RD                  | SAN MARINO CA       | 91108 |
| * 5252 003 058 | 708 MONTEREY PASS RD  | KONTOS,PHILLIP J AND MARY J TRS  | 18924 CARMEL CREST DR            | TARZANA CA          | 91356 |
| * 5252 003 065 | 716 MONTEREY PASS RD  | MONTEREY PASS HI TECH LLC        | 718 MONTEREY PASS RD             | MONTEREY PARK CA    | 91754 |
| * 5252 003 066 | 1000 MONTEREY PASS RD | TRAN, DANIEL CO TR               | PO BOX 5007                      | SAN GABRIEL CA      | 91778 |
| * 5252 003 069 | 736 MONTEREY PASS RD  | COOPER LA REALTY LLC             | 1588 CORPORATE CENTER DR         | MONTEREY PARK CA    | 91754 |
| * 5252 003 070 | 1260 MONTEREY PASS RD | MPCL LLC, C/O RAYMOND E POLIQUIN | 263 N COVINA LN                  | CITY OF INDUSTRY CA | 91746 |
| * 5252 003 071 | 1230 MONTEREY PASS RD | BOHER FINE ARTS LLC              | 1230 MONTEREY PASS RD            | MONTEREY PARK CA    | 91754 |
| * 5252 004 074 | 1390 MONTEREY PASS RD | HERSCOWITZ, MORIS CO TR          | 5020 BLUEBELL AVE                | VALLEY VILLAGE CA   | 91607 |
| * 5252 004 075 | 1350 MONTEREY PASS RD | NYH PROPERTIES LLC               | 1350 MONTEREY PASS RD            | MONTEREY PARK CA    | 91754 |

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|----------------|----------------------------|----------------------------------|-------------------------------|------------------|-------|
| * 5252 004 078 | 1300 MONTEREY PASS RD      | HOM,HENRY Y AND CHING W          | 1300 MONTEREY PASS RD         | MONTEREY PARK CA | 91754 |
| * 5252 004 080 | 1460 MONTEREY PASS RD NO A | ZHANG,JASON AND                  | 153 DIAMOND ST # B            | ARCADIA CA       | 91006 |
| * 5252 004 081 | 1460 MONTEREY PASS RD NO B | NING,CECILIA TR                  | PO BOX 1349                   | MONTEREY PARK CA | 91754 |
| * 5252 004 082 | 1460 MONTEREY PASS RD NO C | WANG,JAMES                       | 1460 MONTEREY PASS RD C       | MONTEREY PARK CA | 91754 |
| * 5252 004 083 | 1460 MONTEREY PASS RD NO D | PHAT LU AND                      | 2809 WARREN WAY               | ARCADIA CA       | 91007 |
| * 5252 004 084 | 1460 MONTEREY PASS RD NO E | HON,JOHN H                       | 1460 MONTEREY PASS RD NO E    | MONTEREY PARK CA | 91754 |
| * 5252 004 085 | 1460 MONTEREY PASS RD NO F | CML GROUP LLC, C/O CHRISTINA LIU | 5538 ANGELUS AVE              | SAN GABRIEL CA   | 91776 |
| * 5252 004 086 | 1430 MONTEREY PASS RD NO A | LAM,PETER K AND                  | 1430 MONTEREY PASS RD NO A    | MONTEREY PARK CA | 91754 |
| * 5252 004 087 | 1430 MONTEREY PASS RD NO B | NG,ANTHONY AND CORRIN            | 305 ALMORA ST                 | MONTEREY PARK CA | 91754 |
| * 5252 004 088 | 1430 MONTEREY PASS RD NO C | LO,ALAN T AND HELEN S TRS        | 1381 SAN MARINO AVE           | SAN MARINO CA    | 91108 |
| * 5252 004 089 | 1430 MONTEREY PASS RD NO D | STEFANUS,ARDIAN AND              | 4920 ALESSANDRO AVE           | TEMPLE CITY CA   | 91780 |
| * 5252 004 090 | 1430 MONTEREY PASS RD NO E | KENG LIN AND                     | 15107 EL SELINDA DR           | HACIENDA HTS CA  | 91745 |
| * 5252 004 091 | 1430 MONTEREY PASS RD NO F | EMPIRE ENTOURAGE LLC             | 2168 S ATLANTIC BLVD UNIT 217 | MONTEREY PARK CA | 91755 |
| * 5252 005 071 | 1810 COLLEGE VIEW DR       | CHI KAN KWAN AND                 | 1810 COLLEGE VIEW DR          | MONTEREY PARK CA | 91754 |
| * 5252 005 072 | 1820 COLLEGE VIEW DR       | TRAN,PETER K AND                 | 1820 COLLEGE VIEW DR          | MONTEREY PARK CA | 91754 |
| * 5252 005 074 | 1860 COLLEGE VIEW DR       | VENTI,BENJAMIN F AND MARTHA      | 668 BARNUM WAY                | MONTEREY PARK CA | 91754 |
| * 5252 005 075 | 1880 COLLEGE VIEW DR       | CANTERO,TERESA G                 | 1880 COLLEGE VIEW DR          | MONTEREY PARK CA | 91754 |
| * 5252 005 076 | 1890 COLLEGE VIEW DR       | HOM,LESLIE Y AND SHUI T TRS      | 8524 LARKDALE RD              | SAN GABRIEL CA   | 91775 |
| * 5252 005 077 | 1900 COLLEGE VIEW DR       | JOHN CHI DUONG                   | 1900 COLLEGE VIEW DR          | MONTEREY PARK CA | 91754 |
| * 5252 005 079 | 1920 COLLEGE VIEW DR       | DON,ESTHER J TR                  | 1920 COLLEGE VIEW DR          | MONTEREY PARK CA | 91754 |



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| * 5252 005 080 | 1940 COLLEGE VIEW DR | LEUNGI SI SING TR                | 20707 ERIM LN        | WALNUT CA        | 91789 |
| * 5252 005 081 | 1960 COLLEGE VIEW DR | LIU,JOHNNY AND CHRISTINE         | 1960 COLLEGE VIEW DR | MONTEREY PARK CA | 91754 |
| * 5252 005 091 | 2120 COLLEGE VIEW DR | SHEN,PO CHYUN AND SHIRLEY S      | 641 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 005 101 | 2300 COLLEGE VIEW DR | CHEW,KIM M TR                    | 2300 COLLEGE VIEW DR | MONTEREY PARK CA | 91754 |
| * 5252 006 013 | 1847 COLLEGE VIEW DR | URANGA,BRENDA                    | PO BOX 3122          | ALHAMBRA CA      | 91803 |
| * 5252 013 026 | 1301 LIGHTVIEW ST    | TAT,QUANG T AND                  | 1301 LIGHTVIEW ST    | MONTEREY PARK CA | 91754 |
| * 5252 013 031 | 1800 BLUFFHILL DR    | CHOW,SUSIE                       | 1800 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 014 011 | 1367 HILLSIDE ST     | LI,ANDY W TR                     | 1367 HILLSIDE ST     | MONTEREY PARK CA | 91754 |
| * 5252 014 023 | 1295 HILLSIDE ST     | WILLIAMS,DONALD CO TR            | 26441 BELSHIRE WAY   | LAKE FOREST CA   | 92630 |
| * 5252 015 001 | 1184 S LONGHILL WAY  | MARTY,BETTY J TR                 | 1184 S LONGHILL WAY  | MONTEREY PARK CA | 91754 |
| * 5252 015 014 | 1795 BLUFFHILL DR    | AKIYOSHI,CARY AND TAMMIE K       | 1795 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 015 015 | 1801 BLUFFHILL DR    | YEUNG,FRANCES F AND              | P O BOX 31250        | LOS ANGELES CA   | 90031 |
| * 5252 015 017 | 1855 BLUFFHILL DR    | QUAN,KAHN AND MAY F TRS          | 1164 HIGHLAND DR     | MONTEREY PARK CA | 91754 |
| * 5252 015 018 | 1877 BLUFFHILL DR    | MURAKAMI,ROBERT K AND PATRICIA I | 1877 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 015 019 | 1895 BLUFFHILL DR    | LEE,PATRICIA W TR                | 1895 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 015 020 | 1901 BLUFFHILL DR    | BOW,RONALD D AND LILLIAN M       | 1901 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 015 021 | 1915 BLUFFHILL DR    | QUAN,OLIN TR                     | 1915 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 015 022 | 1833 BLUFFHILL DR    | GODINEZ, NOEL A AND              | 1833 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 016 003 | 2068 W LONGHILL DR   | MITANI,DENNIS T AND DIANA Y TRS  | 2068 W LONGHILL DR   | MONTEREY PARK CA | 91754 |
| * 5252 016 004 | 1187 S LONGHILL WAY  | COYNE,PATRICK L AND LORRAINE S   | 1311 BELHAM RIDGE CT | SPRING TX        | 77379 |

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| * 5252 016 005 | 1190 S LONGHILL WAY | PEREZ,CARMEN ET AL            | 1190 S LONGHILL WAY  | MONTEREY PARK CA | 91754 |
| * 5252 016 006 | 1933 BLUFFHILL DR   | HASHIMA,MARK I TR             | 1933 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 016 007 | 1947 BLUFFHILL DR   | CHAN,DAVID AND                | 1947 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 016 008 | 1963 BLUFFHILL DR   | KAWAHARA,JAMES B AND LESLIE E | 1963 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 016 009 | 1985 BLUFFHILL DR   | FONG,MARY L TR                | 1985 BLUFFHILL DR    | MONTEREY PARK CA | 91754 |
| * 5252 018 004 | 1255 RIDGECREST ST  | KIM,BRIAN J                   | 1255 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 005 | 1241 RIDGECREST ST  | SHITARA,SHIZUKO               | 1241 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 006 | 1225 RIDGECREST ST  | HUGHES,PETER GDN              | 3655 YORKSHIRE RD    | PASADENA CA      | 91107 |
| * 5252 018 007 | 1201 RIDGECREST ST  | SCOBIE,TRENTON J II           | 1201 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 008 | 1187 RIDGECREST ST  | KAPPELER,DORIS AND            | 1187 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 011 | 1149 RIDGECREST ST  | WONG, SUSAN TR                | 2167 COLLEGE VIEW DR | MONTEREY PARK CA | 91754 |
| * 5252 018 013 | 1125 RIDGECREST ST  | SHUM, SAID C & YUK K          | 1125 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 014 | 1113 RIDGECREST ST  | DANERI,CHARLES R TR           | 1113 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 016 | 1091 RIDGECREST ST  | NISHIKUBO,NAPAPOM J           | 1091 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 017 | 1087 RIDGECREST ST  | WAI YIN CHAN                  | 1087 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 018 | 1083 RIDGECREST ST  | SEN,DARWIN Y TR               | 1083 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 018 019 | 1079 RIDGECREST ST  | SAI, JUDY TR                  | 1079 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 019 001 | 1071 RIDGECREST ST  | PASQUES,Francoise TR          | 1071 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 019 002 | 1069 RIDGECREST ST  | CHENG,HON M AND POCHING L     | 1069 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 019 003 | 1065 RIDGECREST ST  | PAUL,WILFRED D II AND KARELLE | 1065 RIDGECREST ST   | MONTEREY PARK CA | 91754 |

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| * 5252 019 004 | 1061 RIDGECREST ST   | LU,DULY TR                       | 1068 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 005 | 1057 RIDGECREST ST   | CAI, ZHIJUAN AND                 | 1057 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 006 | 1053 RIDGECREST ST   | YAMAUCHI,NORMAN K AND NORA S TRS | 1053 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 007 | 1049 RIDGECREST ST   | OGURA,KEVIN AND                  | 1049 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 008 | 1045 RIDGECREST ST   | LIAO,KAO H AND CHING H           | 1045 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 009 | 1041 RIDGECREST ST   | FERRIERE, THOMAS AND GINA Y      | 1041 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 010 | 1037 RIDGECREST ST   | GEE,DANNY S                      | 1037 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 011 | 1033 RIDGECREST ST   | NEWMAN,ANDREW K AND AMY L TRS    | 1033 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 012 | 1029 RIDGECREST ST   | KAWA,CYNTHIA TR                  | 1029 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 014 | 1021 RIDGECREST ST   | WANG, QIN XIA                    | 1021 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 015 | 1017 RIDGECREST ST   | WONG,TOMAS A AND                 | 1017 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 016 | 1013 RIDGECREST ST   | HARTLEY, JULIA C TR              | 333 E BENBOX ST            | COVINA CA        | 91722 |
| * 5252 019 017 | 1009 RIDGECREST ST   | YIU CHOK CHAN AND                | 1009 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 019 018 | 1005 RIDGECREST ST   | CHEN,CHARLES T AND               | 1025 BORANDA AVE APT 2     | MOUNTAIN VIEW CA | 94040 |
| * 5252 019 019 | 1001 RIDGECREST ST   | COX,CATHERINE                    | 1001 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 020 017 | 1052 RIDGECREST ST   | KWOK,PIT AND IKA ET AL           | 1052 RIDGECREST ST         | MONTEREY PARK CA | 91754 |
| * 5252 022 020 | 1611 BLUFFHILL DR    | JO,KYUNG                         | 1611 BLUFFHILL DR          | MONTEREY PARK CA | 91754 |
| * 5252 023 006 | 1156 HILLSIDE ST     | WONG,HOY Y AND SAUSIM L TRS      | 1128 HILSIDE CT            | MONTEREY PARK CA | 91754 |
| * 5252 028 001 | 1521 COLLEGE VIEW DR | GAREN HIIP LTD LP                | 15445 VENTURA BLVD NO 1004 | SHERMAN OAKS CA  | 91403 |
| * 5252 028 044 | 1541 COLLEGE VIEW DR | CBN HOTEL GROUP INC              | 1300 E MAIN ST STE 210     | ALHAMBRA CA      | 91801 |

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|----------------|----------------------|--------------------------------|---------------------|------------------|-------|
| * 5252 029 037 | 1700 COLLEGE VIEW DR | AOYAGI,MAY TR                  | 22606 CORAL PL      | LAKE FOREST CA   | 92630 |
| * 5252 029 042 | 1620 COLLEGE VIEW DR | TAN, THEAN YEAT AND            | 2090 VANCOUVER AVE  | MONTEREY PARK CA | 91754 |
| * 5252 030 011 | 1101 HIGHLAND DR     | ZHONG, JIAN HONG AND           | 1101 HIGHLAND DR    | MONTEREY PARK CA | 91754 |
| * 5252 031 001 | 991 RIDGECREST ST    | HIGA,MERY                      | 1445 FORESTVIEW DR  | BREA CA          | 92821 |
| * 5252 031 002 | 985 RIDGECREST ST    | YIP,ROLAND                     | 985 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 031 003 | 979 RIDGECREST ST    | HE, DONG                       | 979 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 031 006 | 1526 RIDGECREST WAY  | ONO,DAVID Y AND                | 1526 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 007 | 1540 RIDGECREST WAY  | UJITA,SCOTT L AND LAURI I TRS  | 1540 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 008 | 1552 RIDGECREST WAY  | DE GUZMAN, GIL AND             | 1552 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 009 | 1566 RIDGECREST WAY  | LEE,DAISY W AND                | 1566 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 010 | 1580 RIDGECREST WAY  | MURRAY,ROCHELLE R              | 1580 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 011 | 1592 RIDGECREST WAY  | LEM,KAI S ET AL                | 1592 RIDGECREST WAY | MONTEREY PARK CA | 91754 |
| * 5252 031 020 | 1501 VAGABOND RD     | FIRST MOLOKAN CH OF MONTEBELLO | 1501 VAGABOND RD    | MONTEREY PARK CA | 91754 |
| * 5252 032 003 | 929 RIDGECREST ST    | PAVLIC,LOUIS S TR              | 929 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 032 004 | 921 RIDGECREST ST    | SUSAGANO,USHIO TR              | 921 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 032 005 | 915 RIDGECREST ST    | SAISHO,TARO AND MASAKO TRS     | 705B IRVING ST      | ALHAMBRA CA      | 91801 |
| * 5252 032 006 | 901 RIDGECREST ST    | CHAO,LAWRENCE S TR             | 901 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 032 007 | 889 RIDGECREST ST    | CAO, CECILIA L TR              | 889 RIDGECREST ST   | MONTEREY PARK CA | 91754 |
| * 5252 033 004 | 865 DONNER PL        | QUAN,NELSON W AND HELEN L TRS  | 250 S ATLANTIC BLVD | LOS ANGELES CA   | 90022 |
| * 5252 033 005 | 861 DONNER PL        | WHITTAKER,YVONNE R TR          | 861 DONNER PL       | MONTEREY PARK CA | 91754 |



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|----------------|----------------------|-------------------------------|----------------------|------------------|-------|
| * 5252 033 006 | 857 DONNER PL        | MATSUI,MICHIKO TR             | 857 DONNER PLACE     | MONTEREY PARK CA | 91754 |
| * 5252 033 008 | 849 RIDGECREST ST    | MIYAMOTO,SAM S AND JEAN Y TRS | 849 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 033 009 | 843 RIDGECREST ST    | KUO,EDWARD T AND NINA         | 843 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 033 010 | 841 RIDGECREST ST    | KURAMOTO,FORD ET AL TR        | 1836 OAKGATE ST      | MONTEREY PARK CA | 91755 |
| * 5252 033 011 | 837 RIDGECREST ST    | YAMATE,MEIKO A TR             | 837 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 033 016 | 827 BARNUM WAY       | MATSUNAMI,DAN AND             | 827 BARRUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 033 017 | 809 BARNUM WAY       | NGO, NANCY                    | 809 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 033 020 | 772 BARNUM WAY       | HO, SONNY CO TR               | 2355 MELVILLE DR     | SAN MARINO CA    | 91108 |
| * 5252 034 001 | 1199 CREST HAVEN WAY | WU,JIACHENG                   | 1199 CREST HAVEN WAY | MONTEREY PARK CA | 91754 |
| * 5252 034 010 | 880 RIDGECREST ST    | HO,ELAINE L                   | 880 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 034 011 | 888 RIDGECREST ST    | HUANG,MICHELLE Y TR           | 888 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 034 013 | 906 SUMMIT PL        | TMW INVESTMENT INC            | 906 SUMMIT PL        | MONTEREY PARK CA | 91754 |
| * 5252 035 001 | 1175 CREST HAVEN WAY | LONG,HELEN                    | 1175 CREST HAVEN WAY | MONTEREY PARK CA | 91754 |
| * 5252 036 001 | 1197 DOVER WAY       | SHUM,TONY K AND KIT M TRS     | 2695 LOMBARDY RD     | SAN MARINO CA    | 91108 |
| * 5252 036 002 | 1181 DOVER WAY       | TEO,GARY S AND                | 1181 DOVER WAY       | MONTEREY PARK CA | 91754 |
| * 5252 036 016 | 1196 CREST HAVEN WAY | CECILA, MARY J TR             | 1196 CREST HAVEN WAY | MONTEREY PARK CA | 91754 |
| * 5252 037 001 | 1211 W CREST WAY     | ZEPEDA,JOSE A AND MARIA A TRS | 1211 W CREST WAY     | MONTEREY PARK CA | 91754 |
| * 5252 037 002 | 1201 W CREST WAY     | SHAM, THOMAS & KONG C         | 1201 W CREST WAY     | MONTEREY PARK CA | 91754 |
| * 5252 037 003 | 1263 W CREST WAY     | WATANABE,MARIKO               | 1263 W CREST WAY     | MONTEREY PARK CA | 91754 |
| * 5252 037 004 | 1251 W CREST WAY     | GUO QIANG LENG AND            | 1251 W CREST WAY     | MONTEREY PARK CA | 91754 |

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|----------------|-------------------|-------------------------------|----------------------|------------------|-------|
| * 5252 037 005 | 1243 W CREST WAY  | MINOHARA,STEVEN & CHARMAINE P | 1243 W CREST WAY     | MONTEREY PARK CA | 91754 |
| * 5252 037 012 | 1198 DOVER WAY    | KAWATA,JOE S AND MAY S TRS    | 1198 DOVER WAY       | MONTEREY PARK CA | 91754 |
| * 5252 037 013 | 912 SUMMIT PL     | CHUANG, KAI WIN AND           | 2095 S LEO AVE       | COMMERCE CA      | 90040 |
| 5252 038 003   | SUMMIT PL         | SANCHEZ, IRENE TRS            | 924 SUMMIT PL        | MONTEREY PARK CA | 91754 |
| * 5252 038 009 | 1295 W CREST WAY  | LEE,CHARLES C AND AMY W TRS   | 1160 BUSCH GARDEN CT | PASADENA CA      | 91105 |
| * 5252 040 011 | 1290 HIGHLAND DR  | QINGYU FU AND                 | 1290 HIGHLAND DR     | MONTEREY PARK CA | 91754 |
| * 5252 040 018 | 1295 WINDOVER WAY | SOTO,LUIS JR AND IRMA         | 1295 WINDOVER WAY    | MONTEREY PARK CA | 91754 |
| * 5252 040 019 | 1281 WINDOVER WAY | TRAN,SHIRLEY T                | 221 S RUSSELL AVE    | MONTEREY PARK CA | 91754 |
| * 5252 040 022 | 1233 WINDOVER WAY | PHOSUK,SIRIPORN               | 1233 WINDOVER WAY    | MONTEREY PARK CA | 91754 |
| * 5252 041 007 | 801 RIDGECREST ST | HOSHIZAKI,KOTARO R TR         | 801 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 008 | 805 RIDGECREST ST | GIN,GING L TR                 | 805 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 009 | 809 RIDGECREST ST | SATO,WILLIAM AND ISABELLE     | 809 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 010 | 815 RIDGECREST ST | MATSUI,RICKY K AND            | 815 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 011 | 819 RIDGECREST ST | PENA,ANGEL B AND IVETTE C TRS | 819 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 012 | 823 RIDGECREST ST | WONG,BETTY H TR               | PO BOX 1704          | MONTEREY PARK CA | 91754 |
| * 5252 041 013 | 827 RIDGECREST ST | NAKASHIMO,SHOJI AND MASAKO    | 827 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 014 | 831 RIDGECREST ST | RAMIREZ,DOLORES R TR          | 831 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 015 | 797 RIDGECREST ST | IRWIN,LOWELL E AND ROSE M TRS | 797 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 021 | 781 RIDGECREST ST | HASHIMOTO,TED S CO-TRS        | 781 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 028 | 765 RIDGECREST ST | JIANG, CHANGHAN               | 14438 FAIRGROVE AVE  | LA PUENTE CA     | 91744 |

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|----------------|----------------------|----------------------------------------|----------------------|------------------|-------|
| * 5252 041 029 | 795 RIDGECREST ST    | PHUNG,AMY N TR                         | 795 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 032 | 773 RIDGECREST ST    | TONG,KEVIN K AND YUSHAN K              | 773 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 033 | 769 RIDGECREST ST    | DEGEORGE,KAREN A TR                    | 769 RIDGECREST ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 034 | 720 BARNUM WAY       | LEE,PEK C TR                           | 720 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 035 | 724 BARNUM WAY       | TANG,HUNG K TR                         | 724 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 036 | 728 BARNUM WAY       | HUYNH,UT C AND TUYET HONG              | 728 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 037 | 732 BARNUM WAY       | CHOW,BENJAMIN H AND KAZUKO K           | 732 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 038 | 736 BARNUM WAY       | SIU,LUIS AND                           | 736 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 039 | 740 BARNUM WAY       | CHUI, STEPHEN AND MAGGIE M             | 740 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 040 | 744 BARNUM WAY       | HUANG,MING C AND SHUMEI C TRS          | 744 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 041 | 748 BARNUM WAY       | LAI,PHILLIP L AND                      | 748 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 042 | 752 BARNUM WAY       | YOUNG,MICHAEL                          | 752 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 043 | 756 BARNUM WAY       | JUNG,DEWEY AND BETTY C TRS             | 1363 ROCK VIEW ST    | MONTEREY PARK CA | 91754 |
| * 5252 041 044 | 760 BARNUM WAY       | CHUNNE,FERNAND C TR C/O MIREILLE HANFT | 628 CREEKMORE CT     | WALNUT CREEK CA  | 94598 |
| * 5252 041 045 | 764 BARNUM WAY       | TANG,CHING W AND LINDA C               | 764 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 041 046 | 768 BARNUM WAY       | TING,WILLIAM C AND                     | 768 BARNUM WAY       | MONTEREY PARK CA | 91754 |
| * 5252 042 009 | 1097 BRIER CLIFF WAY | MARQUEZ,ALMA V                         | 1097 BRIER CLIFF WAY | MONTEREY PARK CA | 91754 |
| * 5252 042 010 | 1101 BRIER CLIFF WAY | NG,JACK CO TR                          | 1101 BRIER CLIFF WAY | MONTEREY PARK CA | 91754 |
| * 5252 042 011 | 1113 BRIER CLIFF WAY | LEE, NORMAN T AND CARMEN J             | 1113 BRIER CLIFF WAY | MONTEREY PARK CA | 91754 |
| * 5252 042 012 | 1125 BRIER CLIFF WAY | QUANI, HENRY C AND                     | 44 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |



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| * 5252 042 013 | 1149 BRIER CLIFF WAY | YAMAMOTO,PETER P               | 1149 BRIER CLIFF WAY   | MONTEREY PARK CA | 91754 |
| * 5252 043 003 | 1087 CHALET TER      | MURPHY,JOHN JR AND ELAINE TRS  | 2234 HIGHLAND VISTA DR | ARCADIA CA       | 91006 |
| * 5252 043 004 | 1090 CHALET TER      | LEW, MARILYN L ET AL TRS       | 1090 CHALET TER        | MONTEREY PARK CA | 91754 |
| * 5252 043 011 | 1067 ALPINE TER      | HORIGUCHI,TAD AND              | 1067 ALPINE TER        | MONTEREY PARK CA | 91754 |
| * 5252 043 012 | 1089 ALPINE TER      | TAWEESUP,PATAMA                | PO BOX 1363            | MONTEREY PARK CA | 91754 |
| * 5252 043 014 | 812 RIDGECREST ST    | DUONG, NICK AND CHRISTINE L    | 812 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 015 | 806 RIDGECREST ST    | HUEY, LINDA TR                 | 806 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 020 | 851 CREST VISTA DR   | MATSUMOTO,MITSUKO M TR         | 851 CREST VISTA DR     | MONTEREY PARK CA | 91754 |
| * 5252 043 021 | 869 CREST VISTA DR   | HENG,JOHN M AND MONA TRS       | 869 CREST VISTA DR     | MONTEREY PARK CA | 91754 |
| * 5252 043 023 | 903 CREST VISTA DR   | RAMIREZ,ROBERT L AND CORINA    | 903 CREST VISTA DR     | MONTEREY PARK CA | 91754 |
| * 5252 043 038 | 790 RIDGECREST ST    | LIM,JANE H TR                  | 790 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 041 | 1055 CHALET TER      | HO,KENNY AND                   | 1055 CHALET TER        | MONTEREY PARK CA | 91754 |
| * 5252 043 042 | 752 RIDGECREST ST    | AOCHI,ETSUKO                   | 752 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 043 | 758 RIDGECREST ST    | HAO,PHILIP B TR                | 758 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 045 | 770 RIDGECREST ST    | LEE,FRANK T AND JENNIE O TRS   | 770 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 047 | 782 RIDGECREST ST    | YOSHIMOTO,PAUL T AND NAOMI TRS | 782 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 043 048 | 794 RIDGECREST ST    | WONG,TAN F AND GLORIA          | 794 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 044 001 | 761 RIDGECREST ST    | KANZAWA,SANJI AND MIYOKO       | 1400 W LONGHILL DR     | MONTEREY PARK CA | 91754 |
| * 5252 044 002 | 757 RIDGECREST ST    | MORISHITA,TOYOMI K TR          | 757 RIDGECREST ST      | MONTEREY PARK CA | 91754 |
| * 5252 044 003 | 753 RIDGECREST ST    | XUE XIU ZHAO TR                | 753 RIDGECREST ST      | MONTEREY PARK CA | 91754 |

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| * 5252 044 004 | 749 RIDGECREST ST    | LEE,EDWARD T                      | 749 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5252 044 005 | 745 RIDGECREST ST    | CHAN,FANNY O TR                   | 745 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5252 044 006 | 741 RIDGECREST ST    | KAWARATANI, AIKO TR               | 741 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5252 044 007 | 737 RIDGECREST ST    | NAKAMURA, ROY H AND SETSUKO A TRS | 737 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5252 044 008 | 733 RIDGECREST ST    | GUO,XUEZE AND                     | 733 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5252 044 016 | 692 BARNUM WAY       | LAW,JIMMY K AND LILY C            | 2345 SHERWOOD RD           | SAN MARINO CA    | 91108 |
| * 5252 044 017 | 696 BARNUM WAY       | TANG,ARTHUR TR                    | 696 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| * 5252 044 018 | 700 BARNUM WAY       | WONG,HENRY H AND MARY P           | 700 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| * 5252 044 019 | 704 BARNUM WAY       | WAI YEE YAN AND                   | 704 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| * 5252 044 020 | 708 BARNUM WAY       | IWAKI,JIMMY M AND JUDY M TRS      | 708 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| * 5252 044 021 | 712 BARNUM WAY       | JUATMA, VUNAPHA W TR              | 712 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| * 5252 044 022 | 716 BARNUM WAY       | RO,STEVE S AND SUNMI K            | 716 BARNUM WAY             | MONTEREY PARK CA | 91754 |
| 5253 002 022   | ATLANTIC BLVD        | SC INVESTMENT GROUP LLC           | 2707 E VALLEY BLVD STE 311 | WEST COVINA CA   | 91792 |
| * 5253 005 003 | 915 DE LA FUENTE ST  | NGUYEN,NAM AND                    | 915 DE LA FUENTE ST        | MONTEREY PARK CA | 91754 |
| * 5253 006 013 | 1015 DE LA FUENTE ST | LEE, DUSTIN                       | 1015 DE LA FUENTE ST       | MONTEREY PARK CA | 91754 |
| * 5253 006 016 | 898 VIA VENTI AVE    | YOUNG, KALLY W TR                 | 898 VIA VENTI AVE          | MONTEREY PARK CA | 91754 |
| * 5253 006 018 | 983 KINGSFORD ST     | LEE,VICTOR AND KIM T              | 983 KINGSFORD ST           | MONTEREY PARK CA | 91754 |
| * 5253 006 019 | 989 KINGSFORD ST     | NGO,HY P TR                       | 989 KINGSFORD ST           | MONTEREY PARK CA | 91754 |
| * 5253 006 020 | 999 SNYDER LN        | LU,LOU                            | 999 SNYDER LN              | MONTEREY PARK CA | 91754 |
| * 5253 006 027 | 887 SCUDDER WAY      | LI, YUZHEN                        | 887 SCUDDEN WAY            | MONTEREY PARK CA | 91754 |

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| 5253 006 028   | SCUDDER WAY          | LAU,YEE H AND ANNA             | 7318 TERESA AVE      | ROSEMEAD CA      | 91770 |
| * 5253 006 040 | 899 HOLLADAY WAY     | LIEN,JIMMY AND SHIRLEY S TR    | 899 HOLLADAY WAY     | MONTEREY PARK CA | 91754 |
| * 5253 006 041 | 898 HOLLADAY WAY     | OGINO,JAMES T AND MYRA M       | 898 HOLLADAY WAY     | MONTEREY PARK CA | 91754 |
| * 5253 006 042 | 888 HOLLADAY WAY     | WONG, SIN WEI                  | 888 HOLLADAY WAY     | MONTEREY PARK CA | 91754 |
| * 5253 006 043 | 886 HOLLADAY WAY     | YAMADA,DEAN O AND              | PO BOX 1526          | MONTEREY PARK CA | 91754 |
| * 5253 006 044 | 882 HOLLADAY WAY     | WU, ZHUOFU AND RUI SHEN        | 882 HOLLADAY WAY     | MONTEREY PARK CA | 91754 |
| * 5253 006 051 | 1086 SNYDER LN       | LUK,LINCOLN JR AND             | 1086 SNYDER LN       | MONTEREY PARK CA | 91754 |
| * 5253 006 052 | 1082 SNYDER LN       | LIU,SU CHIAO                   | 1082 SNYDER LN       | MONTEREY PARK CA | 91754 |
| * 5253 006 056 | 1038 SNYDER LN       | HADDAD,IKHLAS TR               | 882 SCUDDER WAY      | MONTEREY PARK CA | 91754 |
| * 5253 006 058 | 988 SNYDER LN        | MAI,DAMING                     | 988 SNYDER LN        | MONTEREY PARK CA | 91754 |
| * 5253 006 059 | 988 KINGSFORD ST     | YIU, YVONNE Y                  | 988 KINGSFORD ST     | MONTEREY PARK CA | 91754 |
| * 5253 006 060 | 986 KINGSFORD ST     | TSUI,SAN CO TR                 | 986 KINGSFORD ST     | MONTEREY PARK CA | 91754 |
| * 5253 006 061 | 982 KINGSFORD ST     | CHI,SAMUEL C AND SUI J         | 982 KINGSFORD ST     | MONTEREY PARK CA | 91754 |
| * 5253 006 062 | 928 KINGSFORD ST     | WONG,SIU W                     | 928 KINGSFORD ST     | MONTEREY PARK CA | 91754 |
| * 5253 006 063 | 898 KINGSFORD ST     | XING LI                        | 898 KINGSFORD ST     | MONTEREY PARK CA | 91754 |
| 5253 007 005   | DE LA FUENTE ST      | CHEN,HSIANG JUI CO TR          | 1040 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |
| * 5253 007 017 | 1030 DE LA FUENTE ST | KO,WINSTON P AND PUI YUK D TRS | 1030 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |
| 5253 007 024   | DE LA FUENTE ST      | WONG,KYLE R                    | 1068 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |
| * 5253 007 025 | 1068 DE LA FUENTE ST | WONG,KYLE R                    | 1068 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |
| * 5253 007 027 | 1088 DE LA FUENTE ST | RAMIREZ, SELOMITH              | 1088 DE LA FUENTE ST | MONTEREY PARK CA | 91754 |

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|----------------|----------------------|-----------------------------------|---------------------------|------------------|-------|
| 5253 007 028   | 1002 DE LA FUENTE ST | RHE LLC                           | 711 N BROADWAY # 403      | LOS ANGELES CA   | 90012 |
| 5253 008 023   | CADIZ ST             | YEUNG, CHI M                      | 201 W GARVEY AVE UNIT 102 | MONTEREY PARK CA | 91754 |
| 5253 008 024   | CADIZ ST             | MONTEREY VIEWS OEPT LLC           | 100 E CORSON ST           | PASADENA CA      | 91103 |
| * 5253 008 026 | 828 VIA VENTI AVE    | KAO,CHARLES C CO TR               | 828 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 027 | 832 VIA VENTI AVE    | LAU,CHI YAM                       | 832 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 028 | 838 VIA VENTI AVE    | KAZEIAN,NORAIR AND DIANA          | 838 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 029 | 866 VIA VENTI AVE    | HYUN,CHUL CHOI AND                | 866 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 030 | 868 VIA VENTI AVE    | LO,VEYKIE C AND                   | 868 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 031 | 880 VIA VENTI AVE    | WU,JONATHAN Y                     | 880 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 032 | 882 VIA VENTI AVE    | TSOI, ALPHAN AND CHOI, JULIE H    | 882 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 033 | 886 VIA VENTI AVE    | AU, BRANDON & ANGELICA R          | 886 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 034 | 888 VIA VENTI AVE    | CHAN, ROBERT O & OUYANG FRANCES Y | 888 VIA VENTI             | MONTEREY PARK CA | 91754 |
| * 5253 008 035 | 892 VIA VENTI AVE    | VU, THAI                          | 892 VIA VENTI             | MONTEREY PARK CA | 91754 |
| 5253 008 036   | CADIZ ST             | MONTEREY VIEWS OEPT LLC           | 100 E CORSON ST           | PASADENA CA      | 91103 |
| * 5253 008 037 | 809 KINGSFORD ST     | BOUAYAD,HASSAN M AND MLISS L      | 809 KINGSFORD ST          | MONTEREY PARK CA | 91754 |
| * 5253 008 038 | 829 KINGSFORD ST     | FONG,ARTURO AND AGNES TRS         | 829 KINGSFORD ST          | MONTEREY PARK CA | 91754 |
| * 5253 008 039 | 839 KINGSFORD ST     | CHEN,CHINGCHI AND                 | 839 KINGSFORD ST          | MONTEREY PARK CA | 91754 |
| * 5253 008 040 | 863 KINGSFORD ST     | TSUJII,RYAN B AND                 | 863 KINGSFORD ST          | MONTEREY PARK CA | 91754 |
| * 5253 008 041 | 869 KINGSFORD ST     | PATEL,AMRATLAL N AND BHANU A      | 869 KINGSFORD ST          | MONTEREY PARK CA | 91754 |
| * 5253 008 042 | 883 KINGSFORD ST     | YEUNG,WING K AND                  | 883 KINGSFORD ST          | MONTEREY PARK CA | 91754 |



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|----------------|----------------------|----------------------------------------|---------------------------|-------------------|-------|
| * 5253 008 043 | 889 KINGSFORD ST     | CHENG,HOA AND FAY F TRS                | 889 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 044 | 893 KINGSFORD ST     | LUM,BING K AND LISA G                  | 893 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 045 | 896 KINGSFORD ST     | CO,YOLANDA L AND ARLOS                 | 896 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 046 | 888 KINGSFORD ST     | FANG ZHAO                              | 888 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 047 | 886 KINGSFORD ST     | SUN,HELEN                              | 886 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 048 | 882 KINGSFORD ST     | QUAN,JEFF AND                          | 1026 OLD OYSTER TRL       | SUGAR LAND TX     | 77478 |
| * 5253 008 049 | 880 KINGSFORD ST     | WANG,KOUG C AND MANPING                | 880 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 050 | 868 KINGSFORD ST     | GALLINOT,GARY F AND DEBRA J            | 868 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 052 | 862 KINGSFORD ST     | SUKANDADINATA,ALBERT C AND             | 862 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 054 | 832 KINGSFORD ST     | THAMMAVONGSA AMPHASOUK AND             | 832 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 055 | 828 KINGSFORD ST     | LI, YING                               | 828 KINGSFORD ST          | MONTEREY PARK CA  | 91754 |
| * 5253 008 060 | 818 VIA VENTI AVE    | QUACH,HAI C AND                        | 818 VIA VENTI             | MONTEREY PARK CA  | 91754 |
| 5253 008 061   | CADIZ ST             | YOUNG, CHI M                           | 201 W GARVEY AVE UNIT 102 | MONTEREY PARK CA  | 91754 |
| * 5253 009 019 | 877 W EL REPETTO DR  | EMERALD HILLS LLC                      | 21700 OXNARD ST STE 345   | WOODLAND HILLS CA | 91367 |
| 5253 010 031   | ATLANTIC BLVD        | CALIF WATER SERVICE CO                 | 1720 N 1ST ST             | SAN JOSE CA       | 95112 |
| * 5253 010 036 | 1995 S ATLANTIC BLVD | BOTTARI ENTERPRISES LLC C/O JASON JEON | 9622 HALEDON AVE          | DOWNEY CA         | 90240 |
| * 5253 010 037 | 1969 S ATLANTIC BLVD | BOTTARI ENTERPRISES LLC C/O JASON JEON | 9622 HALEDON AVE          | DOWNEY CA         | 90240 |
| * 5253 010 039 | 1955 S ATLANTIC BLVD | BOTTARI ENTERPRISES LLC C/O JASON JEON | 9622 HALEDON AVE          | DOWNEY CA         | 90240 |
| * 5253 010 040 | 1935 S ATLANTIC BLVD | BOTTARI ENTERPRISES LLC C/O JASON JEON | 9622 HALEDON AVE          | DOWNEY CA         | 90240 |
| * 5253 012 025 | 1070 COLLEGE VIEW DR | LAU,NATALIA Y TR                       | 1536 SOMBRERO DR          | MONTEREY PARK CA  | 91754 |

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|----------------|------------------------|----------------------------------------|--------------------------|---------------------|-------|
| * 5253 013 021 | 1080 COLLEGE VIEW DR   | MYNL LLC                               | 18605 E GALE AVE STE 205 | CITY OF INDUSTRY CA | 91748 |
| * 5253 013 025 | 1130 COLLEGE VIEW DR   | CHONG,OTT M AND SHUE Q TRS             | 1130 COLLEGE VIEW DR     | MONTEREY PARK CA    | 91754 |
| * 5253 014 006 | 1129 COLLEGE VIEW DR   | YAU,CHRISTINE TR                       | 9063 ARDENDALE AVE       | SAN GABRIEL CA      | 91775 |
| * 5253 014 009 | 1101 COLLEGE VIEW DR   | 1101 MC LLC                            | 2130 EASTLAKE AVE        | LOS ANGELES CA      | 90031 |
| * 5253 014 018 | 1109 COLLEGE VIEW DR   | MONTEREY PARK GARDEN LLC C/O JOHN RONG | 724 W HELLMAN AVE        | MONTEREY PARK CA    | 91754 |
| * 5253 024 003 | 961 WANDERING DR       | SISWANTO,EDWIN K AND ANNE S            | 191 ROCA WAY             | MONTEREY PARK CA    | 91754 |
| * 5253 024 004 | 931 WANDERING DR       | AWANA,SHIRLEY S                        | 241 W FOOTHILL BLVD      | ARCADIA CA          | 91006 |
| * 5253 024 005 | 901 WANDERING DR       | HAYASHI, LEO TRS                       | PO BOX 331302            | LOS ANGELES CA      | 90033 |
| * 5253 024 006 | 1204 DELL DR           | OU,JUNE AND                            | 1204 DELL DR             | MONTEREY PARK CA    | 91754 |
| * 5253 024 008 | 1264 DELL DR           | WU,DANNY AND                           | 1264 DELL DR             | MONTEREY PARK CA    | 91754 |
| * 5253 024 010 | 921 W EL REPETTO DR    | HERNANDEZ,ERNEST CO TR                 | 940 W EL REPETTO DR      | MONTEREY PARK CA    | 91754 |
| * 5253 024 012 | 1086 W EAST CREST WAY  | CHONG,ANDREW G                         | 1086 W EAST CREST WAY    | MONTEREY PARK CA    | 91754 |
| * 5253 024 013 | 1060 W EAST CREST WAY  | BRUNIE,RAYMOND AND FAUSTINA TRS        | 1060 W EAST CREST WAY    | MONTEREY PARK CA    | 91754 |
| * 5253 024 014 | 1028 W EAST CREST WAY  | LAI,ALBERT S AND JANE                  | 1028 W EAST CREST WAY    | MONTEREY PARK CA    | 91754 |
| * 5253 029 004 | 1240 CREST VISTA DR    | YIP,JOHNSON C AND ADRIANNE E TRS       | 1240 CREST VISTA DR      | MONTEREY PARK CA    | 91754 |
| * 5253 029 005 | 1220 CREST VISTA DR    | CHAN,STEWART W TR                      | 1220 CREST VISTA DR      | MONTEREY PARK CA    | 91754 |
| * 5253 029 006 | 1200 CREST VISTA DR    | PRICE,MARY LOU TR                      | 1200 CREST VISTA DR      | MONTEREY PARK CA    | 91754 |
| * 5253 029 007 | 1231 RIDGESIDE DR      | MIGUEL,ROBERT AND CHIZUKO TRS          | 1231 RIDGESIDE DR        | MONTEREY PARK CA    | 91754 |
| * 5253 030 013 | 1360 HIGHLAND DR       | WONG,VIVIAN C TR                       | 1618 GOODMAN AVE         | REDONDO BEACH CA    | 90278 |
| * 5253 030 014 | 1310 W GRAND VISTA WAY | TAKEUCHI,TED AND SUMIYE                | 1310 W GRAND VISTA WAY   | MONTEREY PARK CA    | 91754 |

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|----------------|----------------------|---------------------------------------|----------------------------|------------------|-------|
| * 5253 033 036 | 1451 COLLEGE VIEW DR | CHANG,FUN S TR                        | 403 S YNEZ AVE             | MONTEREY PARK CA | 91754 |
| * 5253 033 037 | 1471 COLLEGE VIEW DR | KONG,LULU TR                          | 1471 COLLEGE VIEW DR       | MONTEREY PARK CA | 91754 |
| * 5253 033 040 | 1381 COLLEGE VIEW DR | SVT MANAGEMENT LLC                    | 1605 S 6TH ST              | ALHAMBRA CA      | 91803 |
| * 5253 033 041 | 1341 COLLEGE VIEW DR | TSE,KELVIN A CO TR ET AL              | 1970 E CALIFORNIA BLVD     | SAN MARINO CA    | 91108 |
| * 5253 033 042 | 1411 COLLEGE VIEW DR | NEXTGEN VILLAGE LLC C/O HSIEN CHUN LO | 2275 HUNTINGTON DR STE 462 | SAN MARINO CA    | 91108 |
| * 5253 033 043 | 1251 COLLEGE VIEW DR | LAU,JAMES S CO TR                     | 654 HARRISON RD            | MONTEREY PARK CA | 91755 |
| * 5253 034 046 | 1470 COLLEGE VIEW DR | FONG,CHONG M AND EILLEN T TRS         | 445 S JADE TREE DR         | MONTEREY PARK CA | 91754 |
| * 5253 034 047 | 1450 COLLEGE VIEW DR | FONG,CHONG M AND EILEEN T TRS         | 445 S JADE TREE DR         | MONTEREY PARK CA | 91754 |
| * 5253 034 055 | 1370 COLLEGE VIEW DR | LEE,FRANK AND JENNIE ET AL TRS        | 770 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5253 034 056 | 1390 COLLEGE VIEW DR | LEE,FRANK AND JENNIE ET AL TRS        | 770 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5253 034 057 | 1400 COLLEGE VIEW DR | WONG,HUBERT ET AL                     | 1616 ABAJO DR              | MONTEREY PARK CA | 91754 |
| * 5253 035 008 | 1185 RIDGESIDE DR    | NISHIMOTO ALICE                       | 1185 RIDGESIDE DR          | MONTEREY PARK CA | 91754 |
| * 5253 035 009 | 1191 RIDGESIDE DR    | KIKUCHI,KYLE                          | 43 ROYAL DR                | WEST WARWICK RI  |       |
| * 5253 035 010 | 1197 RIDGESIDE DR    | YEE,MICHAEL Q AND                     | 1197 RIDGESIDE DR          | MONTEREY PARK CA | 91754 |
| * 5253 035 015 | 1108 CREST VISTA DR  | TANI,MASAO AND SADAOKO TRS            | 1108 CREST VISTA DR        | MONTEREY PARK CA | 91754 |
| * 5253 035 017 | 1148 CREST VISTA DR  | TAY,LUIS C AND STELLA TRS             | 1148 CREST VISTA DR        | MONTEREY PARK CA | 91754 |
| * 5253 035 018 | 1156 CREST VISTA DR  | LAU, WINNIE W                         | 1581 VALLEY VISTA DR       | MONTEREY PARK CA | 91754 |
| * 5253 035 019 | 1164 CREST VISTA DR  | KOBAYASHI,SEIICHI AND IKUKO TRS       | 1164 CREST VISTA DR        | MONTEREY PARK CA | 91754 |
| * 5253 035 020 | 1182 CREST VISTA DR  | FARIAS,ARMANDO JR AND                 | 1182 CREST VISTA DR        | MONTEREY PARK CA | 91754 |
| * 5253 035 021 | 1190 CREST VISTA DR  | LIM,JULIUS K                          | 1190 CREST VISTA DR        | MONTEREY PARK CA | 91754 |



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| * 5253 036 002 | 1101 RIDGESIDE DR     | TAKEMOTO,FRANK T CO TR           | 1101 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 003 | 1107 RIDGESIDE DR     | ESQUIVEL,MOISES AND DIANE H      | 1107 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 004 | 1115 RIDGESIDE DR     | AU,ALEX AND ERIKO                | 1115 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 005 | 1123 RIDGESIDE DR     | LEE,JOHN H AND                   | 1123 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 009 | 1072 CREST VISTA DR   | ITO,SALLY S AND LANCE E          | 1072 CREST VISTA DR   | MONTEREY PARK CA    | 91754 |
| * 5253 036 010 | 1060 CREST VISTA DR   | HOO, HAYWARD S                   | 1411 SOLAR DR         | MONTEREY PARK CA    | 91754 |
| * 5253 036 011 | 1048 CREST VISTA DR   | KATAYAMA,CATHY CO TR             | 2650 FAIRGREEN AVE    | ARCADIA CA          | 91006 |
| * 5253 036 012 | 1036 CREST VISTA DR   | ALVAREZ,JOHN                     | 3544 W BEVERLY BLVD   | MONTEBELLO CA       | 90640 |
| * 5253 036 013 | 1024 CREST VISTA DR   | WONG,CAREY K AND JANICE TRS      | 1024 CREST VISTA DR   | MONTEREY PARK CA    | 91754 |
| * 5253 036 014 | 1012 CREST VISTA DR   | HARADA,CLARA M CO TR             | 1012 CREST VISTA DR   | MONTEREY PARK CA    | 91754 |
| * 5253 036 029 | 1095 RIDGESIDE DR     | HWANG,DER HAW AND ISABELLA       | 1095 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 030 | 1000 CREST VISTA DR   | SHIMIZU, SPENCER S AN DAWN A TRA | 2317 W 184TH ST       | TORRANCE CA         | 90504 |
| * 5253 036 031 | 990 CREST VISTA DR    | TOMITA,PAUL S AND JOYCE S        | 990 CREST VISTA DR    | MONTEREY PARK CA    | 91754 |
| * 5253 036 032 | 980 CREST VISTA DR    | HIRATA,KAZUTO AND ALICE H        | 980 CREST VISTA DR    | MONTEREY PARK CA    | 91754 |
| * 5253 036 033 | 964 CREST VISTA DR    | CHU,AH SANF AND HELEN AND        | 964 CREST VISTA DR    | MONTEREY PARK CA    | 91754 |
| * 5253 036 034 | 1075 RIDGESIDE DR     | SUDIRGO,RIDWAN AND EVI B         | 1075 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 035 | 1057 RIDGESIDE DR     | WOO,BING AND MARILYN TRS         | 1057 RIDGESIDE DR     | MONTEREY PARK CA    | 91754 |
| * 5253 036 036 | 1041 RIDGESIDE DR     | QUON,RANDOLPH W AND ANGELA W TRS | 6508 CERTA DR         | RANCHO PALOS VERDES | 90275 |
| * 5253 036 038 | 1009 RIDGESIDE DR     | TUEY, SHEANG & BETTY             | 1009 RIDGESIDD DR     | MONTEREY PARK CA    | 91754 |
| * 5253 037 001 | 1000 W EAST CREST WAY | WONG,DANNY M AND MAYFUN K        | 1000 W EAST CREST WAY | MONTEREY PARK CA    | 91754 |

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| * 5253 037 002 | 1015 W EAST CREST WAY | LEE,ANDREW M AND                | 1015 W EAST CREST WAY | MONTEREY PARK CA | 91754 |
| * 5253 037 003 | 1031 W EAST CREST WAY | TRAN,MUOI CO TR                 | 1031 W EAST CREST WAY | MONTEREY PARK CA | 91754 |
| * 5253 037 013 | 1130 RIDGESIDE DR     | ROCK,NATHANIEL M AND DAWN M     | 1130 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 037 014 | 1124 RIDGESIDE DR     | SIMONCINI,JEANNE M TR           | 1124 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 037 025 | 1112 RIDGESIDE DR     | SUN, CHANGJIAN AND              | 1112 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 038 001 | 946 CREST VISTA DR    | CHANG WEI CHEN                  | 946 CREST VISTA DR    | MONTEREY PARK CA | 91754 |
| * 5253 038 015 | 917 RIDGESIDE DR      | SHUI,JEAN F TR                  | 6152 N MUSCATTEL AVE  | SAN GABRIEL CA   | 91775 |
| * 5253 038 016 | 929 RIDGESIDE DR      | LEE,JAMES AND JENNY L           | 929 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 038 017 | 941 RIDGESIDE DR      | WONG,WAIHONG H AND LISA D       | 941 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 038 018 | 955 RIDGESIDE DR      | MORALES, HORTENSIA TR           | 955 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 038 019 | 973 RIDGESIDE DR      | HUM,JON G AND CHRISTINE A       | 1580 BRIGHTWOOD ST    | MONTEREY PARK CA | 91754 |
| * 5253 039 001 | 978 RIDGESIDE DR      | WONG,KENNETH S AND PING Y TRS   | 978 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 039 003 | 1006 RIDGESIDE DR     | MITANI,JERRY M AND GLADYS H TRS | 1006 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 039 004 | 1014 RIDGESIDE DR     | ZHENG, LONGGAN AND              | 1014 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 039 005 | 1022 RIDGESIDE DR     | NAKAMURA,MAKOTO H AND CINDY L   | 1022 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 039 008 | 1066 RIDGESIDE DR     | SHIM,ALDRIC J                   | 1066 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 039 009 | 1086 RIDGESIDE DR     | CHAN,WA HING AND MEI LIN        | 1086 RIDGESIDE DR     | MONTEREY PARK CA | 91754 |
| * 5253 039 010 | 968 RIDGESIDE DR      | NG,KENNY K AND                  | 968 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 039 013 | 924 RIDGESIDE DR      | LEE,SHIRLEY A                   | 924 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |
| * 5253 039 015 | 900 RIDGESIDE DR      | ORTEGA,ADRIAN F AND ANA R       | 900 RIDGESIDE DR      | MONTEREY PARK CA | 91754 |

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

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



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| * 5254 005 046 | 2096 CERCO ALTA DR  | SUNG,FU MIN AND HAI YEN AND    | 2096 CERCO ALTA DR  | MONTEREY PARK CA | 91754 |
| * 5254 006 020 | 1825 VERDE VISTA DR | LEE,CHRIS Y AND SUZIE TRS      | 1825 VERDE VISTA DR | MONTEREY PARK CA | 91754 |
| * 5254 006 021 | 1813 VERDE VISTA DR | ROURA,QUETZAL A AND KIMBERLY A | 1813 VERDE VISTA DR | MONTEREY PARK CA | 91754 |
| * 5254 007 006 | 1912 CERCO ALTA DR  | RAMIREZ,VINCE AND EDNA TRS     | 1912 CERCO ALTA DR  | MONTEREY PARK CA | 91754 |
| * 5254 007 007 | 1918 CERCO ALTA DR  | CHUI,SIU HONG AND              | 1918 CERCO ALTA DR  | MONTEREY PARK CA | 91754 |
| * 5254 007 008 | 1924 CERCO ALTA DR  | CHALE,PHAN T TR                | 1924 CERCO ALTA DR  | MONTEREY PARK CA | 91754 |
| * 5254 007 010 | 1936 CERCO ALTA DR  | BAKER,ROBERT D AND MARIA E     | 1936 CERCO ALTA DR  | MONTEREY PARK CA | 91754 |
| * 5254 008 001 | 288 BARRANCA DR     | TODA, KATY S                   | 288 BARRANCA DR     | MONTEREY PARK CA | 91754 |
| * 5254 008 028 | 282 BARRANCA DR     | PRASAD PIERRIBIA,RAJ L TR      | 282 BARRANCA DR     | MONTEREY PARK CA | 91754 |
| * 5254 009 020 | 174 LADERA ST       | ZHAO, DAVID AND MARILYN        | 178 LADERA ST       | MONTEREY PARK CA | 91754 |
| * 5254 009 021 | 168 LADERA ST       | MASADA,GREGG AND SUSAN         | 168 LADERA ST       | MONTEREY PARK CA | 91754 |
| * 5254 009 023 | 154 LADERA ST       | GOEI,BERNARD T AND SIOE T TRS  | 154 LADERA ST       | MONTEREY PARK CA | 91754 |
| * 5254 009 040 | 2096 DURANGO DR     | FONG,HENRY W AND JANE B TRS    | 2096 DURANGO DR     | MONTEREY PARK CA | 91754 |
| * 5254 010 001 | 265 BARRANCA DR     | CHUN,WING Y AND LILY H         | 265 BARRANCA DR     | MONTEREY PARK CA | 91754 |
| * 5254 010 002 | 261 BARRANCA DR     | CHU,CATHERINE                  | 261 BARRANCA DR     | MONTEREY PARK CA | 91754 |
| * 5254 010 003 | 253 BARRANCA DR     | LEE,DENNIS G                   | 253 BARRANCA DR     | MONTEREY PARK CA | 91754 |
| * 5254 010 027 | 141 LADERA ST       | CHENG,JOHN AND CECILIA         | 141 LADERA ST       | MONTEREY PARK CA | 91754 |
| * 5254 010 028 | 149 LADERA ST       | TAY, DEBBIE J CO TR            | 1857 HANSCOM DR     | S PASADENA CA    | 91030 |
| * 5254 010 029 | 153 LADERA ST       | ZHENG,YANG Y AND               | 153 LADERA ST       | MONTEREY PARK CA | 91754 |
| * 5254 012 042 | 157 LADERA ST       | YANG,SUSHI L AND               | 157 LADERA ST       | MONTEREY PARK CA | 91754 |

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| * 5254 012 043 | 161 LADERA ST | NATSUME,MARGARET              | 161 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 012 044 | 167 LADERA ST | MARSDEN,STEVEN AND            | 167 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 012 045 | 173 LADERA ST | HO,ULLIN AND MAGDALENE Y      | PO BOX 1508     | MONTEREY PARK CA | 91754 |
| * 5254 012 046 | 177 LADERA ST | HO,ULLIN AND MAGDALENE Y      | PO BOX 1508     | MONTEREY PARK CA | 91754 |
| * 5254 012 050 | 201 LADERA ST | WONG,JOSEPH K AND SUSIE L     | 201 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 015 043 | 200 LADERA ST | PENG,KEVIN S AND              | 200 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 015 045 | 188 LADERA ST | MENDEZ,DAVID A AND            | 188 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 015 046 | 182 LADERA ST | WELSH,DENNIS J AND ROSE W TRS | 182 LADERA ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 017 | 1574 FELIZ ST | LEE,VICTOR AND FANNY K        | 1574 FELIZ ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 018 | 1560 FELIZ ST | KAN,ROSE Y TR                 | 1560 FELIZ ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 019 | 1544 FELIZ ST | HAHN,KYUNG H                  | 1544 FELIZ ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 020 | 1530 FELIZ ST | SHI,SHUN PU                   | 1530 FELIZ ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 021 | 1516 FELIZ ST | ARASE,HAROLD AND EDITH TRS    | 1516 FELIZ ST   | MONTEREY PARK CA | 91754 |
| * 5254 016 022 | 1500 FELIZ ST | CHAVALITDHAMRONG,SATAPORN AND | 1880 LUY ST     | MONTEREY PARK CA | 91755 |
| * 5254 017 026 | 480 CAMPO ST  | WONG,MABEL T TR               | 480 CAMPO ST    | MONTEREY PARK CA | 91754 |
| * 5254 017 029 | 1446 AVION DR | CHENG,CHEN AND MARGARET TRS   | 1446 AVION DR   | MONTEREY PARK CA | 91754 |
| * 5254 017 033 | 355 ALISO ST  | WU,SUSAN I                    | 355 ALISO ST    | MONTEREY PARK CA | 91754 |
| * 5254 017 034 | 385 ALISO ST  | MACALESTER,D S AND VICTORIA   | 385 ALISO ST    | MONTEREY PARK CA | 91754 |
| * 5254 017 037 | 1479 ABAJO DR | EFFENDY,YANICK AND            | 1479 ABAJO DR   | MONTEREY PARK CA | 91754 |
| * 5254 017 038 | 1469 ABAJO DR | WU,CHARLES AND MING H         | 1469 ABAJO DR   | MONTEREY PARK CA | 91754 |



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| * 5254 017 039 | 1459 ABAJO DR        | MITCHELL,RALPH A CO TR                   | 1459 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| 5254 017 040   | ABAJO DR             | MONTEIANO, GERARDO S TR                  | PO BOX 666                     | LOS ANGELES CA   | 90009 |
| * 5254 018 014 | 1510 ABAJO DR        | SUZUKI,HAJIME AND HIDEKO                 | 1510 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 015 | 1500 ABAJO DR        | MAGDALENO,RAUL CO TR                     | 1500 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 016 | 1480 ABAJO DR        | DUNN,JASON AND TINA Y                    | 1480 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 017 | 1470 ABAJO DR        | SALAZAR,JOAQUIN G AND                    | 1470 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 018 | 1460 ABAJO DR        | WEI HUANG                                | 1460 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 019 | 1450 ABAJO DR        | JIN, CHARLES AND ANGELA                  | 1450 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 020 | 1440 ABAJO DR        | YOSHINAGA,ROBERT TR                      | 1440 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 021 | 1430 ABAJO DR        | SAHARA,RONALD R AND FRED A F             | 1888 MAPLEGATE ST              | MONTEREY PARK CA | 91755 |
| * 5254 018 022 | 1420 ABAJO DR        | KO, ANITA M TR                           | 1420 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 023 | 1410 ABAJO DR        | WONG,GARY H AND CECILIA M TRS            | 1410 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 024 | 1400 ABAJO DR        | CHEN,KENDALL S TR                        | 1400 ABAJO DR                  | MONTEREY PARK CA | 91755 |
| * 5254 018 025 | 1390 ABAJO DR        | TONG,JOHN AND JANICE                     | 1390 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 026 | 1380 ABAJO DR        | OSUGI,JOHN H AND JUNE H                  | 1380 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 027 | 1370 ABAJO DR        | SOTO,GILDARDO AND TERESA                 | 1370 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 029 | 1350 ABAJO DR        | NAKANO,WALTER F TR                       | 1350 ABAJO DR                  | MONTEREY PARK CA | 91754 |
| * 5254 018 034 | 525 MONTEREY PASS RD | FARBSTEIN, JAY D TR ET AL, C/O SEN CHENG | 12011 SAN VICENTE BLVD STE 700 | LOS ANGELES CA   | 90049 |
| * 5254 018 035 | 505 MONTEREY PASS RD | SENLAUNCHING LLC                         | 517 MONTEREY PASS RD           | MONTEREY PARK CA | 91754 |
| * 5254 018 037 | 543 MONTEREY PASS RD | ROBLES,DANIEL P AND ELENA N TRS          | 543 MONTEREY PASS RD           | MONTEREY PARK CA | 91754 |

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| * 5254 018 038 | 569 MONTEREY PASS RD | ROMAS INVESTMENT LLC             | 816 N GARFIELD AVE UNIT 4 | ALHAMBRA CA      | 91801 |
| * 5254 018 039 | 583 MONTEREY PASS RD | ALOHA LLC                        | 583 MONTEREY PASS RD      | MONTEREY PARK CA | 91754 |
| * 5254 018 040 | 1340 ABAJO DR        | CHEN, SU SHING                   | 310 S ALMONT DR UNIT 205  | LOS ANGELES CA   | 90048 |
| * 5254 018 041 | ABAJO DR             | TJENDERA, NAKA                   | 1340 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 085 | 1690 ABAJO DR        | CHIOU, SHAOCHIA AND              | 1690 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 086 | 1680 ABAJO DR        | LUM, FRANK T CO TR               | 1680 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 087 | 1670 ABAJO DR        | WONG, WEBER W TRS ET AL          | 1670 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 089 | 1650 ABAJO DR        | LEE, DAVID M AND                 | 1650 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 092 | 1624 ABAJO DR        | LEEDOM, JOHN M AND ANITA J TRS   | 1624 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 093 | 1616 ABAJO DR        | WONG, HUBERT AND                 | 1616 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 094 | 1608 ABAJO DR        | NG, ANGEL AND                    | 1608 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 095 | 1600 ABAJO DR        | FAVELA, RICHARD C AND TOSHIKO N  | 1600 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 096 | 1590 ABAJO DR        | RODRIGUEZ, CAROL A               | 1590 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 098 | 1570 ABAJO DR        | LEE, LILLIAN W TR                | 1570 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 099 | 1560 ABAJO DR        | LAW, PATRICK AND EUNICE          | 1560 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 100 | 1550 ABAJO DR        | KAN, LAO IP AND                  | 1550 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 101 | 1540 ABAJO DR        | IWAMOTO, RAYMOND T AND FUMIE TRS | 1540 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 102 | 1530 ABAJO DR        | HAM, ORWIN AND HENRIETTA         | 1530 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 103 | 1520 ABAJO DR        | GOV, RICKY AND LORI L            | 1520 ABAJO DR             | MONTEREY PARK CA | 91754 |
| * 5254 019 104 | 673 MONTEREY PASS RD | PALMER, JEFFREY P TR ET AL       | 1250 E WALNUT ST NO 236   | PASADENA CA      | 91106 |

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| 5254 019 105   | VAGABOND DR          | NGUYEN, NANCY N                 | 3324 WALNUT GROVE AVE       | ROSEMEAD CA      | 91770 |
| * 5254 019 106 | 665 MONTEREY PASS RD | WILEY, PEGGY P TR ET AL         | 1250 E WALNUT ST NO 236     | PASADENA CA      | 91106 |
| * 5254 019 107 | 657 MONTEREY PASS RD | W GOLDSTONE LLC                 | 657 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5254 019 108 | 649 MONTEREY PASS RD | INTERTECH SUPPLY INC            | 641 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5254 019 109 | 641 MONTEREY PASS RD | INERTECH INC                    | 641 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5254 019 110 | 633 MONTEREY PASS RD | LEE, STEPHEN Y AND TRACY H      | 815 GLENMERE WAY            | LOS ANGELES CA   | 90049 |
| * 5254 019 111 | 625 MONTEREY PASS RD | TRAN, MICHAEL AND JULIE TRS     | 338 PARSONS LNDG            | LONG BEACH CA    | 90803 |
| * 5254 019 112 | 617 MONTEREY PASS RD | LU, DANG T AND THUYEN U         | 1068 RIDGECREST ST          | MONTEREY PARK CA | 91754 |
| * 5254 019 113 | 609 MONTEREY PASS RD | M AND M FAMILY PROPERTY LIMITED | 2940 MILITARY AVE           | LOS ANGELES CA   | 90064 |
| * 5254 019 114 | 601 MONTEREY PASS RD | 28 TRADING INC                  | 10239 LA ROSA DR            | TEMPLE CITY CA   | 91780 |
| * 5254 019 115 | 597 MONTEREY PASS RD | MARELL, PHYLLIS S TR            | 433 S PALM DR               | BEVERLY HILLS CA | 90212 |
| * 5254 019 117 | 595 MONTEREY PASS RD | YUE, FRED                       | 150 SAN MIGUEL RD           | PASADENA CA      | 91105 |
| 5255 002 016   | 120 W HELLMAN AVE    | HELLMAN INVESTMENT LLC          | 227 W VALLEY BLVD STE 298B  | SAN GABRIEL CA   | 91791 |
| 5255 016 021   | LINCOLN AVE          | PINNACLE LLC                    | 421 N PINE ST               | SAN GABRIEL CA   | 91775 |
| 5255 016 022   | LINCOLN AVE          | PINNACLE LLC                    | 421 N PINE ST               | SAN GABRIEL CA   | 91775 |
| - 5256 002 008 | 415 N CHANDLER AVE   | PACIFIC PLAZA MONTEREY PARK LLC | 1359 BENTLEY CT             | WEST COVINA CA   | 91791 |
| 5256 003 049   | 220 N ATLANTIC BLVD  | 220 HOTEL ATLANTIC LLC          | 2225 S 6TH AVE              | ARCADIA CA       | 91006 |
| - 5257 001 085 | 780 W GARVEY AVE     | PROGRESSIVE INVESTMENT 2014 LLC | 2275 HUNTINGTON DR UNIT 199 | SAN MARINO CA    | 91108 |
| 5257 004 019   | 130 S CHANDLER AVE   | LATIGO CANYON DEVELOPMENT LLC   | 602 FAIRVIEW AVE APT 15     | ARCADIA CA       | 91007 |
| 5257 004 020   | 202 S CHANDLER AVE   | LATIGO CANYON DEVELOPMENT LLC   | 602 FAIRVIEW AVE APT 15     | ARCADIA CA       | 91007 |

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| 5257 005 074   | GARVEY AVE         | HSL REALTY INC                  | 1510 S 6TH AVE         | ARCADIA CA       | 91006 |
| 5257 005 075   | GARVEY AVE         | HSL REALTY INC                  | 1510 S 6TH AVE         | ARCADIA CA       | 91006 |
| 5257 015 001   | 114 E GARVEY AVE   | YU HUA LONG INVESTMENTS LLC     | 600 W MAIN ST UNIT 103 | ALHAMBRA CA      | 91801 |
| 5257 015 002   | 100 S GARFIELD AVE | YU HUA LONG INVESTMENTS LLC     | 600 W MAIN ST UNIT 103 | ALHAMBRA CA      | 91801 |
| 5257 015 004   | 150 S GARFIELD AVE | YU HUA LONG INVESTMENTS LLC     | 600 W MAIN ST UNIT 103 | ALHAMBRA CA      | 91801 |
| 5257 015 005   | 200 S GARFIELD AVE | YU HUA LONG INVESTMENTS LLC     | 600 W MAIN ST UNIT 103 | ALHAMBRA CA      | 91801 |
| * 5257 017 005 | 510 S GARFIELD AVE | SHEL,TOA ET AL TRS              | 888 GARDNER DR         | MONTEBELLO CA    | 90640 |
| * 5257 017 006 | 133 GRAVES AVE     | BISHOP OF PROTESTANT            | P O BOX 512164         | LOS ANGELES CA   | 90051 |
| - 5257 017 021 | 541 CECIL ST       | LU, MEIQI AND LI, XIAOFEN       | 920 S LINCOLN AVE      | MONTEREY PARK CA | 91755 |
| 5258 007 030   | 201 N NEW AVE      | AMERICAN LUNG JUI YEH MEDICAL   | 900 BALBOA DR          | ARCADIA CA       | 91007 |
| 5258 013 030   | 1024 E HELLMAN AVE | CHEN,ENYUEN AND RU HUANN TRS    | PO BOX 4067            | ALHAMBRA CA      | 91803 |
| 5259 007 064   | 338 SEFTON AVE     | HJM INVESTMENT LLC              | PO BOX 661203          | ARCADIA CA       | 91066 |
| 5259 007 065   | 346 SEFTON AVE     | HJM INVESTMENT LLC              | PO BOX 661203          | ARCADIA CA       | 91066 |
| 5260 006 901   | SEFTON AVE         | METROPOLITAN WATER DIST         | PO BOX 54153           | LOS ANGELES, CA  | 90054 |
| 5260 006 902   | SEFTON AVE         | METROPOLITAN WATER DIST         | PO BOX 54153           | LOS ANGELES, CA  | 90054 |
| 5260 006 903   | GRAVES AVE         | METROPOLITAN WATER DIST         | PO BOX 54153           | LOS ANGELES, CA  | 90054 |
| 5260 009 009   | 1012 MONNEY DR     | CHUANG, FRANK W AND GRACE K TRS | 718 MOONEY DR          | MONTEREY PARK CA | 91755 |
| * 5260 011 016 | 811 METRO DR       | MAKI,MITCHELL T AND CAYLEEN R   | 811 METRO DR           | MONTEREY PARK CA | 91755 |
| * 5260 011 017 | 833 METRO DR       | HENG,KHENG P ET AL              | 833 METRO DR           | MONTEREY PARK CA | 91755 |
| * 5260 011 018 | 865 METRO DR       | WONG,JOHN S CO TR               | 865 METRO DR           | MONTEREY PARK CA | 91755 |



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|----------------|------------------|---------------------------------|--------------------|---------------------|-------|
| * 5260 011 023 | 945 METRO DR     | TAN,JUAN A ET AL                | 945 METRO DR       | MONTEREY PARK CA    | 91755 |
| * 5260 011 032 | 922 VILLAGE DR   | ZHANG, LING                     | 922 VILLAGE DR     | MONTEREY PARK CA    | 91755 |
| * 5260 011 033 | 900 VILLAGE DR   | MANDAP,BESSIE M                 | 900 VILLAGE DR     | MONTEREY PARK CA    | 91755 |
| * 5260 011 034 | 890 VILLAGE DR   | CHANG,SHIRLEY H TR              | 890 VILLAGE DR     | MONTEREY PARK CA    | 91755 |
| * 5260 011 035 | 860 VILLAGE DR   | JOA,DAMIAN CO TR                | 860 VILLAGE DR     | MONTEREY PARK CA    | 91755 |
| * 5260 011 036 | 735 PLATEAU AVE  | SAIDI,GHOLAM R AND MEIMAN L TRS | 735 PLATEAU AVE    | MONTEREY PARK CA    | 91755 |
| * 5260 011 037 | 801 METRO DR     | TAM,PING L AND ELIZABETH N AND  | 801 METRO DR       | MONTEREY PARK CA    | 91755 |
| 5260 013 905   | RUSSELL AVE      | METROPOLITAN WATER DIST         | PO BOX 54153       | LOS ANGELES, CA     | 90054 |
| 5260 013 907   | ORANGE AVE       | METROPOLITAN WATER DIST         | PO BOX 54153       | LOS ANGELES, CA     | 90054 |
| 5260 013 909   | RUSSELL AVE      | MONTEREY PARK CITY              | 320 W NEWMARK AVE  | MONTEREY PARK, CA   | 91754 |
| * 5260 014 016 | 1114 KEMPTON AVE | LEW,JAMES K                     | 1114 KEMPTON AVE   | MONTEREY PARK CA    | 91755 |
| * 5260 014 017 | 1198 KEMPTON AVE | RENTERIA,IRIS D                 | 1198 KEMPTON AVE   | MONTEREY PARK CA    | 91755 |
| * 5260 014 018 | 1234 KEMPTON AVE | TSUI, GARY AND BING CHEUNG      | 1371 VANDYKE RD    | SAN MARINO CA       | 91109 |
| * 5260 014 019 | 1266 KEMPTON AVE | SAINZ,RUBEN R AND YVONNE S TRS  | 1266 KEMPTON AVE   | MONTEREY PARK CA    | 91755 |
| * 5260 014 020 | 1292 KEMPTON AVE | DANG,CAM AND HELEN TRS          | 1101 LOGANRITA AVE | ARCADIA CA          | 91006 |
| * 5260 014 021 | 1300 KEMPTON AVE | CHU,TIEN-CHING AND SHANG C      | 16080 LA MONDE ST  | HACIENDA HEIGHTS CA | 91745 |
| * 5260 014 022 | 1332 KEMPTON AVE | HO, KWOK LUN CO TR              | 621 BALTIMORE AVE  | MONTEREY PARK CA    | 91754 |
| * 5260 014 023 | 1366 KEMPTON AVE | HU, RAYMOND AND                 | 1366 KEMPTON AVE   | MONTEREY PARK CA    | 91754 |
| * 5260 014 025 | 1400 KEMPTON AVE | LAC, DANIEL AND                 | 1398 KEMPTON AVE   | MONTEREY PARK CA    | 91755 |
| * 5260 014 026 | 1422 KEMPTON AVE | RUIZ,HUMBERTO R AND MARIA A TRS | 4416 WOODMAR DR    | WHITTIER CA         | 90601 |

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|----------------|------------------|---------------------------------|-----------------------|---------------------|-------|
| * 5260 014 027 | 1444 KEMPTON AVE | JOKO,TADASHI AND DORIS T TRS    | 1444 KEMPTON AVE      | MONTEREY PARK CA    | 91755 |
| * 5260 015 005 | 417 VAN BUREN DR | HO,RAYMOND W AND                | 42 SAIL VIEW AVE      | RCH PALOS VRD CA    | 90275 |
| * 5260 015 006 | 1701 GRANT ST    | WANG, RICHARD C AND             | 1701 GRANT ST         | MONTEREY PARK CA    | 91755 |
| * 5260 015 013 | 1670 FULTON AVE  | SILOS,GLORIA TR                 | 1670 FULTON AVE       | MONTEREY PARK CA    | 91755 |
| * 5260 015 025 | 1780 FULTON AVE  | WONG, FOON YUNG LEE AND         | 2531 DUNSWELL AVE     | HACIENDA HEIGHTS CA | 91745 |
| * 5260 015 028 | 1708 FULTON AVE  | SEETAO,CARRYLL ET AL            | 1708 FULTON AVE       | MONTEREY PARK CA    | 91755 |
| * 5260 015 029 | 1720 FULTON AVE  | CHAN,STEVE K AND WEI W TRS      | 17665 DEER VALLEY CT  | RIVERSIDE CA        | 92504 |
| * 5260 016 014 | 1820 BUCHANAN PL | BUSTOS,MARTHA P AND             | 1820 BUCHANAN PL      | MONTEREY PARK CA    | 91755 |
| * 5260 016 021 | 1800 PIERCE PL   | CHEN,HANSHENG AND               | 1800 PIERCE PL        | MONTEREY PARK CA    | 91755 |
| * 5260 016 022 | 1820 PIERCE PL   | WONG,WESLEY G AND PAULETTE Y    | 1820 PIERCE PL        | MONTEREY PARK CA    | 91755 |
| * 5260 017 006 | 490 VAN BUREN DR | HANG,JIMMY T AND                | 490 VAN BUREN DR      | MONTEREY PARK CA    | 91755 |
| * 5260 017 023 | 1880 LUY ST      | CAVATAIO,JOHN JR AND MARIAN TRS | 1880 LUY ST           | MONTEREY PARK CA    | 91755 |
| * 5260 019 030 | 1716 FILLMORE DR | FERRER,VINCENT Z AND VERONICA A | 1716 FILLMORE DR      | MONTEREY PARK CA    | 91755 |
| * 5260 019 031 | 1724 FILLMORE DR | YOUNG, BRENT AND                | 1724 FILLMORE DR      | MONTEREY PARK CA    | 91755 |
| * 5260 020 001 | 1732 FILLMORE DR | TAKAESU,MIKIKO AND              | 1732 FILLMORE DR      | MONTEREY PARK CA    | 91755 |
| * 5260 020 002 | 1740 FILLMORE DR | VALENZUELA,GAVIN V TR ET AL     | 1740 FILLMORE DR      | MONTEREY PARK CA    | 91755 |
| * 5260 020 005 | 1760 FILLMORE DR | NAKAMINE ALLEN,ELLEN            | 1510 GREEN LN         | REDONDO BEACH CA    | 90278 |
| * 5260 023 007 | 813 BROWNING PL  | QUYEN AI PHAN TRAN              | 5235 TEMPLE CITY BLVD | TEMPLE CITY CA      | 91780 |
| 5260 024 024   | TENGER RD        | LUI, KUI DIN AND GIN, SUE YEN   | 2825 W GRAND AVE      | ALHAMBRA CA         | 91801 |
| * 5260 025 035 | 926 BERKEBILE CT | HA, HUNG MAI CO TR              | 926 BERKEBILE CT      | MONTEREY PARK CA    | 91755 |



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|----------------|----------------------|-----------------------------------|-----------------------|------------------|-------|
| * 5260 025 059 | 945 ABE WAY          | LIN,HELEN H                       | 945 ABE WAY           | MONTEREY PARK CA | 91755 |
| * 5260 025 062 | 942 ABE WAY          | HO,ROMAN S AND JENNY L            | 942 ABE WY            | MONTEREY PARK CA | 91755 |
| 5260 025 063   | ABE WAY              | SOLANKI,UKABHAI AND NALINI TRS    | 2690 S OAK KNOLL AVE  | SAN MARINO CA    | 91108 |
| 5260 025 064   | ABE WAY              | SOLANKI,UKABHAI AND NALINI TRS    | 2690 S OAK KNOLL AVE  | SAN MARINO CA    | 91108 |
| * 5260 026 011 | 687 AZTEC WAY        | CHEUNG,KWOK C AND                 | 687 AZTEC WAY         | MONTEREY PARK CA | 91755 |
| * 5260 026 016 | 667 AZTEC WAY        | LAW,LOK T AND TAMMY               | 667 AZTEC WAY         | MONTEREY PARK CA | 91755 |
| * 5260 026 017 | 663 AZTEC WAY        | MAH,TONY AND MARY J TRS           | 663 AZTEC WAY         | MONTEREY PARK CA | 91755 |
| * 5260 027 004 | 820 COUNTRY RD       | ENG, FREDERICK P AND YVONNE T TRS | 820 COUNTRY RD        | MONTEREY PARK CA | 91755 |
| * 5260 027 005 | 804 COUNTRY RD       | LAM,DAISY S AND                   | 804 COUNTRY RD        | MONTEREY PARK CA | 91755 |
| * 5260 027 006 | 788 COUNTRY RD       | LAM,KA Y AND CINDY W              | 788 COUNTRY RD        | MONTEREY PARK CA | 91755 |
| * 5260 027 024 | 671 BATAAN PL        | WONG,MELVIN K AND LAVERNE K       | 671 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5260 027 025 | 667 BATAAN PL        | BACHMANN,GEORGE AND IRENE TRS     | 667 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5260 027 026 | 674 BATAAN PL        | TANG,CHI SHIEN AND LIU WAN TRS    | 674 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5260 027 032 | 698 BATAAN PL        | KUI,KIN YAN AND BEVERLY P TRS     | 698 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5260 027 033 | 702 BATAAN PL        | EAMRANOND,PRATHEEP P              | 702 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5260 027 034 | 706 BATAAN PL        | LIBING,GU AND                     | 706 BATAAN PL         | MONTEREY PARK CA | 91755 |
| * 5261 001 040 | 500 MONTEREY PASS RD | JAMES M HARDING CORP              | 28032 PASEO RINCON    | MISSION VIEJO CA | 92692 |
| * 5261 001 043 | 508 MONTEREY PASS RD | ORO CONSTRUCTION COMPANY          | 10005 MISSION MILL RD | WHITTIER CA      | 90601 |
| * 5261 001 046 | 524 MONTEREY PASS RD | NAVARRO,HERIBERTO E               | 524 MONTEREY PASS RD  | MONTEREY PARK CA | 91754 |
| * 5261 001 047 | 532 MONTEREY PASS RD | MALDONADO FAMILY LIMITED          | 765 RUSSELL AVE       | MONTEREY PARK CA | 91755 |

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|----------------|----------------------|-------------------------------|------------------------------|------------------|-------|
| * 5261 001 048 | 540 MONTEREY PASS RD | HZS LLC                       | 660 BARNUM WAY               | MONTEREY PARK CA | 91754 |
| * 5261 001 049 | 548 MONTEREY PASS RD | SPRING FOUNTAIN LLC           | 670 MONTEREY PASS RD STE 250 | MONTEREY PARK CA | 91754 |
| * 5261 001 050 | 556 MONTEREY PASS RD | CHEN, JENQ HORNG CO TR        | 1937 PONTIUS AVE             | LOS ANGELES CA   | 90025 |
| * 5261 001 051 | 566 MONTEREY PASS RD | LEE, CHUI S ET AL TRS         | 576 JADE TREE DR             | MONTEREY PARK CA | 91754 |
| * 5261 001 052 | 580 MONTEREY PASS RD | 3M PROPERTY INVESTMENT CO     | 582 MONTEREY PASS RD         | MONTEREY PARK CA | 91754 |
| * 5261 001 053 | 582 MONTEREY PASS RD | 3M PROPERTY INVESTMENT CO     | 582 MONTEREY PASS RD         | MONTEREY PARK CA | 91754 |
| * 5261 001 054 | 588 MONTEREY PASS RD | ILLIG, EDWARD M TR ET AL      | PO BOX 2502                  | VALLEY CENTER CA | 92082 |
| * 5261 001 055 | 592 MONTEREY PASS RD | THAI VARIETY FOOD INC         | 1233 WINDOVER WAY            | MONTEREY PARK CA | 91754 |
| * 5261 001 056 | 598 MONTEREY PASS RD | LU, FUZHONG TR                | 608 MONTEREY PASS RD         | MONTEREY PARK CA | 91754 |
| * 5261 001 059 | 602 MONTEREY PASS RD | PALMER, JEFFREY P TR ET AL    | 1250 E WALNUT ST STE 236     | PASADENA CA      | 91106 |
| * 5261 001 060 | 606 MONTEREY PASS RD | HAAS INVESTMENT LLC           | 1190 MONTEREY PASS RD        | MONTEREY PARK CA | 91754 |
| * 5261 001 061 | 516 MONTEREY PASS RD | KAIROS COMMUNICATION SERVICE  | 516 MONTEREY PASS RD         | MONTEREY PARK CA | 91754 |
| 5261 005 031   | 1038 W GARVEY AVE    | SHI, JING                     | 4140 TYLER AVE               | EL MONTE CA      | 91731 |
| * 5261 009 024 | 591 WHITNEY PL       | MEZA, VICTOR R AND CELESTE J  | 591 WHITNEY PL               | MONTEREY PARK CA | 91754 |
| * 5261 009 025 | 571 WHITNEY PL       | LY, REGINA AND                | 571 WHITNEY PL               | MONTEREY PARK CA | 91754 |
| * 5261 009 026 | 551 WHITNEY PL       | CHANG, JERRY P AND            | 551 WHITNEY PL               | MONTEREY PARK CA | 91754 |
| * 5261 009 029 | 1180 WILLIAMS ST     | TERRAZAS, ESTEBAN AND DALIA S | 1180 WILLIAMS ST             | MONTEREY PARK CA | 91754 |
| * 5261 009 032 | 550 TEDFORD WAY      | MORINAGA, HIROMI K            | 550 TEDFORD WAY              | MONTEREY PARK CA | 91754 |
| * 5261 009 033 | 570 TEDFORD WAY      | YAO, ALEXANDER AND            | 570 TEDFORD WAY              | MONTEREY PARK CA | 91754 |
| * 5261 009 034 | 576 TEDFORD WAY      | LIU, MEINA                    | 576 TEDFORD WAY              | MONTEREY PARK CA | 91754 |

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|----------------|--------------------|--------------------------------|------------------------|------------------|-------|
| * 5261 009 035 | 591 TEDFORD WAY    | PANG,JON L AND YI CHENG H      | 591 TED FORD WAY       | MONTEREY PARK    | 91754 |
| * 5261 009 036 | 571 TEDFORD WAY    | WAKITA,DENNIS M AND CYNTHIA    | 571 TEDFORD WAY        | MONTEREY PARK CA | 91754 |
| * 5261 009 037 | 551 TEDFORD WAY    | TAN, SUTHEP AND VIPHA TRS      | 551 TEDFORD WAY        | MONTEREY PARK CA | 91754 |
| * 5261 009 039 | 1220 WILLIAMS ST   | LAU, LEO K AND LOISA P         | 1220 WILLIAMS ST       | MONTEREY PARK CA | 91754 |
| * 5261 009 040 | 1240 WILLIAMS ST   | MARTINEZ,JOSE L AND OLIVIA     | 1240 WILLIAMS ST       | MONTEREY PARK CA | 91754 |
| * 5261 009 041 | 1260 WILLIAMS ST   | LU YONG GUAN                   | 1260 WILLIAMS ST       | MONTEREY PARK CA | 91754 |
| * 5261 009 042 | 1280 WILLIAMS ST   | SU,GUAN H AND MEI P            | 1280 WILLIAMS ST       | MONTEREY PARK CA | 91754 |
| * 5261 009 048 | 701 NACHI WAY      | CHUNG,KENNETH H                | 701 NACHI WAY          | MONTEREY PARK CA | 91754 |
| * 5261 009 049 | 703 NACHI WAY      | LIN,JOHN C AND ANNIE S         | 703 NACHI WAY          | MONTEREY PARK CA | 91754 |
| * 5261 009 050 | 705 NACHI WAY      | CHU,NGAI F AND MARIA           | 705 NACHI WAY          | MONTEREY PARK CA | 91754 |
| * 5261 009 052 | 709 NACHI WAY      | FOON,JEU JR AND JUDY J TRS     | 709 NACHI WAY          | MONTEREY PARK CA | 91754 |
| * 5261 010 040 | 1000 W NEWMARK AVE | CHEN, JUNSEN AND               | 1000 W NEWMARK AVE     | MONTEREY PARK CA | 91754 |
| * 5261 010 053 | 339 MONTECHICO DR  | SONDAY,MARK G AND REIKO N TRS  | 2056 MEADOW VALLEY TER | LOS ANGELES CA   | 90039 |
| * 5261 010 054 | 956 W NEWMARK AVE  | TENORIO,JOSE E AND GERTRUDIS H | 956 W NEWMARK AVE      | MONTEREY PARK CA | 91754 |
| 5261 010 055   | MONTECHICO DR      | INVESTORS EQUITABLE FUND INC   | PO BOX 931839          | LOS ANGELES CA   | 90093 |
| * 5261 010 068 | 351 MONTECHICO DR  | CHAO,SAMMY TR                  | 351 MONTECHICO DR      | MONTEREY PARK CA | 91754 |
| * 5261 010 071 | 1010 W NEWMARK AVE | CHAO,SAMMY TR                  | 1010 W NEWMARK AVE     | MONTEREY PARK CA | 91754 |
| 5261 010 075   | NEWMARK AVE        | CHAO,SAMMY TR                  | 351 MONTECHICO DR      | MONTEREY PARK CA | 91754 |
| * 5261 011 016 | 398 MONTECHICO DR  | KWOK, RICHARD Y AND ROSITA I   | 398 MONTECHICO DR      | MONTEREY PARK CA | 91754 |
| * 5261 011 017 | 352 MONTECHICO DR  | PETERS,SUSAN TR                | 352 MONTECHICO DR      | MONTEREY PARK CA | 91754 |

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|----------------|----------------------|--------------------------------|-----------------------------|--------------------|-------|
| * 5261 011 018 | 346 MONTECHICO DR    | TETREALT,DAVID AND LORETTA TRS | 346 MONTECHICO DR           | MONTEREY PARK CA   | 91754 |
| * 5261 011 020 | 334 MONTECHICO DR    | CHING TANG YU                  | 334 MONTECHICO DR           | MONTEREY PARK CA   | 91754 |
| * 5261 011 032 | 329 KINGSFORD ST     | HAINES,JOSEPH C CO TR          | 6709 LONICERA ST            | CARLSBAD CA        | 92011 |
| * 5261 011 033 | 333 KINGSFORD ST     | PHAM, LIEU KIM AND             | 2709 BELGRAVE AVE           | HUNTINGTON PARK CA | 90255 |
| * 5261 011 034 | 339 KINGSFORD ST     | HERNANDEZ,EDWARD R             | 339 KINGSFORD ST            | MONTEREY PARK CA   | 91754 |
| * 5261 011 035 | 401 HERMOSA VISTA ST | CHOU,PAI AND                   | 401 HERMOSA VISTA ST        | MONTEREY PARK CA   | 91754 |
| * 5261 011 036 | 411 HERMOSA VISTA ST | JIMENEZ,MARLON AND             | 411 HERMOSA VISTA ST        | MONTEREY PARK CA   | 91754 |
| * 5261 011 037 | 417 HERMOSA VISTA ST | CHEN,FANG R AND                | 417 HERMOSA VISTA ST        | MONTEREY PARK CA   | 91754 |
| * 5261 011 038 | 425 HERMOSA VISTA ST | CHEN,LINDA                     | 425 HERMOSA VISTA ST        | MONTEREY PARK CA   | 91754 |
| * 5261 011 045 | 468 JADE TREE DR     | LEE, WAYNE AND FRANCES N       | 468 JADE TREE DR            | MONTEREY PARK CA   | 91754 |
| * 5261 011 046 | 456 JADE TREE DR     | JAO, BIENVENIDO JR             | 456 JADE TREE DR            | MONTEREY PARK CA   | 91754 |
| * 5261 011 048 | 432 JADE TREE DR     | TANTRAPHOL,EDWARD CO TR        | 432 JADE TREE DR            | MONTEREY PARK CA   | 91754 |
| * 5261 011 049 | 420 JADE TREE DR     | PARK,LISA AND                  | 2889 PLAZA DEL AMO UNIT 900 | TORRANCE CA        | 90503 |
| * 5261 012 019 | 656 BARNUM WAY       | KOO,JOSEPH L AND HELEN C TRS   | 656 BARNUM WAY              | MONTEREY PARK CA   | 91754 |
| * 5261 012 020 | 660 BARNUM WAY       | WU,HONGBO CO TR                | 660 BARNUM WAY              | MONTEREY PARK CA   | 91754 |
| * 5261 012 021 | 662 BARNUM WAY       | ZHANG,JU AND                   | 662 BARNUM WAY              | MONTEREY PARK CA   | 91754 |
| * 5261 012 022 | 668 BARNUM WAY       | VENTI,BENJAMIN F AND MARTHA    | 668 BARNUM WAY              | MONTEREY PARK CA   | 91754 |
| * 5261 012 023 | 672 BARNUM WAY       | SETO,ANDREW C AND SUSANNA W    | 672 BARNUM WY               | MONTEREY PARK CA   | 91754 |
| * 5261 012 024 | 676 BARNUM WAY       | GARCIA,HENRY R AND CONNIE M    | 676 BARNUM WY               | MONTEREY PARK CA   | 91754 |
| * 5261 012 026 | 685 BARNUM WAY       | WEN,JIN CO TR                  | 220 S GUADALUPE AVE UNIT 1  | REDONDO BEACH CA   | 90277 |



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|----------------|---------------------|----------------------------------|-------------------------|--------------------|-------|
| * 5261 012 027 | 688 BARNUM WAY      | LIU,STANLEY T TR                 | 688 BARNUM WAY          | MONTEREY PARK CA   | 91754 |
| * 5261 012 028 | 684 BARNUM WAY      | TOM,CARLTON AND DONNA TRS ET AL  | 684 BARNUM WAY          | MONTEREY PARK CA   | 91754 |
| * 5261 012 031 | 649 BARNUM WAY      | CHEUNG,SZE WAI AND IP KWAI C TRS | 649 BARNUM WAY          | MONTEREY PARK CA   | 91754 |
| * 5261 012 033 | 680 BARNUM WAY      | PROUT,DAVID L AND SUSAN J        | 680 BARNUM WAY          | MONTEREY PARK CA   | 91754 |
| 5261 012 035   | BARNUM WAY          | GU,LUOFU AND                     | 1290 WILLIAMS ST        | MONTEREY PARK CA   | 91754 |
| * 5261 012 036 | 681 BARNUM WAY      | NGUYEN,HUNG Q AND MAI N          | 681 BARNUM WAY          | MONTEREY PARK CA   | 91754 |
| * 5261 013 030 | 641 KINSFORD ST     | HSU, YIN PEN AND CHU SAN         | 641 KINSFORD ST         | MONTEREY PARK CA   | 91754 |
| * 5261 014 019 | 825 W MABEL AVE     | LWIN,SOE CO TR                   | 825 W MABEL AVE         | MONTEREY PARK CA   | 91754 |
| 5261 014 021   | 817 W MABEL AVE     | M AND A GABAE LP                 | PO BOX 5357             | BEVERLY HILLS CA   | 90209 |
| 5261 014 022   | 813 W MABEL AVE     | M AND A GABAE LP                 | P O BOX 5357            | BEVERLY HILLS CA   | 90209 |
| 5261 014 023   | 809 W MABEL AVE     | M AND A GABAE LP                 | PO BOX 5357             | BEVERLY HILLS CA   | 90209 |
| 5261 014 025   | ATLANTIC BLVD       | M AND A GABAE                    | PO BOX 5357             | BEVERLY HILLS CA   | 90209 |
| 5261 014 026   | 808 E GARVEY AVE    | M AND A GABAE                    | PO BOX 5357             | BEVERLY HILLS CA   | 90209 |
| 5261 014 027   | 864 E GARVEY AVE    | GABAE,M AND A                    | P O BOX 5357            | BEVERLY HILLS CA   | 90209 |
| 5261 014 028   | 910 W GARVEY AVE    | M AND A GABAE THE CHARLES CO     | P O BOX 5357            | BEVERLY HILLS CA   | 90209 |
| 5261 015 042   | 810 W MABEL AVE     | LY,KIM B AND                     | 18414 E COLIMA RD # 8   | ROWLAND HEIGHTS CA | 91748 |
| * 5261 015 046 | 879 W NEWMARK AVE   | RANSONS,ANDRE J AND IRENE M TRS  | PO BOX 846              | ALHAMBRA CA        | 91802 |
| * 5261 015 047 | 875 W NEWMARK AVE   | RANSONS,ANDRE AND IRENE TRS      | PO BOX 846              | ALHAMBRA CA        | 91802 |
| * 5261 015 053 | 308 DE LA FUENTE ST | POON,EDDIE AND                   | 308 DE LA FUENTE ST     | MONTEREY PARK CA   | 91754 |
| * 5261 015 054 | 302 DE LA FUENTE ST | MARUTANI,ALICE TR                | 230 S MADISON AVE # 230 | PASADENA CA        | 91101 |

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|----------------|----------------------|---------------------------------|----------------------|------------------|-------|
| 5261 015 087   | 151 S ATLANTIC BLVD  | HI BANH                         | 3115 LASHBROOK AVE   | EL MONTE CA      | 91733 |
| 5261 015 088   | ATLANTIC BLVD        | SANSAN LLC                      | 1125 S GRANADA AVE   | ALHAMBRA CA      | 91801 |
| * 5261 018 009 | 408 DE LA FUENTE ST  | WARD,BRIAN C                    | 408 DE LA FUENTE ST  | MONTEREY PARK CA | 91754 |
| * 5261 019 043 | 435 HERMOSA VISTA ST | SANCHEZ,RAMIRO S TR             | 435 HERMOSA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5261 019 046 | 511 HERMOSA VISTA ST | LEE,ERNEST K AND TAN LEE D AND  | 779 TOPACIO DR       | MONTEREY PARK CA | 91754 |
| * 5261 019 048 | 660 CADIZ ST         | OKITA, GRANT R AND LAURA L      | 660 CADIZ ST         | MONTEREY PARK CA | 91754 |
| * 5261 019 049 | 640 CADIZ ST         | NG, NHU L AND CAREY J AND       | 638 CADIZ ST         | MONTEREY PARK CA | 91754 |
| * 5261 019 050 | 620 CADIZ ST         | ORO ASHI LLC                    | PO BOX 1598          | STUDIO CITY CA   | 91614 |
| * 5261 019 052 | 588 JADE TREE DR     | LIN,E SING TR                   | 588 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 053 | 576 JADE TREE DR     | LEE, MAYS                       | 576 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 054 | 564 JADE TREE DR     | MAY HUNG SO                     | 564 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 055 | 552 JADE TREE DR     | IMOTO,KATSUMI AND HELEN         | 552 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 056 | 540 JADE TREE DR     | CHAN,STEPHEN S AND              | 540 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 057 | 528 JADE TREE DR     | SUN,CHENG HUI AND               | 528 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 059 | 508 JADE TREE DR     | HOANG,KEVIN M CO TR             | 508 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 019 061 | 480 JADE TREE DR     | TONG,YUI Y AND WAI C TRS        | 480 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 041 | 350 ELECTRIC AVE     | HO,VINCENT W                    | 350 ELECTRIC AVE     | MONTEREY PARK CA | 91754 |
| * 5261 020 043 | 370 ELECTRIC AVE     | LADIA,LEONARD C AND LAURA R TRS | 1016 SPRUCE LN       | PASADENA CA      | 91103 |
| * 5261 020 044 | 1100 WILLIAMS ST     | GONZALEZ,MARIAN C TR            | 1100 WILLIAMS ST     | MONTEREY PARK CA | 91754 |
| * 5261 020 045 | 1110 WILLIAMS ST     | CHUI,TIMOTHY                    | 1110 WILLIAMS ST     | MONTEREY PARK CA | 91754 |



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|----------------|----------------------|--------------------------------|----------------------|------------------|-------|
| * 5261 020 046 | 1120 WILLIAMS ST     | INJARUSORN,CHAIVUT             | 1120 WILLIAMS ST     | MONTEREY PARK CA | 91754 |
| * 5261 020 047 | 1130 WILLIAMS ST     | RAKSANOH,FARLIDA               | 1130 WILLIAMS ST     | MONTEREY PARK CA | 91754 |
| * 5261 020 048 | 1140 WILLIAMS ST     | STADLER, JOSEPH N CO TR        | 2956 W SHORB ST      | ALHAMBRA CA      | 91803 |
| * 5261 020 050 | 550 WHITNEY PL       | ROMAN,JOSE G AND MARIA A       | 550 WHITNEY PL       | MONTEREY PARK CA | 91754 |
| * 5261 020 051 | 570 WHITNEY PL       | YOSHIDA,HIDEYUKI AND HIROE AND | 570 WHITNEY PL       | MONTEREY PARK CA | 91754 |
| * 5261 020 052 | 590 WHITNEY PL       | CHUN,TIT K AND ELLIE C         | 590 WHITNEY PL       | MONTEREY PARK CA | 91754 |
| * 5261 020 054 | 433 JADE TREE DR     | ABELLA,ROSANNA R TR            | 433 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 057 | 469 JADE TREE DR     | KING,GEORGE Y AND PEARLIE      | 469 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 058 | 481 JADE TREE DR     | ANGKADJAJA,JOHANES             | 481 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 059 | 493 JADE TREE DR     | IWO,SHOYE S AND MARSHA M       | 493 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 060 | 505 JADE TREE DR     | SOO HOO,TERRY AND BONNIE       | 505 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 062 | 429 JADE TREE DR     | HO, ANITA AND                  | PO BOX 520           | ALHAMBRA CA      | 91802 |
| * 5261 020 064 | 555 JADE TREE DR     | KIM,CHUNG W AND HAE K TRS      | 555 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 065 | 565 JADE TREE DR     | WONG,NORMAN J AND SOPHIE C TRS | 565 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 066 | 577 JADE TREE DR     | OONG,WAYLAND AND               | 577 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 067 | 589 JADE TREE DR     | NG,HOWARD C AND ROSA C TRS     | 589 JADE TREE DR     | MONTEREY PARK CA | 91754 |
| * 5261 020 069 | 605 CREST VISTA DR   | LIN, MEILYN TR                 | 605 CREST VISTA DR   | MONTEREY PARK CA | 91754 |
| * 5262 012 005 | 1200 S ATLANTIC BLVD | LEE, SHANNON H                 | 1200 S ATLANTIC BLVD | MONTEREY PARK CA | 91745 |
| * 5262 012 010 | 1231 S YNEZ AVE      | YAN,STANLEY K AND NANCY L      | 1231 S YNEZ AVE      | MONTEREY PARK CA | 91754 |
| * 5262 014 008 | 1630 S ATLANTIC BLVD | TAY,LEONARD K AND BETTY N TRS  | 3926 HARRIMAN AVE    | LOS ANGELES CA   | 90032 |

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|----------------|----------------------|---------------------------------|-------------------------|--------------------|-------|
| * 5262 014 010 | 1580 S ATLANTIC BLVD | CASTRO,MELECIO AND WILHELMINA   | 1580 S ATLANTIC BLVD    | MONTEREY PARK CA   | 91754 |
| * 5262 017 007 | 1401 LOMA VERDE ST   | WANG,ROBERT T P AND HELEN W TRS | 1401 LOMA VERDE ST      | MONTEREY PARK CA   | 91754 |
| * 5262 017 008 | 1381 LOMA VERDE ST   | ALI-KHAN,S HUSAIN AND SALMA     | 1085 PELON WAY          | MONTEREY PARK CA   | 91754 |
| * 5262 018 012 | 1012 S YNEZ AVE      | FONG,CHONG M AND EILEEN T TRS   | 445 S JADE TREE DR      | MONTEREY PARK CA   | 91754 |
| * 5262 019 002 | 1000 S YNEZ AVE      | XU,JACK AND                     | 620 W HUNTINGTON DR 104 | ARCADIA CA         | 91007 |
| * 5262 019 005 | 972 S YNEZ AVE       | LEE, ALICE W TRS                | 1475 GRANADA AVE        | SAN MARINO CA      | 91108 |
| * 5262 019 006 | 960 S YNEZ AVE       | UNG, LUAN VINH AND              | 960 S YNEZ AVE          | MONTEREY PARK CA   | 91754 |
| * 5262 020 001 | 924 S YNEZ AVE       | CHEN,YI MIN AND                 | 924 S YNEZ AVE          | MONTEREY PARK CA   | 91754 |
| * 5262 020 026 | 909 LOMA VERDE ST    | WONG,HELEN                      | 909 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 021 012 | 724 S YNEZ AVE       | DUENAS,RUBEN A                  | 724 S YNEZ AVE          | MONTEREY PARK CA   | 91754 |
| * 5262 021 013 | 720 S YNEZ AVE       | WONG, MICHAEL M ET AL TRS       | 4612 ALVEO RD           | LA CANADA FLINT CA | 91011 |
| * 5262 021 018 | 731 DIVINA VISTA ST  | MELENDEZ,DENNIS                 | 2132 S WESTBORO AVE     | ALHAMBRA CA        | 91803 |
| * 5262 021 024 | 755 DIVINA VISTA ST  | MOY,MONTY L AND                 | 755 DIVINA VISTA ST     | MONTEREY PARK CA   | 91754 |
| * 5262 022 008 | 822 LOMA VERDE ST    | WANG, JUN AND                   | 822 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 009 | 818 LOMA VERDE ST    | CHI, DEAN AND                   | 818 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 010 | 814 LOMA VERDE ST    | WONG, TAK SHING AND             | 814 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 011 | 810 LOMA VERDE ST    | CHIN,GRACE S TR                 | 810 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 012 | 806 LOMA VERDE ST    | SENTENO, JIMMY R                | 806 LOMA VERDE ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 013 | 802 LOMA VERDE ST    | CHAN FOO,MAY                    | 1380 LIGHTVIEW ST       | MONTEREY PARK CA   | 91754 |
| * 5262 022 014 | 776 S YNEZ AVE       | MARTINEZ,CONSTANCE AND          | 1155 ALICE DR           | SANTA CLARA CA     | 95050 |

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|----------------|---------------------|---------------------------------|---------------------|------------------|-------|
| * 5262 022 015 | 772 S YNEZ AVE      | ONTIVEROS, RAFAEL               | 772 S YNEZ AVE      | MONTEREY PARK CA | 91754 |
| * 5262 022 016 | 771 DIVINA VISTA ST | NAGASHIMA,TATSUO AND TOKIE      | 771 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 017 | 777 DIVINA VISTA ST | SORIA,E DANIEL                  | 777 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 019 | 805 DIVINA VISTA ST | TRAN,JAMIE AND                  | 805 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 020 | 809 DIVINA VISTA ST | MING,LUI CHEN ET AL             | 809 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 021 | 813 DIVINA VISTA ST | MAYORAL,RAQUEL TR               | 813 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 022 | 817 DIVINA VISTA ST | HO,SCOTT H AND CHRISTY M        | 817 DIVINA VISTA ST | MONTEREY PARK CA | 91754 |
| * 5262 022 023 | 821 MIRA VALLE ST   | UTHENPONG,SURACHAI AND          | 821 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 001 | 1034 LOMA VERDE ST  | MACIAS,SONIA                    | 401 W DONCREST ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 002 | 1030 LOMA VERDE ST  | HOLTZMAN,IRWING AND NOHEMI TRS  | 15892 REDLANDS ST   | WESTMINSTER CA   | 92683 |
| * 5262 023 008 | 1006 LOMA VERDE ST  | WONG, LAP Y & CHAN, BERYL W &   | 5248 MOUNT ROYAL DR | LOS ANGELES CA   | 90041 |
| * 5262 023 018 | 909 MIRA VALLE ST   | PAEZ, OSCAR A AND               | 909 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 019 | 913 MIRA VALLE ST   | MURAI,GERALD H AND SUSAN M TRS  | 913 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 020 | 917 MIRA VALLE ST   | HUANG, I LING                   | 917 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 021 | 921 MIRA VALLE ST   | CHAN,CONRAD H AND SELINA W      | 921 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 023 027 | 945 MIRA VALLE ST   | CARRILLO,ENRIQUETA              | 945 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 024 001 | 1200 LOMA VERDE ST  | LI,WING H AND                   | 1200 LOMA VERDE ST  | MONTEREY PARK CA | 91754 |
| * 5262 024 003 | 1240 LOMA VERDE ST  | TANAKA,KAREN I TR               | 1240 LOMA VERDE ST  | MONTEREY PARK CA | 91754 |
| * 5262 024 004 | 1260 LOMA VERDE ST  | LIU,NORMAN AND LINDA W          | 1260 LOMA VERDE ST  | MONTEREY PARK CA | 91754 |
| * 5262 024 009 | 1081 MIRA VALLE ST  | SABOKPEY,JAVAD AND ESTHER E TRS | 1081 MIRA VALLE ST  | MONTEREY PARK CA | 91754 |

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|----------------|--------------------|---------------------------------|----------------------|------------------|-------|
| * 5262 024 010 | 1001 MIRA VALLE ST | NG,PHILIP H AND                 | 1001 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 024 014 | 1220 LOMA VERDE ST | HO,PAUL AND VICTORIA W          | 1220 LOMA VERDE ST   | MONTEREY PARK CA | 91754 |
| * 5262 025 013 | 1381 MIRA VALLE ST | FIGUEROA,HUMBERTO JR AND        | 1381 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 026 005 | 1660 LOMA VERDE ST | YOSHIDA,MACHIKO                 | 1660 LOMA VERDE ST   | MONTEREY PARK CA | 91754 |
| * 5262 026 017 | 1701 MIRA VALLE ST | LEYVA,MARK                      | 1701 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 026 018 | 1751 MIRA VALLE ST | FLORES,IGNACIO AND OLIVIA       | 1751 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 003 | 1300 MIRA VALLE ST | LEUNG,FAN K AND                 | 1300 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 004 | 1350 MIRA VALLE ST | SALAS,LEOPOLDO G AND CARMEN TRS | 1350 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 005 | 1380 MIRA VALLE ST | LIU,RAYMOND Y AND CAROL W       | 1380 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 006 | 1400 MIRA VALLE ST | ZEE,ANNA                        | 229 RIDGE TERRACE LN | MONTEBELLO CA    | 90640 |
| * 5262 032 007 | 1450 MIRA VALLE ST | WONG,YUK M AND WAI Y            | 1450 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 008 | 1480 MIRA VALLE ST | ESPIRITU,ANTONIO O AND AMELIA P | 1480 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 032 015 | 1451 BRADSHAW AVE  | BY,CHHUM AND                    | 12496 FARMBOROUGH CT | MIRA LOMA CA     | 91752 |
| * 5262 032 016 | 1401 BRADSHAW AVE  | JIM,KIN KIT TR                  | 1401 BRADSHAW AVE    | MONTEREY PARK CA | 91754 |
| * 5262 032 017 | 1371 BRADSHAW AVE  | ABDALLAH,SAMIRA AND WALID       | 1371 BRADSHAW AVE    | MONTEREY PARK CA | 91754 |
| * 5262 032 018 | 1351 BRADSHAW AVE  | ITO,RICHARD ET AL               | 1351 BRADSHAW AVE    | MONTEREY PARK CA | 91754 |
| * 5262 032 019 | 1301 BRADSHAW AVE  | PAGE,ARTHUR D AND KEIKO T       | 1301 BRADSHAW AVE    | MONTEREY PARK CA | 91754 |
| * 5262 033 001 | 1000 MIRA VALLE ST | CHIC,HENRY T AND HELEN N        | 1000 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 033 002 | 1080 MIRA VALLE ST | SAKAZAKI,TERRY AND LOURDES TRS  | 1080 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |
| * 5262 033 003 | 1100 MIRA VALLE ST | VILLALOBOS,MANUEL AND CAROL TRS | 1100 MIRA VALLE ST   | MONTEREY PARK CA | 91754 |



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| * 5262 033 004 | 1150 MIRA VALLE ST   | YAO,JIE AND                   | 1150 MIRA VALLE ST      | MONTEREY PARK CA  | 91754 |
| * 5262 033 005 | 1170 MIRA VALLE ST   | CHANG,SIU MING ROBERT         | 4869 HERBORNE DR        | HARRISBURG NC     | 28075 |
| * 5262 033 007 | 1181 BRADSHAWE AVE   | COVARRUBIAS,ALFONSO AND       | 1181 BRADSHAWE AVE      | MONTEREY PARK CA  | 91754 |
| * 5262 033 008 | 1101 BRADSHAWE AVE   | FARIAS,JAVIER TR              | 1101 BRADSHAWE AVE      | MONTEREY PARK CA  | 91754 |
| * 5262 033 009 | 1081 DIVINA VISTA ST | NOBUTO,MASARU AND KAZUKO      | 1081 DIVINA VISTA ST    | MONTEREY PARK CA  | 91754 |
| * 5262 033 010 | 1061 DIVINA VISTA ST | NY,THONG CO TR                | 1061 DIVINA VISTA ST    | MONTEREY PARK CA  | 91754 |
| * 5262 033 011 | 1051 DIVINA VISTA ST | JOSEPH & KATHY CHEN           | 927 DIVINA VISTA STREET | MONTEREY PARK, CA | 91754 |
| * 5262 033 012 | 1001 DIVINA VISTA ST | LEON,JOSEPH AND ROLANDA Y     | 1001 DIVINA VISTA ST    | MONTEREY PARK CA  | 91754 |
| * 5262 033 017 | 1180 MIRA VALLE ST   | HOUN,SONN L CO TR             | 1180 MIRA VALLE ST      | MONTEREY PARK CA  | 91754 |
| * 5262 034 002 | 938 MIRA VALLE ST    | GRAPE,JAYMEE                  | 938 MIRA VALLE ST       | MONTEREY PARK CA  | 91754 |
| * 5262 034 007 | 908 MIRA VALLE ST    | SERRANO, ARIEL AND MARIA      | 908 MIRA VALLE ST       | MONTEREY PARK CA  | 91754 |
| * 5262 034 022 | 961 DIVINA VISTA ST  | SUAREZ,JAIME AND              | 961 DIVINA VISTA ST     | MONTEREY PARK CA  | 91754 |
| * 5262 034 027 | 933 DIVINA VISTA ST  | DERR,LAWRENCE E AND JEANNETTE | 933 DIVINA VISTA ST     | MONTEREY PARK CA  | 91754 |
| * 5262 034 028 | 942 MIRA VALLE ST    | KELLER,REID AND BRENDA        | PO BOX 2138             | BLAINE WA         | 98231 |
| 5262 034 029   | MIRA VALLE ST        | MBRC LLC                      | PO BOX 1639             | BEVERLY HILLS CA  | 90213 |
| * 5263 003 021 | 422 W GRAVES AVE     | KAO,ROY C AND DONNA W TRS     | 3536 LOCKSLEY DR        | PASADENA CA       | 91107 |
| * 5263 003 023 | 418 W GRAVES AVE     | LEUNG,KAI SUN                 | 2908 ASHMONT AVE        | ARCADIA CA        | 91006 |
| * 5263 003 024 | 412 W GRAVES AVE     | ACKERMAN,DAVID AND YING C     | 412 W GRAVES AVE        | MONTEREY PARK CA  | 91754 |
| * 5263 003 029 | 310 W GRAVES AVE     | LENG,HENG AND                 | 310 W GRAVES AVE        | MONTEREY PARK CA  | 91754 |
| * 5263 004 001 | 740 DIVINA VISTA ST  | BARRAZA,JAIME A AND ELSA O    | 740 DIVINA VISTA ST     | MONTEREY PARK CA  | 91754 |

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| * 5263 004 002 | 736 DIVINA VISTA ST | QU,CHANG                   | 736 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 003 | 730 DIVINA VISTA ST | CHARLES,KEVIN L            | 730 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 004 | 728 DIVINA VISTA ST | YUN,HEIDI Y ET AL          | 728 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 005 | 722 DIVINA VISTA ST | KUBOTA,LESTER TR           | 722 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 006 | 716 DIVINA VISTA ST | O CELLO,RORY               | 716 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 007 | 704 DIVINA VISTA ST | CHAN,VINCENT D AND TAMMY S | 704 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 004 014 | 646 S YNEZ AVE      | SANCHEZ,NICK CO TR         | 646 S YNEZ AVE        | MONTEREY PARK CA | 91754 |
| * 5263 004 024 | 624 S YNEZ AVE      | KWAN,ELVIS N AND SUSAN K   | 624 S YNEZ AVE        | MONTEREY PARK CA | 91754 |
| 5263 005 003   | DIVINA VISTA ST     | SANCHEZ, IVAN H            | 814 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 004 | 814 DIVINA VISTA ST | SANCHEZ, IVAN H            | 814 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 005 | 810 DIVINA VISTA ST | MOLINA, RAUL AND IRMA      | 810 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 006 | 804 DIVINA VISTA ST | MOLINA,RAUL                | 804 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 007 | 776 DIVINA VISTA ST | FRANCO,GILLIAN             | 776 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 008 | 768 DIVINA VISTA ST | TANAKA,JEAN TR             | 768 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 011 | 750 DIVINA VISTA ST | HERNANDEZ,GILBERT M AND    | 750 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 012 | 744 DIVINA VISTA ST | SHAR, DIANA AND STANLEY    | 744 DIVINA VISTA ST   | MONTEREY PARK CA | 91754 |
| * 5263 005 013 | DIVINA VISTA ST     | CHEN, INGRID S             | 1060 DEL LA FUENTE ST | MONTEREY PARK CA | 91754 |
| * 5263 006 002 | 1031 BRADSHAWE AVE  | CHINN,PETE AND MARGARET    | 11038 VALLEY MALL     | EL MONTE CA      | 91731 |
| * 5263 006 003 | 1033 BRADSHAWE AVE  | BAEFSKY,HEATHER AND        | 1033 S BRADSHAWE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 006 006 | 1039 BRADSHAWE AVE  | YOSHIMURA, FUMIKO TR       | 1039 BRADSHAWE AVE    | MONTEREY PARK CA | 91754 |



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|----------------|----------------------|----------------------------------|-------------------------|--------------------|-------|
| * 5263 006 007 | 1041 BRADSHAWE AVE   | MOREAU, BRUCE R                  | 1041 BRADSHAWE AVE      | MONTEREY PARK CA   | 91754 |
| * 5263 006 011 | 1049 BRADSHAWE AVE   | WU, KRISTY                       | 201 W GARVEY AVE NO 102 | MONTEREY PARK CA   | 91754 |
| * 5263 007 001 | 801 BRADSHAWE AVE    | TJIOE, HENRY AND FLORENCE TRS    | 801 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 002 | 825 BRADSHAWE AVE    | SHIROISHI, ALLEN L CO TR         | 825 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 003 | 851 BRADSHAWE AVE    | WU, DANNY T AND CARMAN           | 851 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 004 | 891 BRADSHAWE AVE    | LU, JUSTON AND                   | 891 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 005 | 901 BRADSHAWE AVE    | IMUTA, SHIGETAKA AND TERRY L TRS | 901 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 006 | 951 BRADSHAWE AVE    | PHU, TIM AND SARAH T TRS         | 951 BRADSHAWE AVE       | MONTEREY PARK CA   | 91754 |
| * 5263 007 008 | 993 BRADSHAWE PL     | ROGERS, JOHN E AND CAROLYN       | 993 BRADSHAWE PL        | MONTEREY PARK CA   | 91754 |
| * 5263 007 009 | 999 BRADSHAWE PL     | ORTEGA, JULIO A TR               | 999 BRADSHAWE PL        | MONTEREY PARK CA   | 91754 |
| * 5263 007 010 | 1001 BRADSHAWE AVE   | HAMASAKI, MARK                   | 1001 BRADSHAWE AVE      | MONTEREY PARK CA   | 91754 |
| * 5263 010 008 | 835 S GRANDRIDGE AVE | CHEN, CHIN YUAN AND CHUN Y       | 547 WORKMAN AVE         | ARCADIA CA         | 91007 |
| * 5263 010 009 | 801 S GRANDRIDGE AVE | RAMIREZ, RUDY AND                | 801 S GRANDRIDGE AVE    | MONTEREY PARK CA   | 91754 |
| * 5263 013 011 | 1001 S GARFIELD AVE  | CROFT, LORI A TR                 | 1001 S GARFIELD AVE     | MONTEREY PARK CA   | 91754 |
| * 5263 013 012 | 1025 S GARFIELD AVE  | MORALES, ALEX G AND JULIA M TRS  | 1025 S GARFIELD AVE     | MONTEREY PARK CA   | 91754 |
| * 5263 013 013 | 1059 S GARFIELD AVE  | ROBLES, RALPH R TR               | 316 W ARLIGHT ST        | MONTEREY PARK CA   | 91754 |
| * 5263 013 017 | 151 ROCA WAY         | MI FEN LIN BANH                  | 151 ROCA WAY            | MONTEREY PARK CA   | 91754 |
| * 5263 014 007 | 150 ROCA WAY         | TSE, CHUCK AND BETSY B TRS       | 150 ROCA WAY            | MONTEREY PARK CA   | 91754 |
| * 5263 014 008 | 130 ROCA WAY         | FUJIWARA, RONALD AND ALICIA TRS  | 130 ROCA WAY            | MONTEREY PARK CA   | 91754 |
| * 5263 014 010 | 1115 S GARFIELD AVE  | BAIMA, ALBERT J TR               | 30 BERMUDA CT           | MANHATTAN BEACH CA | 90266 |

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|----------------|-----------------------|---------------------------------|-----------------------|------------------|-------|
| * 5263 014 011 | 1133 S GARFIELD AVE   | CHIANG, SUSAN N                 | 220 S ELECTRIC AVE    | ALHAMBRA CA      | 91801 |
| * 5263 014 012 | 1147 S GARFIELD AVE   | HOWARD,LINDA H                  | 1147 S GARFIELD AVE   | MONTEREY PARK CA | 91754 |
| * 5263 014 013 | 1167 S GARFIELD AVE   | ESCOTO,SARA                     | 1167 S GARFIELD AVE   | MONTEREY PARK CA | 91754 |
| * 5263 014 014 | 1171 S GARFIELD AVE   | IPPOLITO, FRANCES L TR          | 1403 ALMANOR CT       | SAN JOSE CA      | 85132 |
| * 5263 014 015 | 1177 S GARFIELD AVE   | TSUCHIYA,MIEKO TR               | 350 TOYON RD          | SIERRA MADRE CA  | 91024 |
| * 5263 014 026 | 1181 S GARFIELD AVE   | YU,KOUGING AND                  | 1181 S GARFIELD AVE   | MONTEREY PARK CA | 91754 |
| * 5263 016 002 | 1255 S GARFIELD AVE   | NAKASHIMA,TAKUMA AND KIMIKO TRS | 1255 S GARFIELD AVE   | MONTEREY PARK CA | 91754 |
| * 5263 016 004 | 111 W EL REPETTO DR   | HUANG, YAO DUAN AND             | 111 W EL REPETTO DR   | MONTEREY PARK CA | 91754 |
| * 5263 016 006 | 135 W EL REPETTO DR   | DURAN,CHRISTOPHER F AND         | 135 W EL REPETTO DR   | MONTEREY PARK CA | 91754 |
| * 5263 016 019 | 1182 S ISABELLA AVE   | QUON,WING L AND NORI TRS        | 1182 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 005 | 1033 S ISABELLA AVE   | LI, MIN AND                     | 1033 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 006 | 1043 S ISABELLA AVE   | CHANG,TSUNG J AND JUDY TRS      | 1043 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 007 | 1057 S ISABELLA AVE   | HO,YU CHICH AND RU CHIEN        | 1057 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 008 | 1065 S ISABELLA AVE   | SAETIA,MARIA M                  | 1065 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 009 | 1073 S ISABELLA AVE   | CHOU,CHIH CHUNG J AND LI CHEN J | 1073 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 017 015 | 1048 S GRANDRIDGE AVE | YAYLA,ZAKAR K AND SONIA K       | 1048 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 017 018 | 1032 S GRANDRIDGE AVE | MORIOKA,YOSHITAKA AND MICHIKO   | 1032 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 017 019 | 1022 S GRANDRIDGE AVE | SALEM,RAMZY S AND JANET I TRS   | 1022 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 001 | 1133 S ISABELLA AVE   | LAW, IVAN S AND                 | 333 E FERNFIELD DR    | MONTEREY PARK CA | 91755 |
| * 5263 018 003 | 1096 S GRANDRIDGE AVE | HIROTA, SATOSHI                 | 1096 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |

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|----------------|-----------------------|----------------------------------|-----------------------|------------------|-------|
| * 5263 018 004 | 1078 S GRANDRIDGE AVE | SUGIURA,MIYOKO AND               | 11927 SIERRA SKY DR   | WHITTIER CA      | 90601 |
| * 5263 018 005 | 1066 S GRANDRIDGE AVE | JUNG,JESSIE H TR ET AL           | 1066 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 006 | 1151 S ISABELLA AVE   | VALENCIA VALLEY LLC SERIES T     | PO BOX 1754           | MONTEREY PARK CA | 91754 |
| * 5263 018 007 | 1193 S ISABELLA AVE   | CHOU,CHIH CHUNG J AND            | 1193 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 008 | 1201 S ISABELLA AVE   | HINO,GLENN M AND JOSEPHENE T TRS | 1201 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 009 | 1255 S ISABELLA AVE   | CHONG,VINCENT AND LILIAN TRS     | 1255 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 010 | 1293 S ISABELLA AVE   | LOUIE,STEVEN W AND ELLEN W       | 1293 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 011 | 1301 S ISABELLA AVE   | NGAN,HON W AND                   | 1301 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 012 | 1333 S ISABELLA AVE   | NG,CHOR BUN AND                  | 1333 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 013 | 1375 S ISABELLA AVE   | WANG,WENHUA AND                  | 1375 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 014 | 1397 S ISABELLA AVE   | FLORDELIS,ALEXANDER CO TR        | 1397 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |
| * 5263 018 022 | 1332 S GRANDRIDGE AVE | KAWARATANI,YUKIO CO TR           | 1332 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 023 | 1300 S GRANDRIDGE AVE | PEI JUN GRACE GE                 | 1300 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 024 | 1290 S GRANDRIDGE AVE | SUEHIRO,LLOYD E AND SEIKO D TRS  | 1290 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 025 | 1250 S GRANDRIDGE AVE | WATAMURA,TSURUKO TR              | 1250 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 026 | 1200 S GRANDRIDGE AVE | FONG,WAYMOND                     | 1200 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 027 | 1188 S GRANDRIDGE AVE | KAWASAKI,DIANE                   | 1188 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 028 | 1152 S GRANDRIDGE AVE | NG,LOUIS C AND PAULA V TRS       | 1152 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 018 029 | 1100 S GRANDRIDGE AVE | LOPEZ,PAULINE L TR               | 1100 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| 5263 018 033   | GRANDRIDGE AVE        | FLORDELIS,ALEXANDER CO TR        | 1397 S ISABELLA AVE   | MONTEREY PARK CA | 91754 |

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|----------------|-----------------------|----------------------------------|-------------------------------|------------------|-------|
| 5263 018 034   | GRANDRIDGE AVE        | WONG,ANTHONY                     | 236 E GARVEY AVE              | MONTEREY PARK CA | 91755 |
| * 5263 018 035 | 1374 S GRANDRIDGE AVE | WONG,ANTHONY                     | 236 E GARVEY AVE              | MONTEREY PARK CA | 91755 |
| * 5263 019 001 | 1014 BRADSHAWE AVE    | NG,YUNG YU                       | 1014 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 019 002 | 1010 BRADSHAWE AVE    | YU, THOMAS P                     | 1010 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 019 003 | 1006 BRADSHAWE AVE    | TAM,ROBERT P AND LINABELLIE      | 1006 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 019 004 | 1006 BRADSHAWE AVE    | TZE LEUNG NG CO TR               | 1002 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 019 006 | 950 BRADSHAWE AVE     | CHANBONPIN,JIMMY AND ARACELI TRS | 1654 S EL MOLINO AVE          | SAN MARINO CA    | 91108 |
| * 5263 019 012 | 338 ROCA WAY          | NAGAMATSU,ERNEST AND ELAINE TRS  | 2035 KENILWORTH AVE           | LOS ANGELES CA   | 90039 |
| * 5263 019 014 | 1005 S GRANDRIDGE AVE | AU,GEORGE K AND                  | 1005 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 019 015 | 1009 S GRANDRIDGE AVE | SUDOL,LAURA M TR                 | 1009 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 019 016 | 1015 S GRANDRIDGE AVE | SHYER,WESLEY E AND JANICE R TRS  | 1015 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 019 017 | 1021 S GRANDRIDGE AVE | KWONG,KEI FAT AND SAU TRS        | 1021 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 019 019 | 1031 S GRANDRIDGE AVE | CHOY,WOODY M AND KATHERINE S     | 1031 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 019 021 | 1039 S GRANDRIDGE AVE | CORDOVA, DANIEL AND CLAUDIA Y    | 1039 S GRANDRIDGE AVE         | MONTEREY PARK CA | 91754 |
| * 5263 020 002 | 1040 BRADSHAWE AVE    | GARCIA,JOSE A                    | 1040 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 020 003 | 1038 BRADSHAWE AVE    | BURNS,ISABELLA J CO TR           | 8505 RED HILL COUNTRY CLUB DR | RO CUCAMONGA CA  | 91730 |
| * 5263 020 004 | 1036 BRADSHAWE AVE    | MORITA,YUKIHide AND MAYUMI       | 1036 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 020 005 | 1034 BRADSHAWE AVE    | TAM,PETER AND MYLAN              | 1034 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 020 006 | 1030 BRADSHAWE AVE    | PANG,THOMAS AND RITA             | 1030 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |
| * 5263 020 007 | 1026 BRADSHAWE AVE    | SAIS,EDWARD E JR AND JEAN        | 1026 BRADSHAWE AVE            | MONTEREY PARK CA | 91754 |



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|----------------|-----------------------|---------------------------------|-----------------------|-------------------|-------|
| * 5263 020 008 | 1022 BRADSHAWE AVE    | DODGE,ELIZABETH A CO TR         | 1022 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 020 012 | 1071 S GRANDRIDGE AVE | TERAISHI,BEN M AND ESTHER       | 1071 S GRANDRIDGE AVE | MONTEREY PARK CA  | 91754 |
| * 5263 020 013 | 1095 S GRANDRIDGE AVE | HONG,BENNY N AND SHARLENE L TRS | 1095 S GRANDRIDGE AVE | MONTEREY PARK CA  | 91754 |
| * 5263 021 003 | 1060 BRADSHAWE AVE    | SHEN,RAY AND EMILY M            | 1060 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 021 004 | 1070 BRADSHAWE AVE    | KLEIN,JOSEPH JR AND ROBERTA TRS | 1550 HASTINGS WAY     | PLACENTIA CA      | 92870 |
| * 5263 021 005 | 1080 BRADSHAWE AVE    | CHAN, JOHN WAI SUN AND CHI MING | 1080 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 021 006 | 1100 BRADSHAWE AVE    | DOBLER,KARL AND MARLENE         | 1100 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 021 007 | 1150 BRADSHAWE AVE    | RENTERIA,ANTHONY S AND ALMA     | 1150 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 021 019 | 1155 PUNTA WAY        | LUSTER,LORA A TR                | 2719 CARTER FARM CT   | ALEXANDRIA VA     | 22306 |
| * 5263 021 023 | 1257 PUNTA WAY        | STEFANSKY, PETER                | 1257 PUNTA WAY        | MONTEREY PARK CA  | 91754 |
| * 5263 021 044 | 1373 S GRANDRIDGE AVE | LAM,SIMON AND                   | 1373 S GRANDRIDGE AVE | MONTEREY PARK CA  | 91754 |
| * 5263 021 045 | 1201 PUNTA WAY        | JIN,MING AND                    | 1201 PUNTA WAY        | MONTEREY PARK CA  | 91754 |
| 5263 021 900   | GRANDRIDGE AVE        | MONTEREY PARK CITY S BY S       | 320 W NEWMARK AVE     | MONTEREY PARK, CA | 91754 |
| * 5263 022 004 | 345 W EL REPETTO DR   | LEE,PEGGY B TR ET AL            | 345 W EL REPETTO DR   | MONTEREY PARK CA  | 91754 |
| * 5263 022 005 | 363 W EL REPETTO DR   | CHUANG,KAI WIN                  | 2095 S LEO AVE        | COMMERCE CA       | 90040 |
| * 5263 022 007 | 373 POCO WAY          | LINN,ALICE E TR                 | 373 POCO WAY          | MONTEREY PARK CA  | 91754 |
| * 5263 022 008 | 375 POCO WAY          | LEE,MICHAEL AND ELISA           | 375 POCO WAY          | MONTEREY PARK CA  | 91754 |
| * 5263 022 021 | 1350 BRADSHAWE AVE    | BJORKMAN, CARL S CO TR ET AL    | 31821 ISLE ROYAL DR   | LAGUNA NIGUEL CA  | 92677 |
| * 5263 022 022 | 1370 BRADSHAWE AVE    | CHAN, YAU S                     | 1370 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |
| * 5263 022 023 | 1400 BRADSHAWE AVE    | FARAJ,ZIAD F CO TR              | 1400 BRADSHAWE AVE    | MONTEREY PARK CA  | 91754 |

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|----------------|-----------------------|----------------------------------|-------------------------------|---------------------|-------|
| * 5263 022 033 | 1401 PIEDRA WAY       | HUI,KAM S AND DEE C              | 1401 PIEDRA WAY               | MONTEREY PARK CA    | 91754 |
| * 5263 022 034 | 1400 PIEDRA WAY       | PALOMINO,BORIS AND AMANDA        | 1400 PIEDRA WAY               | MONTEREY PARK CA    | 91754 |
| * 5263 022 040 | 317 W EL REPETTO DR   | MELENDEZ,CHARLES AND CRUSITA TRS | 317 W EL REPETTO DR           | MONTEREY PARK CA    | 91754 |
| * 5263 022 041 | 1300 BRADSHAW AVE     | BJORKMAN, CARL S CO TR ET AL     | 31821 ISLE ROYAL DR           | LAGUNA NIGUEL CA    | 92677 |
| * 5263 027 002 | 1592 S GRANDRIDGE AVE | ARCHULETA,LILIA TR               | 1592 S GRANDRIDGE AVE         | MONTEREY PARK CA    | 91754 |
| * 5263 027 007 | 1528 S GRANDRIDGE AVE | TAM,FAT L AND                    | 1528 S GRANDRIDGE AVE         | MONTEREY PARK CA    | 91754 |
| * 5263 027 017 | 1601 S MCPHERRIN AVE  | DOMINGO, FIDENCIO E JR AND       | 1601 S MCPHERRIN AVE          | MONTEREY PARK CA    | 91754 |
| * 5263 027 019 | 1701 S MCPHERRIN AVE  | SHEN,SABINA C Y TR               | 1701 S MCPHERRIN AVE          | MONTEREY PARK CA    | 91754 |
| * 5263 027 022 | 1653 S MCPHERRIN AVE  | SFT INVESTMENT PROPERTIES LLC    | 1278 GLENNEYRE ST UNIT 148    | LAGUNA BEACH CA     | 92651 |
| * 5263 028 002 | 1700 S MCPHERRIN AVE  | SHIBATA,SHUNICHI AND MIZUE       | 1700 S MCPHERRIN AVE          | MONTEREY PARK CA    | 91754 |
| * 5263 028 004 | 1654 S MCPHERRIN AVE  | NG,PETER AND SANDY               | 1654 S MCPHERRIN AVE          | MONTEREY PARK CA    | 91754 |
| * 5263 028 005 | 1600 S MCPHERRIN AVE  | SHIMIZU,SHOJI ET AL TRS          | 1600 S MCPHERRIN AVE          | MONTEREY PARK CA    | 91754 |
| * 5263 028 024 | 1690 S MCPHERRIN AVE  | CHUI, PEARL CO TR                | 2357 COUNTRY CANYON DR        | HACIENDA HEIGHTS CA | 91745 |
| 5263 029 800   | GRANDRIDGE AVE        | SO CALIF EDISON CO               | 2131 WALNUT GROVE AVE. 2ND FL | ROSEMEAD, CA        | 91770 |
| * 5263 035 001 | 1809 GARFIELD PL      | CHENG,SU CHING AND CHAO YU TRS   | 150 W WISTARIA AVE            | ARCADIA CA          | 91007 |
| * 5263 036 006 | 1842 CLIFFHILL DR     | NISHIMURA, PETER K               | 1842 CLIFFHILL DR             | MONTEREY PARK CA    | 91745 |
| * 5263 036 008 | 1838 CLIFFHILL DR     | CHUNG, LAURA L AND CHARLES N     | 1838 CLIFFHILL DR             | MONTEREY PARK CA    | 91754 |
| * 5263 037 007 | 162 W EL REPETTO DR   | FREEMAN,ROBERTO AND MARIA A      | 162 W EL REPETTO DR           | MONTEREY PARK CA    | 91754 |
| 5263 037 010   | EL REPPETO DR         | GONZALES,RICHARD Q               | 1397 S GARFIELD AVE           | MONTEREY PARK CA    | 91754 |
| * 5263 037 011 | 100 W EL REPETTO DR   | MEDINA,NILDA                     | 100 W EL REPETTO DR           | MONTEREY PARK CA    | 91754 |



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|----------------|---------------------|--------------------------------|-------------------------|------------------|-------|
| 5263 037 804   | EL REPPETO DR       | SO CALIF EDISON CO             | 14799 CHESTNUT ST.      | WESTMINISTER, CA | 92683 |
| * 5263 038 017 | 607 BRADSHAWE AVE   | SANCHEZ,LINDA C                | 607 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 038 018 | 609 BRADSHAWE AVE   | LEE,TSE KIU AND                | 609 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 038 020 | 623 BRADSHAWE AVE   | YAN,STANLEY AND NANCY          | 623 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 038 021 | 627 BRADSHAWE AVE   | CHAN,HENRY AND GRACE E TRS     | 5512 FRANCES AVE NE     | TACOMA WA        | 98422 |
| * 5263 038 022 | 637 BRADSHAWE AVE   | LAU,MONA                       | 637 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 039 001 | 665 VILLA MONTE AVE | SZETO,LIM Y AND                | 665 VILLA MONTE AVE     | MONTEREY PARK CA | 91754 |
| * 5263 039 002 | 657 VILLA MONTE AVE | CARTER,AMELIA R TR             | 5200 LOUISE AVE         | ENCINO CA        | 91316 |
| * 5263 039 003 | 651 VILLA MONTE AVE | EMOTO,HIROSHI AND JUNKO TRS    | 909 BRIGHTON WAY        | MONTEBELLO CA    | 90640 |
| * 5263 039 004 | 643 VILLA MONTE AVE | KWOK,MATTHEW F AND             | 643 VILLA MONTE AVE     | MONTEREY PARK CA | 91754 |
| * 5263 039 005 | 637 VILLA MONTE AVE | SALZ, CONSTANCE E AND          | 1020 RUBERTA AVE UNIT 1 | GLENDALE CA      | 91201 |
| * 5263 040 001 | 639 BRADSHAWE AVE   | TANG,MICHAEL AND               | 639 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 040 002 | 641 BRADSHAWE AVE   | LEE,IRENE S TR                 | 498 S SEFTON AVE        | MONTEREY PARK CA | 91755 |
| * 5263 040 003 | 647 BRADSHAWE AVE   | YAMAMURO,TOMIKAZU AND YOKO TRS | 647 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 040 004 | 653 BRADSHAWE AVE   | LIN,MAGGIE T                   | 653 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 040 005 | 657 BRADSHAWE AVE   | LIAW, DE AN TR                 | 657 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 040 008 | 687 BRADSHAWE AVE   | KUO,MEI SHI                    | 687 BRADSHAWE AVE       | MONTEREY PARK CA | 91754 |
| * 5263 040 009 | 695 BRADSHAWE AVE   | NHIN, HO SEC AND               | 49 PALOMA AVE           | SAN FRANCISCO CA | 94127 |
| * 5263 040 011 | 608 VILLA MONTE AVE | PEREZ,DOLISA                   | 608 VILLA MONTE AVE     | MONTEREY PARK CA | 91754 |
| * 5263 040 012 | 614 VILLA MONTE AVE | DASCA,MARK AND                 | 614 VILLA MONTE AVE     | MONTEREY PARK CA | 91754 |

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|----------------|----------------------|--------------------------------|----------------------|------------------|-------|
| * 5263 040 013 | 622 VILLA MONTE AVE  | JOVEN,MICHAEL AND RACHEL       | 622 VILLA MONTE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 040 015 | 636 VILLA MONTE AVE  | SHAO, HUI & HE RUI             | 626 VILLA MONTE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 040 016 | 642 VILLA MONTE AVE  | TAN,NIYADA S AND               | 642 VILLA MONTE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 040 017 | 650 VILLA MONTE AVE  | VEGA,MARCOS AND EUFEMIA E TRS  | 1102 CADIZ ST        | MONTEREY PARK CA | 91754 |
| * 5263 040 018 | 656 VILLA MONTE AVE  | CHAN,RICHARD H AND YUEN MUI    | 656 VILLA MONTE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 040 019 | 664 VILLA MONTE AVE  | MAK,CHI H AND BILLIE           | 664 VILLA MONTE AVE  | MONTEREY PARK CA | 91754 |
| * 5263 041 005 | 685 S GRANDRIDGE AVE | LY,KEVIN H AND                 | 685 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 041 006 | 689 S GRANDRIDGE AVE | CHEN,JEFFREY M AND             | 1601 S GRANADA AVE   | ALHAMBRA CA      | 91801 |
| * 5263 041 007 | 695 S GRANDRIDGE AVE | LEE,JAMES H AND JEANIE E TRS   | 695 S GRANDRIDGE AVE | MONTEREY PARK CA | 91754 |
| * 5263 041 009 | 696 BRADSHAW AVE     | APICHATTHANAPATH,SANGCHAI      | 1549 KEMPTON AVE     | MONTEREY PARK CA | 91755 |
| * 5263 041 010 | 688 BRADSHAW AVE     | APICHATTHANAPATH,SANGCHAI      | 1549 KEMPTON AVE     | MONTEREY PARK CA | 91755 |
| * 5263 041 011 | 678 BRADSHAW AVE     | NG,STEVEN AND                  | 678 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 041 012 | 672 BRADSHAW AVE     | HSU,MINGKEE T ET AL            | 2300 LORAIN RD       | SAN MARINO CA    | 91108 |
| * 5263 041 013 | 660 BRADSHAW AVE     | LOH,DAVID S K AND ANNA T       | 660 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 041 014 | 658 BRADSHAW AVE     | LIAW,JUN Y AND WEN Y           | 658 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 041 015 | 652 BRADSHAW AVE     | LIN,SANNIE L ET AL             | 652 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 042 005 | 735 BRADSHAW AVE     | SIN,SING CHEUNG AND TERESA     | 735 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 042 006 | 743 BRADSHAW AVE     | CARR,ROBERT H AND JANICE E TRS | 743 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 042 008 | 763 BRADSHAW AVE     | VIDALES,VICTOR AND             | 763 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |
| * 5263 042 009 | 777 BRADSHAW AVE     | NAGATA,SHIKO AND CHIEKO        | 777 BRADSHAW AVE     | MONTEREY PARK CA | 91754 |

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| * 5263 042 010 | 795 BRADSHAWE AVE   | DAHL, PATRICIA E TR              | 626 ALTA VISTA CIR             | SOUTH PASADENA CA | 91030 |
| * 5263 042 011 | 670 VILLA MONTE AVE | WEI HUANG AND                    | 2695 DEVONPORT RD              | SAN MARINO CA     | 91108 |
| * 5263 042 013 | 690 VILLA MONTE AVE | PEREZ,ROGELIO AND CARMEN         | 690 VILLA MONTE AVE            | MONTEREY PARK CA  | 91754 |
| * 5263 042 015 | 679 VILLA MONTE AVE | YEE, TONY C AND DAY T            | 679 VILLA MONTE AVE            | MONTEREY PARK CA  | 91754 |
| * 5263 042 016 | 671 VILLA MONTE AVE | GUAN, ANNA M TR                  | 671 VILLA MONTE AVE            | MONTEREY PARK CA  | 91754 |
| * 5263 043 010 | 724 OJAI CIR        | DANG, HANH C AND                 | 724 OJAI CIR                   | MONTEREY PARK CA  | 91754 |
| * 5263 043 016 | 758 ALTA MESA PL    | KAN, JOE HING LUN AND FUNG CHING | 30 CHOATE                      | IRVINE CA         | 92620 |
| 5263 043 017   | ALTA MESA PL        | SCOTT, DAVID C                   | 951 GRANDRIDGE AVE             | MONTEREY PARK CA  | 91754 |
| 5263 043 018   | ALTA MESA PL        | DAGHLIAN, HRATCH AND MARY        | 351 ROCA WAY                   | MONTEREY PARK CA  | 91754 |
| * 5264 002 006 | 650 CECIL ST        | ISMEN, JACK AND WILMA            | 650 CECIL ST                   | MONTEREY PARK CA  | 91755 |
| * 5264 002 007 | 648 CECIL ST        | LAU, JAY H                       | 10536 OLIVE ST                 | TEMPLE CITY CA    | 91780 |
| * 5264 002 008 | 642 CECIL ST        | TANG, DUC AND TINA               | 642 CECIL ST                   | MONTEREY PARK CA  | 91755 |
| * 5264 002 009 | 634 CECIL ST        | KANG, CLAUDIA TR                 | 634 CECIL ST                   | MONTEREY PARK CA  | 91755 |
| * 5264 002 010 | 628 CECIL ST        | LOW, JONATHAN B ET AL            | 1510 S BALDWIN PARK AVE UNIT A | ARCADIA CA        | 91077 |
| * 5264 002 011 | 618 CECIL ST        | KAMEI, TADASHI AND NORIKO        | 618 CECIL ST                   | MONTEREY PARK CA  | 91755 |
| * 5264 002 022 | 643 S LINCOLN AVE   | LEW, NORMAN AND MARLENE F TRS    | 643 S LINCOLN AVE              | MONTEREY PARK CA  | 91755 |
| * 5264 002 023 | 649 S LINCOLN AVE   | WONG, TOMMY AND MYRA M           | 649 S LINCOLN AVE              | MONTEREY PARK CA  | 91755 |
| * 5264 002 024 | 655 S LINCOLN AVE   | CHU, YIM KING A AND              | 655 S LINCOLN AVE              | MONTEREY PARK CA  | 91755 |
| * 5264 002 025 | 661 S LINCOLN AVE   | TRAN, NAM T AND FRANCES TRS      | 225 S RUSSELL AVE              | MONTEREY PARK CA  | 91755 |
| * 5264 002 026 | 667 S LINCOLN AVE   | GUTIERREZ, JESUS AND             | 667 S LINCOLN AVE              | MONTEREY PARK CA  | 91755 |

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|----------------|-------------------|-----------------------------------|-------------------|------------------|-------|
| * 5264 002 027 | 675 S LINCOLN AVE | SRABERG, GERALD AND ILENE S       | PO BOX 512037     | LOS ANGELES CA   | 90051 |
| * 5264 002 028 | 683 S LINCOLN AVE | LIN, TYLER AND                    | PO BOX 7583       | ALHAMBRA CA      | 91802 |
| * 5264 002 029 | 689 S LINCOLN AVE | LIN, RYAN Q AND                   | 689 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 002 030 | 691 S LINCOLN AVE | MORELL, AUGUST AND ELVERA TRS     | 691 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 002 031 | 695 S LINCOLN AVE | TRUONG, EDWIN K AND               | 695 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 002 | 692 CECIL ST      | CHANG, CHUN F AND CHUI L TRS      | 692 CECIL ST      | MONTEREY PARK CA | 91755 |
| * 5264 003 003 | 688 CECIL ST      | PEVSNER MADELINE G TR             | 911 DEREK DR      | ARCADIA CA       | 91006 |
| * 5264 003 004 | 684 CECIL ST      | TSUJI, NORIKATSU AND JENNY H      | 684 CECIL ST      | MONTEREY PARK CA | 91755 |
| * 5264 003 005 | 680 CECIL ST      | CHOI, ANTHONY K AND               | 680 CECIL ST      | MONTEREY PARK CA | 91755 |
| * 5264 003 012 | 699 S LINCOLN AVE | LAM, SING B AND                   | 699 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 013 | 701 S LINCOLN AVE | PETERSEN, PENNEY P TR             | 701 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 014 | 707 S LINCOLN AVE | CHANG, RICHARD JR AND             | 9542 E NAOMI AVE  | ARCADIA CA       | 91007 |
| * 5264 003 015 | 715 S LINCOLN AVE | MA, DEREK S AND DAISY L TRS       | 715 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 016 | 721 S LINCOLN AVE | HIGUERA, RICHARD H AND ARMIDA TRS | 721 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 017 | 741 S LINCOLN AVE | LUONG, PHIL K AND HOLLIE T        | 741 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 018 | 755 S LINCOLN AVE | LUONG, PHIL K AND HOLLIE T        | 755 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 019 | 771 S LINCOLN AVE | TAK KUEN MAU AND                  | 771 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 020 | 787 S LINCOLN AVE | CHOW, ANTHONY C AND               | 787 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 021 | 803 S LINCOLN AVE | ORTIZ, RAYMOND AND DONNA TRS      | 803 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 003 022 | 819 S LINCOLN AVE | KURAI, SHUICHI T                  | 819 S LINCOLN AVE | MONTEREY PARK CA | 91755 |



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| * 5264 003 023 | 833 S LINCOLN AVE   | ROJO,PRESCILLA E TR           | 833 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 024 | 849 S LINCOLN AVE   | LEE,THOMAS W AND ANNA K TRS   | 849 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 025 | 863 S LINCOLN AVE   | YOUNG,KEVIN S AND CARMEN      | 863 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 026 | 879 S LINCOLN AVE   | KWOK, SELINA                  | 879 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 027 | 901 S LINCOLN AVE   | HALIM,THIO N AND              | 901 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 028 | 921 S LINCOLN AVE   | WOO,KENNETH C AND SANDY L     | 921 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 029 | 941 S LINCOLN AVE   | QUACH,VAN THE AND             | 941 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 030 | 961 S LINCOLN AVE   | LAM,PAUL AND VIRGINIA TRS     | 961 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 031 | 981 S LINCOLN AVE   | FONG,HARMON AND ANNIE TRS     | 981 S LINCOLN AVE     | MONTEREY PARK CA | 91755 |
| * 5264 003 032 | 1001 S LINCOLN AVE  | ROBLES,FRANK G                | 1001 S LINCOLN AVE    | MONTEREY PARK CA | 91755 |
| * 5264 004 007 | 1061 S LINCOLN AVE  | XO, SHERRY Y                  | 1061 S LINCOLN AVE    | MONTEREY PARK CA | 91755 |
| * 5264 004 010 | 1121 S LINCOLN AVE  | CHEN,MEI Y TR                 | 1121 S LINCOLN AVE    | MONTEREY PARK CA | 91755 |
| * 5264 004 028 | 1021 S LINCOLN AVE  | DUAN, SHIANG SHU AND          | 463 W CAMINO REAL AVE | ARCADIA CA       | 91007 |
| * 5264 005 017 | 1060 S LINCOLN AVE  | ESCOBEDO,DANIEL TR            | 1060 S LINCOLN AVE    | MONTEREY PARK CA | 91755 |
| * 5264 005 026 | 1201 WILCOX AVE     | LAU,LELAND G TR               | 3056 W MAIN ST        | ALHAMBRA CA      | 91801 |
| * 5264 006 003 | 150 E EL REPETTO DR | LO,PATRICK K AND              | 5 SILVER FERN         | IRVINE CA        | 92603 |
| * 5264 007 026 | 281 STARBIRD DR     | SCHOFIELD,MARVENA A TR        | 281 STARBIRD DR       | MONTEREY PARK CA | 91755 |
| * 5264 007 027 | 277 STARBIRD DR     | PEREZ,ALFRED V AND JENNIE F   | 277 STARBIRD DR       | MONTEREY PARK CA | 91755 |
| * 5264 007 028 | 273 STARBIRD DR     | CHAN, BONITA TR               | 273 STARBIRD DR       | MONTEREY PARK CA | 91755 |
| * 5264 007 030 | 265 STARBIRD DR     | MOTONAGAHERBERT & MILDRED TRS | 265 STARBIRD DR       | MONTEREY PARK CA | 91755 |

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| * 5264 007 035 | 247 STARBIRD DR    | HO LOK CHIU AND                      | 247 STARBIRD DR    | MONTEREY PARK CA | 91755 |
| * 5264 007 040 | 269 STARBIRD DR    | ROMO, RICHARD R AND                  | 269 STARBIRD DR    | MONTEREY PARK CA | 91755 |
| * 5264 008 007 | 285 STARBIRD DR    | CHOW,CHI K AND                       | 285 STARBIRD DR    | MONTEREY PARK CA | 91755 |
| * 5264 008 016 | 1341 FULTON AVE    | KWAN,DENNY S AND                     | 1341 FULTON AVE    | MONTEREY PARK CA | 91755 |
| * 5264 008 024 | 293 STARBIRD DR    | WALKER,ROBERT N AND MELINDA K        | 293 STARBIRD DR    | MONTEREY PARK CA | 91755 |
| * 5264 009 056 | 258 STARBIRD DR    | LEE,THOMAS K AND                     | 258 STARBIRD DR    | MONTEREY PARK CA | 91755 |
| * 5264 011 002 | 1781 FULTON AVE    | BINH MY TRAN                         | 1781 FULTON AVE    | MONTEREY PARK CA | 91755 |
| * 5264 011 013 | 1868 WHITEHURST DR | PEREZ,DENNISE I JR ET AL             | 1868 WHITEHURST DR | MONTEREY PARK CA | 91755 |
| * 5264 011 014 | 1854 WHITEHURST DR | CHAN, ANDY J & LEE, IRENE H          | 419 ELMGATE ST     | MONTEREY PARK CA | 91754 |
| * 5264 011 015 | 1838 WHITEHURST DR | QI,LI NONG CO TR                     | 1838 WHITEHURST DR | MONTEREY PARK CA | 91755 |
| * 5264 011 019 | 1770 MANCHA WAY    | LIAO,BRANDA M AND                    | 1770 MANCHA WAY    | MONTEREY PARK CA | 91755 |
| * 5264 011 020 | 1768 MANCHA WAY    | WONG,CINDY H AND TONY A              | 1768 MANCHA WAY    | MONTEREY PARK CA | 91755 |
| * 5264 011 021 | 1756 MANCHA WAY    | HUANG, YONG T & NG HUANK, MARIA C    | 5632 CAMBURY AVE   | TEMPLE CITY CA   | 91780 |
| * 5264 011 032 | 1875 WHITEHURST DR | GORMAN,WILLIAM R AND DONNA J TRS     | 1875 WHITEHURST DR | MONTEREY PARK CA | 91755 |
| * 5264 011 033 | 1876 WHITEHURST DR | LOWTHER,JOHN T TR                    | 1876 WHITEHURST DR | MONTEREY PARK CA | 91755 |
| * 5264 011 037 | 1851 FULTON AVE    | CHAU,MAN AND                         | 1851 FULTON AVE    | MONTEREY PARK CA | 91755 |
| * 5264 011 039 | 1835 FULTON AVE    | CASTELAZO, THOMAS J & KUN HSIN CHANG | 1835 FULTON AVE    | MONTEREY PARK CA | 91755 |
| * 5264 011 040 | 1821 FULTON AVE    | MORALES, JUANITA E TR                | 1821 FULTON AVE    | MONTEREY PARK CA | 91755 |
| * 5264 013 034 | 1739 WHITEHURST DR | GU,JASON H AND SUNNY H               | 1739 WHITEHURST DR | MONTEREY PARK CA | 91755 |
| * 5264 013 035 | 1745 WHITEHURST DR | KHOMMARATH,CHINHDA AND KONGCHANH     | 1745 WHITEHURST DR | MONTEREY PARK CA | 91755 |



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| * 5264 018 001 | 1057 FULTON AVE   | ESPOLONG,CESAREO D CO TR     | 1057 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 002 | 1065 FULTON AVE   | LEE-VONGPHACHANH,MELISA M    | 1065 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 005 | 1097 FULTON AVE   | LAM,SYDNEY V TR              | 1097 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 006 | 1101 FULTON AVE   | YU TANG YANG                 | 1101 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 007 | 1143 FULTON AVE   | AGUILERA,ROSALINDA AND       | 1143 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 009 | 1195 FULTON AVE   | BALLINGER,LORIA              | 1195 S FULTON AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 010 | 1201 FULTON AVE   | PUGA,CHRIS M                 | 1201 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 011 | 1253 FULTON AVE   | CHOW,KUI F AND SIU K         | 1253 FULTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 012 | 1183 WILCOX AVE   | CHU,CHAU                     | 1183 WILCOX AVE   | MONTEREY PARK CA | 91755 |
| * 5264 018 016 | 1100 LANGLEY WAY  | NAING,THAN AND WENDY L       | 1100 LANGLEY WAY  | MONTEREY PARK CA | 91755 |
| * 5264 018 017 | 1090 LANGLEY WAY  | HANGSE,SORATH AND VANTHA     | 1090 LANGLEY WAY  | MONTEREY PARK CA | 91755 |
| * 5264 018 018 | 1070 LANGLEY WAY  | SANCHEZ, PEDRO TR            | 1070 LANGLEY WAY  | MONTEREY PARK CA | 91755 |
| * 5264 018 019 | 1038 LANGLEY WAY  | WONG,WAYNE CO TR             | 1038 LANGLEY WAY  | MONTEREY PARK CA | 91755 |
| * 5264 018 020 | 1000 LANGLEY WAY  | TSENG,YI CHUAN AND           | 1000 LANGLEY WAY  | MONTEREY PARK CA | 91755 |
| * 5264 018 022 | 960 S LINCOLN AVE | CHEN,NING AND                | 960 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 024 | 920 S LINCOLN AVE | MEI, DIANA TR                | 920 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 025 | 900 S LINCOLN AVE | GLOBAL INFOCONSULTATION INC. | 900 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 026 | 800 S LINCOLN AVE | MA,ANTHONY                   | 880 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 027 | 860 S LINCOLN AVE | TSENG,KUANG C AND YU ING TRS | 860 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 028 | 840 S LINCOLN AVE | SETO,JENNIFER L AND          | 840 S LINCOLN AVE | MONTEREY PARK CA | 91755 |

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| * 5264 018 029 | 826 S LINCOLN AVE | DO,JENNIFER                      | 2032 S 4TH ST     | ALHAMBRA CA      | 91803 |
| * 5264 018 030 | 810 S LINCOLN AVE | LAM,JENNIE S                     | 810 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 031 | 786 S LINCOLN AVE | LEE,JUDY TR                      | 786 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 018 033 | 740 S LINCOLN AVE | PAN, ZHOGREN AND                 | 740 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 001 | 730 S LINCOLN AVE | OCHI,THOMAS H AND TAKAYO R TRS   | 730 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 002 | 728 S LINCOLN AVE | TOYAMA,TOM T AND RYOKO           | 728 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 003 | 722 S LINCOLN AVE | BARAJAS, GILBERT J CO TR         | 722 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 004 | 716 S LINCOLN AVE | LAI,VIVIANA TR                   | 716 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 005 | 708 S LINCOLN AVE | TRAN,ELAINE                      | 708 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 006 | 700 S LINCOLN AVE | WANG,TERESA J AND                | 700 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 007 | 698 S LINCOLN AVE | WANG,SCOTT AND                   | 698 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 008 | 694 S LINCOLN AVE | CHU,HUNG Y AND YUK L             | 694 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 009 | 692 S LINCOLN AVE | TRINH,THOMAS V AND               | 202 E GRAVES AVE  | MONTEREY PARK CA | 91755 |
| * 5264 019 011 | 686 S LINCOLN AVE | WONG,DANNY AND                   | 686 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 012 | 680 S LINCOLN AVE | SHEFFIELD,BRADLEY W AND          | 680 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 013 | 674 S LINCOLN AVE | BIG CHUN NG AND                  | 674 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 014 | 662 S LINCOLN AVE | ISKANDAR,EDDY AND KUMALA D       | 662 S LINCOLN AVE | MONTEREY PARK CA | 91755 |
| * 5264 019 020 | 691 KEMPTON AVE   | WEI HUNG PANG AND                | 691 KEMPTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 019 024 | 661 KEMPTON AVE   | VATHANARAVEE,OPAS AND SIRIBUNGON | 661 KEMPTON AVE   | MONTEREY PARK CA | 91755 |
| * 5264 019 035 | 965 FULTON AVE    | CHEONG,ORSON AND                 | 965 FULTON AVE    | MONTEREY PARK CA | 91755 |

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|----------------|--------------------|----------------------------------|-------------------------------|------------------|-------|
| * 5264 019 036 | 991 FULTON AVE     | LAUREANO,RAMON L CO TR           | 991 FULTON AVE                | MONTEREY PARK CA | 91755 |
| * 5264 021 051 | 241 E KEMPTON PL   | MAK,SHU C AND                    | 241 E KEMPTON PL              | MONTEREY PARK CA | 91755 |
| 5264 023 146   | 700 S GARFIELD AVE | BEVEN & BROCK PROPERTY MGMT. CO  | 99 S LAKE AVE                 | PASADENA CA      | 91101 |
| 5264 023 147   | S GARFIELD AVE     | BEVEN & BROCK PROPERTY MGMT. CO  | 99 S LAKE AVE                 | PASADENA CA      | 91101 |
| 5264 023 148   | S GARFIELD AVE     | BEVEN & BROCK PROPERTY MGMT. CO  | 99 S LAKE AVE                 | PASADENA CA      | 91101 |
| 5264 024 063   | S GARFIELD AVE     | AMPACK MGMT GROUP INC            | 1111 CORPORATE CTR DR STE 102 | MONTEREY PARK CA | 91754 |
| 5265 001 809   | SATURN ST          | SO CALIF EDISON CO               | 14799 CHESTNUT ST.            | WESTMINISTER, CA | 92683 |
| * 5265 004 047 | 2080 CLOVER DR     | GIOIA,FRANK C                    | 2080 CLOVER DR                | MONTEREY PARK CA | 91755 |
| * 5265 004 048 | 2113 HEATHER DR    | LEE,FRANK K AND STELLA H         | 2113 HEATHER DR               | MONTEREY PARK CA | 91755 |
| 5265 004 052   | FULTON AVE         | FONG,ARNOLD AND BARBARA          | 1401 MERIDIAN AVE             | S PASADENA CA    | 91030 |
| * 5265 004 053 | 2150 FULTON AVE    | CHUNG, KAREN T AND               | PO BOX 422                    | ROSEMEAD, CA     | 91770 |
| * 5265 008 016 | 201 E GLEASON ST   | MILLS,ROSE J                     | 201 E GLEASON ST              | MONTEREY PARK CA | 91755 |
| * 5265 008 019 | 200 E MARKLAND DR  | GOMEZ, ELVA                      | 200 E MARKLAND DR             | MONTEREY PARK CA | 91755 |
| * 5265 009 017 | 2325 WILCOX AVE    | CHOW,YIN PING AND GLADYS         | 2325 WILCOX AVE               | MONTEREY PARK CA | 91755 |
| * 5265 009 020 | 2317 WILCOX AVE    | SAKASHITA,SHIGEMITSU AND         | 2317 WILCOX AVE               | MONTEREY PARK CA | 91755 |
| * 5265 010 001 | 268 E GLEASON ST   | CHRIST EVANGELICAL MISSION       | PO BOX 1324                   | ARCADIA CA       | 91077 |
| * 5265 010 002 | 264 E GLEASON ST   | LAU,LEO C AND                    | 264 E GLEASON ST              | MONTEREY PARK CA | 91755 |
| * 5265 010 003 | 260 E GLEASON ST   | DANGLACRUZ,CORNELIA R AND FRED G | 260 E GLEASON ST              | MONTEREY PARK CA | 91755 |
| * 5265 010 004 | 256 E GLEASON ST   | CHAN, WAH K AND CORA K           | 256 E FLEASON ST              | MONTEREY PARK CA | 91755 |
| * 5265 010 008 | 245 E FERNFIELD DR | MIRANDA,ROBERTO AND              | 245 E FERNFIELD DR            | MONTEREY PARK CA | 91755 |

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| * 5265 010 009 | 249 E FERNFIELD DR | LOPEZ,RAMON A TR                | 249 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 010 010 | 253 E FERNFIELD DR | FIGUEROA,ROBERT A               | 453 E MARKLAND DR  | MONTEREY PARK CA | 91755 |
| * 5265 010 011 | 257 E FERNFIELD DR | GARCIA, LUIS G AND CHRISTINE A  | 2750 W AVENUE 31   | LOS ANGELES CA   | 90065 |
| * 5265 010 012 | 261 E FERNFIELD DR | VALENZUELA,ERNEST JR AND        | 261 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 010 014 | 269 E FERNFIELD DR | CHAGOLLA,CHRISTOPHER P          | 269 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 010 015 | 273 E FERNFIELD DR | SERRANO,FRANK AND CLAUDIA       | 273 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 012 010 | 204 E FERNFIELD DR | LECARO,EDUARDO M AND MARIA L    | 204 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 012 011 | 200 W FERNFIELD DR | MARTINEZ,IVAN AND               | 200 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 012 012 | 201 E FERNFIELD DR | MENDEZ,SALVADOR AND YOLANDA R   | 201 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 012 014 | 204 E GLEASON ST   | SUMMERS,CLAUDIA TR              | 428 E OAKMONT DR   | MONTEBELLO CA    | 90640 |
| * 5265 013 010 | 236 E FERNFIELD DR | UNDERWOOD,KATHRYN M TR          | 236 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 013 011 | 232 E FERNFIELD DR | ORNELAS PROPERTY MANAGEMENT LLC | 15434 CONDESA DR   | WHITTIER CA      | 90603 |
| * 5265 013 012 | 228 E FERNFIELD DR | HUI,FANG CHEN                   | 228 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 013 013 | 224 E FERNFIELD DR | PIERRE,MILHAUD R AND SANDRA     | 224 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 013 014 | 216 E FERNFIELD DR | MORENO,JOSE                     | 216 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 013 015 | 212 E FERNFIELD DR | SANDOVAL,RUDY JR                | 212 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 013 016 | 208 E FERNFIELD DR | ROCHA,TOM G AND OFELIA          | 208 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 014 025 | 244 E FERNFIELD DR | HUANG, CINDY                    | 244 E FERNFIELD DR | MONTEREY PARK CA | 91755 |
| * 5265 018 004 | 500 WOODLAND WAY   | LING,YUNXIN AND MAY H           | 500 WOODLAND WAY   | MONTEREY PARK CA | 91755 |
| * 5265 018 009 | 441 E MARKLAND DR  | KUSAMA,MASAMICHI AND KAZUKO     | 441 E MARKLAND DR  | MONTEREY PARK CA | 91755 |



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|----------------|-----------------------|----------------------------------|-------------------------------|------------------|-------|
| * 5265 018 012 | 596 E FERNFIELD DR    | SCOTT,LISA G                     | 596 E FERNFIELD DR            | MONTEREY PARK CA | 91755 |
| * 5265 018 013 | 588 E FERNFIELD DR    | MOHRI,ZINA S                     | 588 E FERNFIELD DR            | MONTEREY PARK CA | 91755 |
| * 5265 018 014 | 568 E FERNFIELD DR    | VALENCIA,JESS O TR               | 568 E FERNFIELD DR            | MONTEREY PARK CA | 91755 |
| * 5265 018 021 | 516 POTRERO GRANDE DR | PRIMERO,MARLOWE ET AL            | 519 POTRERO GRANDE DR         | MONTEREY PARK CA | 91755 |
| * 5265 018 025 | 527 POTRERO GRANDE DR | LIEU,KENNY QUANG AND             | 527 POTRERO GRANDE DR         | MONTEREY PARK CA | 91755 |
| 5265 018 027   | POTRERO GRANDE DR     | RREF II WPG CORAL JV LLC         | 567 SAN NICOLAS DR #270       | NEWPORT BEACH CA | 92660 |
| * 5265 019 003 | 561 E FERNFIELD DR    | WONG, TOMMY AND MYRA M           | 561 E FERNFIELD DR            | MONTEREY PARK CA | 91755 |
| * 5265 025 044 | 2054 SATURN ST        | MONT PARK L P THE KORDA GROUP    | 2566 OVERLAND AVE NO 700      | LOS ANGELES CA   | 90064 |
| * 5265 025 046 | 2 RED PLUM CIR        | ROSS, MARC J TR ET AL            | 2 RED PLUM CIR                | MONTEREY PARK CA | 91755 |
| * 5265 025 047 | 2019 SATURN ST        | CENTRAL CITY COMMUNITY HEALTH    | 5233 E BEVERLY BLVD           | LOS ANGELES CA   | 90022 |
| * 5265 025 048 | 2001 SATURN ST        | UNION BANK CF CALIFORNIA NA      | P O BOX 7788                  | NEWPORT BEACH CA | 92658 |
| * 5266 002 001 | 1939 BRADSHAW AVE     | ROMERO, EILEEN AND ROMERO TR     | 641 E SAN YSIDRO BLVD #B3-638 | SAN YSIDRO CA    | 92173 |
| * 5266 002 002 | 1937 BRADSHAW AVE     | CASILLAS,RAFAEL O AND GINA M AND | 1937 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |
| * 5266 002 003 | 1935 BRADSHAW AVE     | SAKAE,KIYO AND MINORU            | 1935 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |
| * 5266 002 004 | 1933 BRADSHAW AVE     | TANAKA,RODGER K                  | 1933 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |
| * 5266 002 005 | 1931 BRADSHAW AVE     | ONG, YUDI K AND                  | 1931 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |
| * 5266 002 006 | 1929 BRADSHAW AVE     | GAIN,LYDIA TR                    | 833 W SUFFOLK AVE             | MONTEBELLO CA    | 90640 |
| * 5266 002 007 | 1927 BRADSHAW AVE     | GAIN,LYDIA TR                    | 833 W SUFFOLK AVE             | MONTEBELLO CA    | 90640 |
| * 5266 002 008 | 1925 BRADSHAW AVE     | CHOY,STEPHEN AND WINNIE          | 1925 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |
| * 5266 002 009 | 1923 BRADSHAW AVE     | LEW,CATHY AND                    | 1923 BRADSHAW AVE             | MONTEREY PARK CA | 91754 |

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| * 5266 002 011 | 1919 BRADSHAWE AVE   | GARCIA,MANUEL G AND IRMA R     | 1919 BRADSHAWE AVE           | MONTEREY PARK CA | 91754 |
| * 5266 002 012 | 1917 BRADSHAWE AVE   | YAN,JOANNIE TR                 | 937 BALBOA DR                | ARCADIA CA       | 91007 |
| * 5266 002 013 | 1915 BRADSHAWE AVE   | AU,KIN L AND ANNIE A           | 1915 BRADSHAWE AVE           | MONTEREY PARK CA | 91754 |
| * 5266 002 014 | 1913 BRADSHAWE AVE   | CHAN,WOODY W AND               | 1913 BRADSHAWE AVE           | MONTEREY PARK CA | 91754 |
| * 5266 002 021 | 510 BRIGHTWOOD ST    | TEZBER, CHRISTOPHER M AND YU L | 510 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 024 | 516 BRIGHTWOOD ST    | YU,YUNG S CO TR                | 220 W PALM DR                | ARCADIA CA       | 91007 |
| * 5266 002 025 | 518 BRIGHTWOOD ST    | FREIRE,ANTONIO AND OFELIA      | 518 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 027 | 602 BRIGHTWOOD ST    | POON,IRENE K                   | 602 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 028 | 604 BRIGHTWOOD ST    | CHEN,KURT C                    | 604 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 029 | 606 BRIGHTWOOD ST    | TENORIO,GLORIA                 | 606 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 030 | 608 BRIGHTWOOD ST    | SOTO,FRANK AND GLORIA A TRS    | 608 BRIGHTWOOD ST            | MONTEREY PARK CA | 91754 |
| * 5266 002 031 | 610 BRIGHTWOOD ST    | DUMKE, DARLENE L AND RALPH TRS | 20400 SW BRAMBLEWOOD LN      | SHERWOOD OR      | 97140 |
| * 5266 003 032 | 2000 S ATLANTIC BLVD | GMS FIVE LLC                   | 5973 AVENIDA ENCINAS STE 300 | CARLSBAD CA      | 92008 |
| 5273 019 013   | 250 W MARKLAND DR    | ROSAS, ANTONIO CO TR           | 2109 S ISABELLA AVE          | MONTEREY PARK CA | 91754 |
| * 5273 019 024 | 211 W GLEASON ST     | SOBRASKE,KENNETH J TR          | 211 W GLEASON ST             | MONTEREY PARK CA | 91754 |
| * 5274 003 015 | 1845 LUPINE AVE      | YEE,DANNY H AND MAY H          | 1845 LUPINE AVE              | MONTEREY PARK CA | 91755 |
| * 5274 003 016 | 1859 LUPINE AVE      | LIE,SIANG AND PAULA T          | 1859 LUPINE AVE              | MONTEREY PARK CA | 91755 |
| * 5274 003 017 | 1871 LUPINE AVE      | YU,MACY                        | 1871 LUPINE AVE              | MONTEREY PARK CA | 91755 |
| * 5274 003 018 | 1889 LUPINE AVE      | YANG,I LING S                  | 1889 LUPINE AVE              | MONTEREY PARK CA | 91755 |
| * 5274 003 019 | 1901 LUPINE AVE      | UJITA,KEVIN AND SHARON         | 1901 LUPINE AVE              | MONTEREY PARK CA | 91755 |



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| * 5274 003 020 | 1921 LUPINE AVE   | FAN,QIANG AND                  | 1921 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 003 021 | 1935 LUPINE AVE   | TAM,YONG H AND                 | 1935 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 003 022 | 1949 LUPINE AVE   | LEE,YOUNG AI                   | 1949 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 003 023 | 1963 LUPINE AVE   | MENDOZA,VIRGINA C TR           | 1963 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 004 012 | 1974 HEATHER DR   | TIMMONS,JENNIFER CO TR         | 1974 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 004 013 | 1962 LUPINE AVE   | CHIU,PATRICK AND KIMBERLY      | 1962 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 004 014 | 1948 LUPINE AVE   | WILLNER,PAUL M TR              | 24332 SONGSPARROW LN | CORONA CA        | 92883 |
| * 5274 004 015 | 1934 LUPINE AVE   | HIEP MINH LUU TR               | 1934 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 004 016 | 1920 LUPINE AVE   | KOBAYASHI,MASASHI & HIDEKO AND | 1920 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 004 017 | 1898 LUPINE AVE   | GUSTAFSON,DENNIS AND           | 1898 LUPINE AVE      | MONTEREY PARK CA | 91755 |
| * 5274 004 018 | 1890 LUPINE AVE   | LIANG, QUIN & YAO YAO          | 927 W DUARTE RD      | ARCADIA CA       | 91007 |
| * 5274 006 022 | 345 CORAL VIEW ST | MONJE,EDWARD Y AND ANGELINA    | 345 CORAL VIEW ST    | MONTEREY PARK CA | 91755 |
| * 5274 007 025 | 2008 EMERALD WAY  | COENRAAD,FRANS&CORNELIA C      | 2008 EMERALD WAY     | MONTEREY PARK CA | 91755 |
| * 5274 008 001 | 2000 HEATHER DR   | LA,LARRY AND MELISSA           | 2000 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 002 | 2004 HEATHER DR   | COVARRUBIAS,ROMAN              | 2004 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 003 | 2008 HEATHER DR   | READING,HOWARD CO TR           | 2008 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 004 | 2012 HEATHER DR   | CHANG,HUI H                    | 2012 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 005 | 2016 HEATHER DR   | WONG,DONALD AND                | 2016 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 007 | 2024 HEATHER DR   | NEVAREZ,DANIEL R               | 2024 HEATHER DR      | MONTEREY PARK CA | 91755 |
| * 5274 008 008 | 2028 HEATHER DR   | DAM,RITA                       | 2028 HEATHER DR      | MONTEREY PARK CA | 91755 |

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| * 5274 008 013 | 2044 WHEELER DR   | ZAPATA,JOE AND                   | 2044 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 014 | 2046 WHEELER DR   | RAMOS,LAURA                      | 2046 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 015 | 2048 WHEELER DR   | ORME,KATHY H ET AL               | 2048 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 016 | 2050 WHEELER DR   | TERRY,BARARA M ET AL TRS         | 5857 GREENLEAF AVE | WHITTIER CA      | 90601 |
| * 5274 008 017 | 2052 WHEELER DR   | TSANG,DANIEL K AND BETTY T       | 2052 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 018 | 2056 WHEELER DR   | LOPEZ,LEONARD J AND KATHLEEN TRS | 2056 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 019 | 2058 WHEELER DR   | YU,SHELLEY T AND ANITA S         | 3027 BAGLEY AVE    | LOS ANGELES CA   | 90034 |
| * 5274 008 020 | 2060 WHEELER DR   | MCKIBBEN,JERRY C AND ELIZABETH J | 2060 WHEELER DR    | MONTEREY PARK CA | 91755 |
| * 5274 008 022 | 2043 EMERALD WAY  | LIM,BARBARA Y AND                | 2043 EMERALD WAY   | MONTEREY PARK CA | 91755 |
| * 5274 008 025 | 284 BLOOM DR      | YUEN, DIANE T TRS                | 284 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 026 | 290 BLOOM DR      | YONG GANG LI AND                 | 290 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 027 | 294 BLOOM DR      | FONG,KWONG M CO TR               | 294 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 028 | 300 BLOOM DR      | WONG,VIRGINIA Q TR               | 300 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 029 | 310 BLOOM DR      | WONG, SELINA T AND               | 310 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 030 | 318 BLOOM DR      | KATO,ROBERT M AND KATHERINE A    | 1047 MC COMB WAY   | MONTEREY PARK CA | 91755 |
| * 5274 008 031 | 326 BLOOM DR      | CHOW,LOK AND SIU C               | 326 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 008 032 | 334 BLOOM DR      | CHOW,OI CHUN                     | 334 BLOOM DR       | MONTEREY PARK CA | 91755 |
| * 5274 011 004 | 252 ALDERGATE ST  | KIKUTA,JUDY TR                   | 252 ALDERGATE ST   | MONTEREY PARK CA | 91755 |
| * 5274 024 030 | 1904 MAPLEGATE ST | VAZQUEZ,MARIA L                  | 1904 MAPLEGATE ST  | MONTEREY PARK CA | 91755 |
| * 5274 024 033 | 245 ALDERGATE ST  | NOMURA,ROGER T JR AND            | 245 ALDERGATE ST   | MONTEREY PARK CA | 91755 |

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| 5275 001 018   | MARKLAND DR           | BRADLEY MCCALL LLC              | 3296 E GUASTI RD STE 120    | ONTARIO CA       | 91761 |
| 5275 001 800   | 501 W MARKLAND DR     | SO CAL EDISON CO                | 2131 WALNUT GROVE 2ND FLOOR | ROSEMEAD, CA     | 91770 |
| * 5275 001 022 | 430 POTRERO GRANDE DR | QUAD FUEL INC                   | 2226 FAIRGREEN AVE          | MONROVIA CA      | 91016 |
| * 5276 004 005 | 775 TAYLOR DR         | JUNG,MARTIN AN CAMILLA L TRS    | 775 TAYLOR DR               | MONTEREY PARK CA | 91755 |
| * 5276 004 006 | 763 TAYLOR DR         | NAKASHIMA,TAD N AND SETSUMI TRS | 763 TAYLOR DR               | MONTEREY PARK CA | 91755 |
| * 5276 004 015 | 733 OLIVE PL          | TRAN,THAI N AND NG A T          | 733 OLIVE PL                | MONTEREY PARK CA | 91755 |
| * 5276 004 031 | 1976 HOLLY OAK DR     | MARTINEZ,MARIA S                | 1976 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 004 032 | 1970 HOLLY OAK DR     | ARRIOLA,M JR AND D M TRS        | 1970 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| 5276 008 015   | ORANGE AVE            | GOLDSTAR DEVELOPMENT INC.       | 1025 WESTMONT DR            | ALHAMBRA CA      | 91803 |
| * 5276 008 031 | 750 LAUREL PL         | NGUYEN, VICTORIA T AND          | 750 LAUREL PL               | MONTEREY PARK CA | 91755 |
| 5276 008 042   | REPPER ST             | GOLDSTAR DEVELOPMENT INC.       | 1025 WESTMONT DR            | ALHAMBRA CA      | 91803 |
| * 5276 013 001 | 1900 ALISAR AVE       | ITO,KEIJI H AND MARY J TRS      | 1900 ALISAR AVE             | MONTEREY PARK CA | 91755 |
| * 5276 013 003 | 1920 ALISAR AVE       | DUONG, WILLIAM AND              | 1920 ALISAR AVE             | MONTEREY PARK CA | 91755 |
| * 5276 013 004 | 1915 ALISAR AVE       | KITAZAKI,SHU AND ATSUKO         | 1915 ALISAR AVE             | MONTEREY PARK CA | 91755 |
| * 5276 013 005 | 1966 HOLLY OAK DR     | SUWANNARAT,SURAPONG AND RATANA  | 1966 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 013 006 | 1960 HOLLY OAK DR     | FUJITA,STEVEN K TR              | 1960 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 013 007 | 1956 HOLLY OAK DR     | PERALTA,CONSTANCE TR            | 1956 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 013 008 | 1950 HOLLY OAK DR     | PARK, SUELI L                   | 1950 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 013 009 | 1946 HOLLY OAK DR     | HO,FRANKLIN C                   | 1946 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |
| * 5276 013 011 | 1936 HOLLY OAK DR     | VANLOI, TAM AND                 | 1936 HOLLY OAK DR           | MONTEREY PARK CA | 91755 |

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

DATE: 01/04/17

| PARCEL                   | LOCATION           | OWNER                          | MAILING ADDRESS               | CITY/STATE       | ZIP   |
|--------------------------|--------------------|--------------------------------|-------------------------------|------------------|-------|
| * 5276 013 012           | 1930 HOLLY OAK DR  | JURADO,VICTOR M                | PO BOX 192                    | ALHAMBRA CA      | 91802 |
| * 5276 013 013           | 1926 HOLLY OAK DR  | SAAVEDRA,JILL I TR             | 1920 HOLLY OAK DR             | MONTEREY PARK CA | 91755 |
| * 5276 014 020           | 1880 ALISAR AVE    | ORTEGA,JOSE S AND STELLA R TRS | 1880 ALISAR AVE               | MONTEREY PARK CA | 91755 |
| * 5276 014 042           | 1890 ALISAR AVE    | TANIGAWA,THOMAS S & JOAN N TRS | 1890 ALISAR AVE               | MONTEREY PARK CA | 91755 |
| 5276 018 804             | ARROYO DR          | SO CALIF EDISON CO             | 2131 WALNUT GROVE AVE 2ND FLR | ROSEMEAD, CA     | 91770 |
| 5276 018 806             | ARROYO DR          | SO CALIF EDISON CO             | 2131 WALNUT GROVE AVE 2ND FLR | ROSEMEAD, CA     | 91770 |
| 5276 020 018             | KENTON DR          | DEWOLFE,TERRY E AND TILDA D    | 1142 KENTON DR                | MONTEREY PARK CA | 91755 |
| * 5276 020 023           | 1133 KENTON DR     | DEWOLFE,TERRY E AND TILDA D    | 1142 KENTON DR                | MONTEREY PARK CA | 91755 |
| 5286 010 018             | 1110 E HELLMAN AVE | TRINH,LANH T AND TRAN,YEN      | 3838 N CHARLOTTE AVE          | SAN GABRIEL CA   | 91776 |
| TOTAL IMPROVED RECORDS   |                    |                                |                               |                  | 1347  |
| TOTAL UNIMPROVED RECORDS |                    |                                |                               |                  | 102   |
| TOTAL RECORDS            |                    |                                |                               |                  | 1449  |





## City Council Staff Report

**DATE:** February 1, 2017

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

**TO:** The Honorable Mayor and City Council

**FROM:** Annie Yaung, Controller

**SUBJECT:** Midyear Review Report with Proposed Adjustments to the Adopted Budget  
2016-2017

**RECOMMENDATION** It is recommended that the City Council:

- (1) Approve budget amendments for additional expenditures as presented in the Midyear Review Report;
- (2) Receive and File the report; and
- (3) Take such additional, related, action that may be desirable.

### **EXECUTIVE SUMMARY:**

On January 20, 2017, Finance completed the 2016-17 Midyear Review Report and published it on the City's website. The purpose of this report is to provide citizens accountability in areas such as revenue projections updates, projected annual expenditures, proposed budget adjustments, and projected budget development for the upcoming year. The Midyear Review incorporates the policy direction of the City Council for services and programs to address the needs of the community as identified during the first half of this fiscal year. Through this midyear review process, staff is proposing to the City Council eight (8) budget items to address community issues and to accommodate operation needs.

### **BACKGROUND:**

#### ***General Fund Revenues***

The City receives revenues from taxation, State or federal intergovernmental transfers, and user charges. The net General Fund revenues and transfers, including the proposed Midyear capital improvement items, are \$42.3 million for 2016-17. The projected revenues and transfers for 2017-18 are \$42.7 million. The following table depicts the General Fund revenue projections.



### General Fund Revenues

| (Amounts in 000s)                    | 2016-17                |                      |                      |
|--------------------------------------|------------------------|----------------------|----------------------|
|                                      | Originally<br>Approved | 2016-17<br>Estimated | 2017-18<br>Projected |
| Property Tax                         | \$15,640               | \$15,781             | \$16,271             |
| Sales Tax                            | 5,500                  | 5,800                | 6,200                |
| Utility Tax                          | 3,330                  | 3,250                | 3,330                |
| Other Taxes                          | 2,568                  | 2,540                | 2,628                |
| Licenses & Permits                   | 2,718                  | 2,390                | 3,083                |
| Service Charges                      | 5,591                  | 5,831                | 5,794                |
| Other Revenue                        | 2,554                  | 2,860                | 2,915                |
| Transfers-CIP Reserve for Station 62 | 2,500                  | 2,500                | 2,500                |
| Transfers-CIP Reserve (Midyear)      |                        | 160                  |                      |
| Transfers-Unassigned (MOUs and WC)   |                        | 1,146                |                      |
| Total                                | \$40,401               | \$42,258             | \$42,721             |

The City's two largest revenue sources, Property and Sales taxes, account for 56% of the City's General Fund revenues. Property tax is calculated based on the assessed value. Again, projections for the housing market continues on solid footing for 2016 and 2017.

After the dissolution of redevelopment agencies, many agencies expected to receive a portion of property taxes which previously were increment allocated solely to redevelopment agencies. Projected residual property tax distributions for both 2016-17 and 2017-18 are approximately \$900,000 for each year.

The City's sales tax provides around 14 percent of the City general fund revenues versus, on average, around 30 percent for all cities and counties in California. The City continues lacking behind in sales tax revenues comparison to per capital sales for the State and the LA County. Consumer spending showed solid growth in recent months, which could add to better sales tax revenues for the City. For the 2017-18 budget projection, the City assumes a 6 percent sales tax increase which is aligned with an improving economic climate near term and an anticipated small amount of sales tax from the Market Place project.

Other revenue items are required a conservative approach in developing revenue estimates. The City expects to gain extra collections in Construction Permits and Plan Check Fees for 2016-17 and 2017-18 due to several projected development projects. However, the amounts are conservatively estimated. Investment earnings are adjusted by City-absorbed merchant service charges due to various online credit card services for consumers.

### **General Fund Projected Operating Results and Proposed Changes for 2016-17**

The adopted budget for the General Fund is \$40.6 million and the estimated expenditures after adjustments are \$42 million for 2016-17. The \$42 million reflects Council approved minor benefit adjustments for firefighter MOU adjustments, budget amendments for Langley restrooms and Potrero Grande street improvements, and the proposed transfer of \$160,000 from the General Fund capital improvements reserve and \$930,000 from Unassigned reserve, pending Council's Midyear approval. The Table below presents approved supplemental and proposed budget amendments to the 2016-17 General Fund adopted budget.

**General Fund  
2016-17 Projected Operating Results**

|                                                                                                    |                                         |
|----------------------------------------------------------------------------------------------------|-----------------------------------------|
| <b>Net Revenues</b>                                                                                | <b>\$38,452,000</b>                     |
| <i>Authorized Transfer - GF CIP Reserve for Fire Station 62</i>                                    | <i>2,500,000</i>                        |
| <i>Proposed Transfer - GF Capital Improvements Reserve</i>                                         | <i>160,000</i>                          |
| <i>Proposed Transfer - GF Unassigned Reserve for Safety MOU<br/>and Workers' Compensation Fund</i> | <i>646,000</i><br><u><i>500,000</i></u> |
| <b>Total Revenues and Transfers<sup>(1)</sup></b>                                                  | <b><u>42,258,000</u></b>                |
| <br><b>Original Adopted Budget</b>                                                                 | <br><b>\$40,560,000</b>                 |
| <i>Council Approved CIP and Firefighter MOU</i>                                                    | <i>399,000</i>                          |
| <i>Pending Safety MOU Adjustments</i>                                                              | <i>430,000</i>                          |
| <i>Proposed Transfer for Capital Improvement Items</i>                                             | <i>160,000</i>                          |
| <i>Proposed Transfer to Supplement Workers' Comp Fund</i>                                          | <i>500,000</i><br><u><i>500,000</i></u> |
| <b>Total Budget with Amendments<sup>(2)</sup></b>                                                  | <b><u>42,049,000</u></b>                |
| <br><b>Projected Excess General Fund<sup>(1) - (2)</sup></b>                                       | <br><b><u>\$209,000</u></b>             |

**MidYear Proposed Budget Amendment Items**

| Midyear Requested Items<br>(Table 1)           |                                                                                                                                        |                    |                   |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|
| <b>Atlantic Light Pole Replacement</b>         | <b>Light poles on Atlantic Blvd. to be replaced to sustain strong winds</b>                                                            | <b>\$50,000</b>    | <b>GF</b>         |
| <b>Langley Restrooms</b>                       | <b>Add'l funds for required ADA structural work</b>                                                                                    | <b>30,000</b>      | <b>GF</b>         |
| <b>City Yard Locker Room/Restrooms</b>         | <b>Add'l funds for required ADA structural work</b>                                                                                    | <b>10,000</b>      | <b>GF</b>         |
|                                                |                                                                                                                                        | <b>10,000</b>      | <b>Sewer</b>      |
|                                                |                                                                                                                                        | <b>10,000</b>      | <b>Shop</b>       |
| <b>Station 63 Vagabond Retaining Wall</b>      | <b>Slope stabilization and sidewalk repair</b>                                                                                         | <b>70,000</b>      | <b>GF</b>         |
| <b>Utility Rates Study Services</b>            | <b>Utility rates consulting services for the City's Water, Refuse, and Sewer rates study and a possible Prop 218 process in April.</b> | <b>25,000</b>      | <b>Water</b>      |
|                                                |                                                                                                                                        | <b>25,000</b>      | <b>Refuse</b>     |
|                                                |                                                                                                                                        | <b>25,000</b>      | <b>Sewer</b>      |
| <b>MOU Adjustments</b>                         | <b>Projected 2016-2017 MOU adjustments for POA, Police Captain, Police Mid-Management, Fire Division Chief bargaining units</b>        | <b>430,000</b>     | <b>GF</b>         |
| <b>Workers' Compensation Supplement</b>        | <b>Required transfer from GF Unassigned Reserve to Workers' Compensation Fund to supplement deficit positions</b>                      | <b>500,000</b>     | <b>GF</b>         |
| <b>New Finance System &amp; Server (1)</b>     | <b>Projected Software and Hardware costs for a new finance system and server upgrades</b>                                              | <b>700,000</b>     | <b>Technology</b> |
| <b>Total Midyear Budget Amendment Requests</b> |                                                                                                                                        | <b>\$1,885,000</b> |                   |

*(1) Final software contract and server upgrade costs will be presented for Council's approval in coming months.*

These requested items, totaled \$1,885,000, are proposed to be funded from the General Fund Capital Improvements Reserve (\$160,000), General Fund Unassigned Reserve (\$930,000), Water Fund (\$25,000), Sewer Fund (\$35,000), Refuse Fund (\$25,000), Shop Fund (\$10,000), and Technology Fund (\$700,000).

### **Proposed Changes for Developing the 2017-18 Budget**

Projections at the midyear indicate that the City will have a balanced budget for 2017-18. The estimated revenues and transfers are \$42.72 million and projected expenditures and transfers are \$42.70 million for 2017-18. Please refer to Page vi of the transmittal letter in the Midyear Review Report for the projected changes for the 2017-18 budget.

The City has adopted a conservative financial management practice. The 2017-18 balanced budget reflects key assumptions: citywide labor expenditures and mandated minimum wage adjustments; required operational cost adjustments; minimum internal service fund charges; and General Fund supplement to pension costs. The City will continue the second-time \$2.5 million transfer from the General Fund CIP Reserve for the Fire Station 62 construction. The projected General Fund excess for 2017-18 would be approximately \$19,000.

#### **General Fund 2017-2018 Proposed Budget**

|                                      |                         |
|--------------------------------------|-------------------------|
| <i>Revenue and Transfer</i>          | <i>\$ 42,721,000</i>    |
| <i>Expenditures and Transfer</i>     | <i>(42,702,000)</i>     |
| <i>General Fund Projected Excess</i> | <u><i>\$ 19,000</i></u> |

### **Other City Funds Analysis**

While the City is reviewing the General Fund fiscal condition at the mid-year, it is equally important to review all other relevant funds of the City.

- *Enterprise Funds*

The City has four Enterprise Funds and each fund must ensure that its fee structure be maintained at a level sufficient to cover operating costs and future capital improvements.

The City Council implemented the City's new water, sewer, and refuse rates and started plans for extraordinary investments to replace aging water and sewer system's infrastructure. Prolonged droughts and mandatory usage restrictions caused lower water consumptions. Because the City's water pricing is under the consumption-based rate system, the reduced water usage generated a much smaller revenue increase, while the operating expenses reported greater cost increases. The increase is mainly from paying water assessment charges. The City imports water from the Main San Gabriel Basin Watermaster and San Gabriel Basin Water Quality Authority. Each year, the assessment charge is approximately \$1 million and this charge will be increased by 12% to 14% for 2017-18. In addition, each compound annual increase rate will result much higher assessment charges for the City.

During the annual financial statement audit for 2015-16, the City auditors noted that the full cost of water fund operations was not accurately reported due to the suspension of certain budgeted indirect cost charges. Those insufficient indirect cost charges were absorbed by the General Fund. The auditors strongly recommended that city management should record the indirect costs as planned since each enterprise fund must be reported in a full cost accounting and should not be supplemented, specifically, by the City General Fund.

In addition, the City's Refuse Fund displayed a fund balance of \$400,000 as of June 30, 2016, which the balance was dangerously low for an Enterprise Fund requirement. Staff will continue monitoring the funding development for both the Water and Refuse funds and report to the Council. In the meantime, the City needs to hire a professional consulting firm to evaluate the current utility rates in the coming months.

- Internal Service Funds

For 2017-18, overall internal service fund rates are held neutral relative to last year. Proposed rate changes are displayed in the Midyear Report. The City's Workers' Compensation Fund and General Liability Fund continue incurring higher claim expenses. Specifically, the Workers' Compensation Fund has a deficit net position of \$2.5 million. Staff proposes a \$500,000 General Fund midyear transfer to supplement the Workers' Compensation Fund deficit. Substantial increases or transfers in the future are unavoidable to bring the funds to a positive net position.

- Retirement Fund

The issue of public pensions includes a complex web of policy, fiscal and legal concerns. The CalPERS Board approved the discount rate to be lower from 7.5 percent to 7.0 percent over the next three years. The changes are done incrementally in three years: 7.375% FY2017-18; 7.25% FY2018-19; 7.0% FY2019-20. Table below illustrates the projected cost impact for the first (7.375%) of the three new discount rate changes.

| CalPERS Pension Investment Return Rates Change Impact to the City                                                                |                                              |                                             |                                                   |
|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---------------------------------------------|---------------------------------------------------|
| Plan                                                                                                                             | Normal Cost                                  | Unfunded Liabilities                        | Total<br>Additional<br>Pension Costs<br>2018-2019 |
|                                                                                                                                  | (1)<br>Normal Cost<br>Projected<br>Increases | (2)<br>Unfunded<br>Liabilities<br>Increases |                                                   |
| Miscellaneous                                                                                                                    | 255,000                                      | 817,097                                     | \$1,072,097                                       |
| Safety                                                                                                                           | 455,000                                      | 971,350                                     | 1,426,350                                         |
|                                                                                                                                  | <b>\$710,000</b>                             | <b>\$1,788,447</b>                          | <b>\$2,498,447</b>                                |
| (1) 1% to 3% of normal cost as a percent of payroll for the City's MISC Plan and a 2% to 5% increase for the City's Safety Plan. |                                              |                                             |                                                   |
| (2) A 30 to 40 percent increase in the current unfunded accrued liability payments.                                              |                                              |                                             |                                                   |

Lowering the discount rate means that the City will pay higher contribution costs for its annual normal costs and unfunded actuarial liabilities. As a result, the City's pension contribution rates will continue increasing significantly in the next five years, thus putting a significant strain on city budgets.

The City expects continuous pension cost increases in coming years and the need for General Fund pension contributions will remain. Pension obligations are a long-term liability, and pension funding decisions should be viewed in the same light. The three-year reduction of the discount rate will definitively result in increased pension costs. As a result, the City needs now to plan for big contribution increases in order to ease its budgeting burden.

### **Affordable Care Act Reporting Requirement**

To comply with IRS Sec. 6056, the City is required to file new health care information returns (1094-C) on or before February 29, 2017 for the 2016 calendar year and also must furnish employee statements (1095-C) to employees on or before February 1, 2017.

This is the second year that the City continues performing ACA reporting compliance to ensure minimum essential coverage be offered to the employee and his/her spouse and dependents. Staff has met the 2016 reporting compliance ahead of the required IRS deadlines.

### **FISCAL IMPACT:**

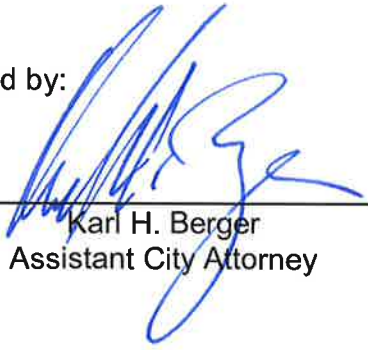
Over the course of the past ten years, the nation experienced a tumultuous economic crisis. Ten years offered a painful lesson and some really good perspective. We learned that transparency and conservative fiscal management is the vital key to safeguard the City for future uncertainty. Overall, the City finances for 2016-17 are stable and will continue to remain positive for 2017-18 due to the City's focus on a conservative and long-term financial approach.

Respectfully submitted by:

Approved By:

  
\_\_\_\_\_  
Annie Yaung, CPFO  
Controller  
\_\_\_\_\_  
Ron Bow  
Interim City Manager

Reviewed by:



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Karl H. Berger  
Assistant City Attorney



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Chu Thai  
Director of Management Services

**ATTACHMENT(S):**

1. ***MidYear Review Report FY 2016-2017***



**ATTACHMENT 1**  
**Midyear Review Report FY 2016-2017**



# MONTEREY PARK

*California*



## 2016 - 2017

# MID-YEAR REVIEW REPORT

# Mid Year Review Report For the 2016-17 Fiscal Year

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**Annie Yaung, Controller**





## **City of Monterey Park Midyear Budget Report 2016-2017**

**January 20, 2017**

### **The Nation and State Fiscal Development**

The nation's economy is growing at a steady rate, but beats what much of the rest of the world is doing. The job market is improving. The national unemployment rate declined to 4.7 percent in December, the lowest since 2008. The Los Angeles County's unemployment rate is 5.1 percent and the State's rate stands at 5.3 percent, which both are significantly down from a year ago. In December, the Federal Reserve raised its benchmark interest rate by a quarter-point, the second time in nearly a decade. This Fed's move is signaling that the U.S. economy is strong enough to raise rates again in 2017 to bring them closer to normal levels. In other economic news, the dollar rose significantly against other foreign currencies, crude oil kept stable, wages rose, and consumer spending continued rebounding. Many economists predicted a higher inflation environment in the next few years. The condition of the state budget depends on many volatile and unpredictable factors. The recent election results suggest some federal policy changes are likely. Federal policy changes could have a significant impact on the state's bottom line.

### **Local Economy**

The City's financial prospects, similar to the State's, continue to be strengthening and growing. Monterey Park's housing market continues showing a robust increase in single-family home prices due to its desirable location. House values are dictated by the location and the City expects the home values remain solid for 2017.

From the public sector perspective, economic development is an agency's ability or effort to seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing the local tax base. On November 16, 2016, the City along with M&M Realty Partners had a ground breaking ceremony for the Monterey Park Market Place project. The Market Place, which is located along the Pomona Freeway, will be the largest commercial shopping center ever developed in the community. Grading activities for the proposed shopping center have already commenced and the City anticipates that some of the commercial tenants will be open for business in 2018. Some of the leases that have been executed include well known national and regional tenants such as Home Depot, Costco, In-N-Out, Starbucks, and Chick-fil-A.

There has also been interest by the hotel industry in establishing four new hotels along the North Atlantic Boulevard corridor to meet the growing demand for visitor accommodations in the greater San Gabriel Valley area. The City has approved entitlement applications for the development of a Courtyard by Marriott, a Double Tree, Best Western Plus and a boutique hotel along the North Atlantic Boulevard corridor totaling 664 new hotel rooms. Currently, the construction plans for both the Courtyard by Marriott and the Double Tree hotels have both

been submitted for review. Lastly, 77 units of the 80 residential units under construction by Olson Company have been sold. The City anticipates that this residential development project will be sold out by the first quarter of 2017.

### Monterey Park's Midyear Budget Review

The total 2016-17 adopted City budget, excluding the budget for the Monterey Park Successor Agency, totals \$89.6 million. It is a conservative and prudent spending plan, with a long-term planning focus and performance measurement linkage. The original budget reflected salary adjustments for non-safety units, the mandated State minimum wage increases in January 2017 and a \$5.8 million budget for capital improvements. There were several approved budget amendments during the July through December period, including \$8.3 million for the Centralized Groundwater Treatment System, \$183,100 for Potrero Grande street and Langley restrooms improvements, and \$305,000 for firefighter MOU adjustments.

This Midyear Review incorporates the policy direction of the City Council for services and programs to address the needs of the community as identified during the first half of this fiscal year. After prioritizing many requests, staff is presenting the following budget amendment items listed in Table 1 for the City Council's approval. These requested items, totaled \$1,885,000 are proposed to be funded from the General Fund Capital Improvements Reserve (\$160,000), General Fund Unassigned Reserve (\$930,000), Water Fund (\$25,000), Sewer Fund (\$35,000), Refuse Fund (\$25,000), Shop Fund (\$10,000), and Technology Fund (\$700,000).

| Midyear Requested Items<br>(Table 1)           |                                                                                                                                    |                    |            |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------|
| Atlantic Light Pole Replacement                | Light poles on Atlantic Blvd. to be replaced to sustain strong winds                                                               | \$50,000           | GF         |
| Langley Restrooms                              | Add'l funds for required ADA structural work                                                                                       | 30,000             | GF         |
| City Yard Locker Room/Restrooms                | Addt'l funds for required ADA structural work                                                                                      | 10,000             | GF         |
|                                                |                                                                                                                                    | 10,000             | Sewer      |
|                                                |                                                                                                                                    | 10,000             | Shop       |
| Station 63 Vagabond Retaining Wall             | Slope stabilization and sidewalk repair                                                                                            | 70,000             | GF         |
| Utility Rates Study Consulting Services        | Utility rates consulting services for the City's Water, Refuse, and Sewer rates study and a possible Prop 218 process in mid-2017. | 25,000             | Water      |
|                                                |                                                                                                                                    | 25,000             | Refuse     |
|                                                |                                                                                                                                    | 25,000             | Sewer      |
| MOU Adjustments                                | Projected 2016-2017 MOU adjustments for POA, Police Captain, Police Mid-Management, Fire Division Chief bargaining units           | 430,000            | GF         |
| Workers' Compensation Supplement               | Required transfer from GF Unassigned Reserve to Workers' Compensation Fund to supplement deficit positions                         | 500,000            | GF         |
| New Financial System & Server (1)              | Projected Software and Hardware costs for a new finance system and server upgrades                                                 | 700,000            | Technology |
| <b>Total Midyear Budget Amendment Requests</b> |                                                                                                                                    | <b>\$1,885,000</b> |            |

(1) Final contract costs will be presented for Council's approval in March.



In preparing for the 2017-2018 budget, the City continues striving to align expenses to key services, improve citywide infrastructure, and manage revenues. The City will be realistic with the cost to provide additional services, evaluate economic development opportunities and costs, and maintain our legal commitments.

## General Fund Midyear Overview

The General Fund's total adopted budget, including transfers, is \$40.6 million from which the City pays for services commonly associated with local government, specifically police and fire, library, parks, and public works services. The Midyear budget amendments reflect Council authorized and projected adjustments as well as two proposed reserve transfers. If the City Council approves the requested Midyear General Fund amendments and transfers, the final budget will be \$42.2 million for 2016-17.

## General Fund Revenues

The estimated net General Fund revenues, \$38.5 million, plus Council authorized a transfer from the General Fund reserve of \$2.5 million, total \$41 million for 2016-17. If the Council approves the proposed transfers from the General Fund Reserve, the final estimated total will be \$42.3 million. The recurring revenue estimates for 2017-18 are \$40.2 million, plus the 2nd year transfer of \$2.5 million for the Fire Station 62 construction. Table 2 below is a summary of General Fund revenues. The City assumes further growth in property and sales taxes, which account for an average of 55% of the net General Fund revenues, in comparison to 2016-17. The Property tax revenue continues to reflect the ABx1 26 residual property tax distributions from the County.

### General Fund Revenues

(Table 2)

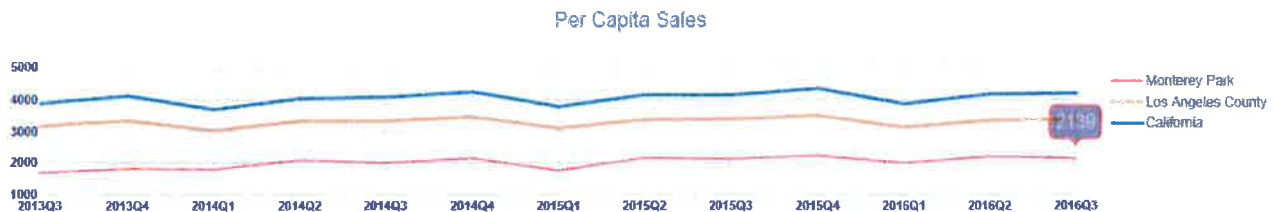
| (Amounts in 000s)                   | 2016-2017<br>Originally<br>Approved | 2016-2017<br>Estimated | 2017-2018<br>Projected |
|-------------------------------------|-------------------------------------|------------------------|------------------------|
| Property Tax                        | \$15,640                            | \$15,781               | \$16,271               |
| Sales Tax                           | 5,500                               | 5,800                  | 6,200                  |
| Utility Tax                         | 3,330                               | 3,250                  | 3,330                  |
| Other Taxes                         | 2,568                               | 2,540                  | 2,628                  |
| Licenses & Permits                  | 2,718                               | 2,390                  | 3,083                  |
| Service Charges                     | 5,591                               | 5,831                  | 5,794                  |
| Other Revenue                       | 2,554                               | 2,860                  | 2,915                  |
| Transfer-CIP Reserve for Station 62 | 2,500                               | 2,500                  | 2,500                  |
| Transfer-CIP Reserve (Midyear CIPs) |                                     | 160                    |                        |
| Transfer-Unassigned (MOUs, WC)      |                                     | 1,146                  |                        |
| <b>Total</b>                        | <b>\$40,401</b>                     | <b>\$42,258</b>        | <b>\$42,721</b>        |

**Property Tax** Property tax is calculated based on the assessed value. Proposition 13 limited property taxes to 1 percent of a property's value and restricted the annual increases on assessed values. The City continues to receive the property residual distributions from the Successor Agency and the amount is approximately \$900,000.

The housing market continued on solid footing for 2016, with sales for the full year nationwide on track to be the best in years. A 3.5 percent growth is projected for the City's property tax for 2017-18, with the majority of the increase coming from the Proposition 13 annual inflation

adjustment, which accounted for 38% of all growth experienced in the City, and properties transfer of ownership as the real estate market continues to remain positive.

**Sales Tax** Sales tax is the second major source of revenue for the City. The City's sales tax provides around 14 percent of the City general fund revenues, vs. on average, around 30 percent for all cities and counties in California. The City continues lacking behind in sales tax revenues comparison to per capital sales for the State and the LA County.



The estimated sales tax revenue for 2016-17 is above target. However, retail sales over the Internet continue to drain significant sales tax revenues from local coffers. As for 2017-18, the City assumes a 6 percent sales tax increase as the economy continues to recovery as well as a small amount of sales tax is expected from the Market Place project.

**Utility Tax** The City's utility tax rates are 3% for residential and 5.5% for commercial users. The tax is applied to the consumption of gas, telephone, and electric services. The utility tax revenue from telephone services continues to decrease. The UUT revenue is projected to remain flat for 2017-18.

**Other Taxes** This category consists of property transfer tax, franchise tax, and transient occupancy tax. The property transfer tax is the real estate transfer tax at a rate of \$1.10 per \$1,000 of value transferred. Cities and county share the tax equally. Franchise tax is imposed by the City on gas, electric, refuse companies, and cable television for the privilege of using City streets. Transient occupancy tax is imposed on occupants for privilege of occupying room(s) in hotel, motel, and inn in the City. The current tax rate is 12 percent and is conservatively projected to show a 6 percent increase for 2017-18 despite the new hotel developments.

**Licenses and Permits** The fees for licenses and permits are considered "regulatory." Business licenses are imposed for the privilege of conducting business within the City per Government Code §37101. For 2017-18, the City expects to have a 30% increase for construction permits due to major developments.

**Charge for Services** This category includes charges for fee-supported City services and includes: police and fire services, library and recreation services, plan check, inspection, engineering services, and zoning review. The projected revenue for 2016-17 is about \$5.8 million due to strong plan check fees from hotel projects. The City expects plan check fees continue to be a strong revenue performer because of the Market Place development. Total combined revenue for fees and charges is expected to be approximately \$5.8 million for fiscal year 2017-18.

The City's Cost Allocation Plan and Master Schedule of Fees and Charges serve as the basis for its service charges. The direct cost of providing the service as well as the indirect expenses of

providing the service must be taken into account to ensure the reasonableness in financing city operations and services.

**Other Revenues** This category includes investment earnings, rents, fines, and various miscellaneous revenue accounts. The City continues investing funds primarily in the Los Angeles County Treasury Pool and certificates of deposit. However, investment earnings are reduced by City-absorbed merchant service charges due to various online credit card services for consumers. Other Revenues in Refunds and Rebates category reflect mainly for various reimbursements from insurance companies and State mandate cost reimbursement programs.

### **General Fund Expenditures**

Throughout the fiscal year, the City Council may approve budget amendments that could not have been anticipated at the time the budget was adopted. The original adopted General Fund budget was \$40.6 million and the estimated net expenditures and transfers, including Council approved budget adjustments, are \$41.0 million. If the proposed one-time Midyear transfers are approved, the projected General Fund Budget would be \$42.0 million. Table 3 highlights the projected General Fund operating results, reflecting all approved supplemental and proposed Midyear amendments, for 2016-17.

#### **General Fund 2016-17 Projected Operating Results (Table 3)**

|                                                                                                    |                                          |
|----------------------------------------------------------------------------------------------------|------------------------------------------|
| <b>Net Revenues</b>                                                                                | <b>\$ 38,452,000</b>                     |
| <i>Authorized Transfer - GF CIP Reserve for Fire Station 62</i>                                    | <i>2,500,000</i>                         |
| <i>Proposed Transfer - GF Capital Improvements Reserve</i>                                         | <i>160,000</i>                           |
| <i>Proposed Transfer - GF Unassigned Reserve for Safety MOU<br/>and Workers' Compensation Fund</i> | <i><u>646,000</u><br/><u>500,000</u></i> |
| <b>Total Revenues and Transfers<sup>(1)</sup></b>                                                  | <b><u>42,258,000</u></b>                 |
| <br><b>Original Adopted Budget</b>                                                                 | <br><b>\$ 40,560,000</b>                 |
| <i>Council Approved CIP and Firefighter MOU</i>                                                    | <i>399,000</i>                           |
| <i>Pending Safety MOU Adjustments</i>                                                              | <i>430,000</i>                           |
| <i>Proposed Transfer for Capital Improvement Items</i>                                             | <i>160,000</i>                           |
| <i>Proposed Transfer to Supplement Workers' Comp Fund</i>                                          | <i><u>500,000</u></i>                    |
| <b>Total Budget with Amendments<sup>(2)</sup></b>                                                  | <b><u>42,049,000</u></b>                 |
| <br><b>Projected General Fund Excess <sup>(1)</sup> - <sup>(2)</sup></b>                           | <br><b><u>\$ 209,000</u></b>             |

The actual change to the fund balance cannot be determined until an audit is completed for fiscal year 2016-17. It is certain that if there is any excess General Fund budget, the excess amount will be put back into the General Fund Capital Improvement Reserve for future capital improvement projects.

## Proposed 2017-18 Budget

The projected expenditures and transfers for 2017-18 are \$42.7 million, an increase of 1.6 percent from the fiscal year 2016-17 adjusted budget. It reflects cost of living contingency labor expenditure for citywide MOUs, merit and CA minimum wage adjustments, operation cost adjustments, General Fund pension contributions, and the \$2.5 million General Fund CIP second-year transfer for the Fire Station 62 construction. Again, the City continues its conservative financial management practice to achieve a better fiscal result (Table 4).

### General Fund 2017-2018 Proposed Budget (Table 4)

|                                      |                      |
|--------------------------------------|----------------------|
| <i>Revenue and Transfer</i>          | <b>\$ 42,721,000</b> |
| <i>Expenditures and Transfer</i>     | <b>(42,702,000)</b>  |
| <i>Projected General Fund Excess</i> | <b>\$ 19,000</b>     |

Table 5 below displays the projected operational cost increases, which will be incorporated into the 2017-18 Proposed Budget.

### General Fund 2017-2018 Projected Expenditure Changes and Transfers (Table 5)

|                     |                                                                                                                                                                                                      |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Cost:</i>        | <i>(\$140,000), City Clerk</i>                                                                                                                                                                       |
| <i>Explanation:</i> | <i>Municipal election off-year</i>                                                                                                                                                                   |
| <i>Cost:</i>        | <i>\$1,480,000, Salaries</i>                                                                                                                                                                         |
| <i>Explanation:</i> | <i>MOU &amp; minimum wage adjustments – citywide</i>                                                                                                                                                 |
| <i>Cost:</i>        | <i>\$300,000, Salaries</i>                                                                                                                                                                           |
| <i>Explanation:</i> | <i>Merit and medical benefits - citywide</i>                                                                                                                                                         |
| <i>Cost:</i>        | <i>\$125,000, Supplies and Maintenance</i>                                                                                                                                                           |
| <i>Explanation:</i> | <i>3% increase in operating supplies and repairs &amp; maintenance services</i>                                                                                                                      |
| <i>Cost:</i>        | <i>\$50,000, Utilities</i>                                                                                                                                                                           |
| <i>Explanation:</i> | <i>3% increase in electricity, gas, and telephone services</i>                                                                                                                                       |
| <i>Cost:</i>        | <i>\$200,000, Contract and Professional Services</i>                                                                                                                                                 |
| <i>Explanation:</i> | <i>5% increase for service contracts per annual CPI adjustment</i>                                                                                                                                   |
| <i>Cost:</i>        | <i>\$227,000, Internal Service Funding</i>                                                                                                                                                           |
| <i>Explanation:</i> | <i>Operations and reserve to meet outstanding liabilities for the Workers' Compensation (+5%), Technology (+5%), Motor Pool (+3%), General Liability (+8%), and Separation Benefits (+2%) funds.</i> |
| <i>Cost:</i>        | <i>\$2,100,000, GF Pension Contribution</i>                                                                                                                                                          |
| <i>Explanation:</i> | <i>GF on-going pension cost supplements</i>                                                                                                                                                          |
| <i>Cost:</i>        | <i>\$2,500,000, 2nd Year GF CIP Transfer for Fire Station 62</i>                                                                                                                                     |
| <i>Explanation:</i> | <i>GF CIP Reserve for Station 62 construction</i>                                                                                                                                                    |

## **General Fund Balance**

The City follows the Governmental Accounting Standards Board (GASB) Statement No. 54 in reporting fund balances. At 6/30/2016, the total fund balance for the General Fund was \$23.3 million, which excluded nonspendable (\$742,000), restricted (\$78,799 Siemens proceeds), and carryover purchase orders (\$4.3 million for various GF funded capital projects). The unassigned fund balance represents General Fund funds that are available for any purpose. During July through December 2016, the Council authorized budget amendments for firefighter MOU adjustments and capital improvements for Langley restrooms and Potrero Grande street improvements. The General Fund reserves are projected as follows.

| <i>(Amounts in 000s)</i>        | <b>2015-2016<br/>Actual</b> | <b>2016-2017<br/>Projected</b> | <b>2017-2018<br/>Projected</b> |
|---------------------------------|-----------------------------|--------------------------------|--------------------------------|
| Unassigned - Operations         | \$ 4,554                    | \$ 3,408 <sup>(4)</sup>        | \$ 3,408                       |
| Assigned - Capital Improvements | 7,268                       | 4,608 <sup>(3)</sup>           | 2,128 <sup>(5)</sup>           |
| Assigned - EE Parking Lot       | 530                         | 530                            | 530                            |
| Committed - Economic Dev.       | 5,639 <sup>(2)</sup>        | 5,639                          | 5,639                          |
| Committed - Catastrophic Events | 2,340                       | 2,340                          | 2,340                          |
| Committed - Working Capital     | 3,000                       | 3,000                          | 3,000                          |
| <b>Total <sup>(1)</sup></b>     | <b>\$ 23,331</b>            | <b>\$ 19,525</b>               | <b>\$ 17,045</b>               |

- 1) *Total excludes nonspendable (\$742,000 loan to PSIF and Park Facility), restricted (\$78,799 Siemens proceeds), and carryover purchase orders (\$4.25 million).*
- 2) *The 2002 TI Bonds proceeds can only be used for street improvements at the Market Place project area.*
- 3) *Amount is decreased by \$2.5 million for the Fire Station 62 and \$160,000 for the anticipated 2016-17 Midyear CIP proposed items.*
- 4) *Amount is decreased by \$1,146,079 for Midyear proposed two transfers: Workers' Compensation, \$500,000 and Safety MOU implementations, \$646,079.*
- 5) *Amount is decreased by the 2nd year transfer of \$2.5 million for the Fire Station 62 construction.*

## **Other City Funding Sources**

While we are reviewing our General Fund fiscal condition at the mid-year, it is equally important to note various special revenue funds, internal service funds, and enterprise funds due to fiscal impacts. Analyzing and understanding broad other City's funding resources supports our decision criteria for allocations of resources among key public services.

## **Enterprise Funds**

The City has four Enterprise Funds: Water Operation, Water Treatment, Refuse, and Sewer. The City uses enterprise funds to provide a broad range of enterprise services, such as water supply, treatment and distribution, wastewater collection, and trash collection, disposal and recycling. All of these services are required to be in compliance with federal, state, and local regulations.



In October 2016, the City continued implementing new rates for water, sewer, and trash services. Revenue increases are being requested to make investments to improve water quality, comply with new water treatment and environmental regulations. Customer conservation and the drought have led to reduced sales revenue for the City's Water Funds. The City is not alone in seeing decreased water usage consumptions. From one perspective, the trend in reduced water usage can be viewed as a huge success in efforts to increase water efficiency; however, our water pricing is under the consumption-based rate system and the revenue inadequacy would have a significant negative impact on both the City's operations and infrastructure improvements. The current water revenues cannot sustain new infrastructure investments, higher depreciation, higher costs for purchased water, higher operating and maintenance costs, information technology, and laboratory costs.

The City imports water from the San Gabriel Valley Municipal Water District (SGVMWD). 2015-2016, the assessment charge was over \$1 million and this charge would have a 14% increase for 2016-17, and another 12% increase for 2017-18. In addition, each compound annual increase rate will result much higher assessment charges for the City.

The City reviews rates at least annually. During the annual financial statement audit for 2015-16, the City auditors noted that the full cost of water fund operations was not accurately reported due to the suspension of certain budgeted indirect cost charges. Those insufficient indirect cost charges were absorbed by the General Fund. The auditors strongly recommended that city management should record the indirect costs as planned since each enterprise fund must be reported in a full cost accounting and not be supplemented, specifically, by the City General Fund.

In many respects, enterprise functions, such as water, sewer, and trash services, are more analogous to private businesses than other governmental activities. Each fund must ensure that its fee structure is maintained at a level sufficient to meet on-going operating, debt service, and capital improvement costs. In addition, the City is required to maintain a reasonable reserve level for debt service covenant compliance. Staff will continue monitoring the funding development and report to the Council at our 2017-18 budget hearing. In the meantime, the City plans to hire a professional firm to evaluate the current utility rates in mid-2017.

### **Internal Service Funds**

The City maintains six distinct internal service funds to finance the operating costs and outstanding liabilities for workers' compensation, auto shop, technology, separation benefits, general liability, and post-employment medical benefits. Internal service funds are maintained through charges to departments, including the cost of the fixed assets used in providing the goods or services. Each participating City department is funded a non-discretionary line item appropriation in its cost center budget. Each year, cash flows for each of the internal service funds were examined to identify areas where fund balances could be used to help offset rate increases.

Any significant deficit in the internal service funds is an indication of those funds are not being charged their proportionate share of costs. This is the case of the City's Workers' Compensation Fund which has a \$2.5 million deficit net position. After completing the annual financial statement audit, the City's auditors urged the City to find ways to cure the negative position. Presenting a deficit is not consistent with the objectives of an Internal Service Fund in which



revenues should equal expenses. Therefore, staff is requesting a Midyear transfer of \$500,000 from the General Fund unassigned reserve to supplement the Workers' Compensation deficit position. Substantial increases or transfers in the future are unavoidable to bring the fund to a positive net position.

For 2017-18, internal service funds' charges are: Workers' Compensation (+5%), Motor Pool (+3%), Technology (+5%), Separation Benefits (+2%), General Liability (+8%), and Post-Employment Medical Benefits (no increase). Because of a strong cash position in the Separation Benefits Internal Service Fund, staff is, again, requesting a one-time fund transfer of \$500,000 to the General Liability Internal Service Fund to shore up its negative cash position due to several major claims. In addition, the Technology Fund is projected to result in minimum cash on hand after funding the replacement of the City's new financial system and server upgrades.

### **Retirement Fund**

The issue of public pensions includes a complex web of policy, fiscal and legal concerns. The Miscellaneous Plan's net investment income was drastically dropped from \$12.4 million in 2014 to \$436,000 in 2016, as well as the change in the plan funding level from 73.12% to 69.15%. The investment income for our Safety Plan was also dropped from \$21.0 million in 2014 to \$694,000 in 2016 and the funding level changed from 79.09% to 72.86%.

In December, the CalPERS Board voted to lower the discount rate from 7.5 percent to 7.0 percent over the next three years. The rate changes will be done incrementally in three years: 7.375% in FY2017-18; 7.25% in FY2018-19; 7.0% in FY2019-20. Lowering the discount rate means that the City pays higher contribution costs for its annual normal costs and unfunded actuarial liabilities. It is a certainty that the City's pension contribution rates will continue increasing significantly in the next five years. Table 6 below illustrates the projected cost impact for the first (7.375%) of the three new discount rates.

| CalPERS Pension Investment Return Rates Change Impact to the City<br>(Table 6)                                                          |                                                             |                                                                        |                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------|
| Plan                                                                                                                                    | Normal Cost<br>(1)<br>Normal Cost<br>Projected<br>Increases | Unfunded<br>Liabilities<br>(2)<br>Unfunded<br>Liabilities<br>Increases | Total<br>Additional<br>Pension Costs<br>2018-2019 |
| Miscellaneous                                                                                                                           | 255,000                                                     | 817,097                                                                | 1,072,097                                         |
| Safety                                                                                                                                  | 455,000                                                     | 971,350                                                                | 1,426,350                                         |
|                                                                                                                                         | <b>\$710,000</b>                                            | <b>\$1,788,447</b>                                                     | <b>\$2,498,447</b>                                |
| <i>(1) 1% to 3% of normal cost as a percent of payroll for the City's MISC Plan and a 2% to 5% increase for the City's Safety Plan.</i> |                                                             |                                                                        |                                                   |
| <i>(2) A 30 to 40 percent increase in the current unfunded accrued liability payments.</i>                                              |                                                             |                                                                        |                                                   |

Pension obligations are a long-term liability, and pension funding decisions should be viewed in the same light. The three-year reduction of the discount rate will definitively result in increased pension costs. As a result, the City needs now to plan for big contribution increases in order to ease its budgeting burden.

The City continues following the guidance of the City Council and implements unfunded liability reduction plans, including making a prepayment at the beginning of each fiscal year and using savings generated from the prepayment action to further pay down the unfunded liability. This one-time contribution to CalPERS reduces the City's unfunded liability and also saves the City the 7.5 percent interest that it is required to be paid on that liability. Aside from responsible budget planning, another option is to establish a "prefunding" account, considering a Section 115 trust, for pension rate stabilization to mitigate pension investment volatility.

Achieving sustainability is increasing overtime, especially that the pension reform starts gradually to take hold. More than 57 full-time employees are currently under the (PEPRA) new pension reform tier. More importantly, the City and all City employees work as partners to meet the funding challenges, which all full-time employees pay 100% of the employee contributions. Table 7 below depicts the projected annual collections as well as the required General Fund contributions for the next four years.

| <b>Retirement Fund</b><br>(Table 7) |                       |                       |                       |                       |                       |
|-------------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <i>(Amounts in 000s)</i>            | <u><b>2016-17</b></u> | <u><b>2017-18</b></u> | <u><b>2018-19</b></u> | <u><b>2019-20</b></u> | <u><b>2020-21</b></u> |
| <b>Beginning Fund Balance</b>       | \$ 1,503              | \$ 1,625              | \$ 1,220              | \$ (954)              | \$ (3,440)            |
| <b>Retirement Fund Rev</b>          | 6,826                 | 6,986                 | 7,196                 | 7,412                 | 7,634                 |
| <b>GF Contribution</b>              | 2,100                 | 2,100                 | 2,600                 | 3,500                 | 3,800                 |
| <b>Total Sources</b>                | 8,926                 | 9,086                 | 9,796                 | 10,912                | 11,434                |
| <b>Expenditures</b>                 | 8,804                 | 9,491                 | 11,970                | 13,400                | 14,718                |
| <b>Ending Fund Balance</b>          | 1,625                 | 1,220                 | (954)                 | (3,440)               | (6,724)               |
|                                     | =====                 | =====                 | =====                 | =====                 | =====                 |

*Note: Starting 2018-19, the City might require more GF contributions to cure the deficit retirement fund.*

### **Other Key Issues - Affordable Care Act Reporting Requirement**

To comply with IRS Sec. 6056, the City is required to file new health care information returns (1094-C) on or before February 29, 2017 for the 2016 calendar year and also must furnish employee statements (1095-C) to employees on or before February 1, 2017. Stiff penalty will be imposed if it's a non-compliance.

The City continues performing ACA reporting compliance to ensure minimum essential coverage be offered to the employee and his/her spouse and dependents. Staff has met the 2016 reporting compliance ahead of the required IRS deadlines.

## **In Closing**

Over the course of the past ten years, the nation experienced a tumultuous economic crisis. Ten years offered a painful lesson and some really good perspective. We learned that transparency and conservative fiscal management is the vital key to safeguard the City for future uncertainty.

Our City, as many local governments, is typically at the forefront in providing basic day-to-day services, such as enforcing the law, putting out fires, delivering clean water, safely disposing of sewage, promoting local businesses, and maintaining local roads. It matters for citizens to understand how the City is funded, and how well it is funded in order to carry out the City's mission and services to the community. While the City continues aggressively and proactively developing and implementing plans that will keep us fiscally responsive and as financially healthy as possible, we, the City Council and all City employees, are to jointly maintain discipline and focus on what is best for this community over the long term.

This Midyear Review sets the stage for our continuing efforts to prepare for the 2017-2018 Budget. The midyear projections offer an important glimpse of a balanced 2017-2018 budget, but the actual work on crafting the City's spending plan generally doesn't begin until all data is received in April. We continue to follow the Council's directions to remain fiscally responsible, which means having stable revenues to continue maintenance on City's roads and streets, rehabilitate much needed infrastructure, support local businesses, and promote economic developments.

Respectfully,

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

Ron Bow  
Interim City Manager

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                    | Acct              | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|--------------------------------|-------------------|---------------------|------------------------|----------------------------------|------------------------|
| <b><u>General Fund</u></b>     |                   |                     |                        |                                  |                        |
| <b>Property Taxes:</b>         |                   |                     |                        |                                  |                        |
| Current Secured                | 0010- 01010       | 13,431,357          | 14,210,000             | 14,310,000                       | 14,800,000             |
| Residual Property Tax Dist.    | 01015             | 1,467,574           | 900,000                | 900,000                          | 900,000                |
| Current Unsecured              | 01020             | 269,040             | 280,000                | 280,000                          | 280,000                |
| Homeowner Exemption            | 01030             | 55,458              | 62,000                 | 62,000                           | 62,000                 |
| Prior Year Secured             | 01110             | 163,582             | 125,000                | 166,000                          | 166,000                |
| Prior Year Unsecured           | 01120             | 33,316              | 20,000                 | 20,000                           | 20,000                 |
| Interest & Penalties           | 01200             | 31,093              | 43,000                 | 43,000                           | 43,000                 |
| <b>Total Property Taxes</b>    |                   | <b>15,451,422</b>   | <b>15,640,000</b>      | <b>15,781,000</b>                | <b>16,271,000</b>      |
| <b>Other Taxes:</b>            |                   |                     |                        |                                  |                        |
| Admission Tax                  | 01400             | 5,000               | 7,500                  | 5,000                            | 7,500                  |
| Sales Tax                      | 01500             | 6,427,211           | 5,500,000              | 5,800,000                        | 6,200,000              |
| Transient Tax                  | 01550             | 1,248,578           | 1,340,000              | 1,300,000                        | 1,380,000              |
| Franchise Tax                  | 01600             | 992,615             | 990,000                | 985,000                          | 990,000                |
| Transfer Tax                   | 01800             | 280,845             | 230,000                | 250,000                          | 250,000                |
| Utility Users Tax              | 01900             | 3,212,890           | 3,330,000              | 3,250,000                        | 3,300,000              |
| Vehicle In-lieu Tax            | 04410             | 25,041              |                        |                                  |                        |
| <b>Total Other Taxes</b>       |                   | <b>12,192,180</b>   | <b>11,397,500</b>      | <b>11,590,000</b>                | <b>12,127,500</b>      |
| <b>Licenses &amp; Permits:</b> |                   |                     |                        |                                  |                        |
| <b>Licenses:</b>               |                   |                     |                        |                                  |                        |
| Business Licenses              | 02010             | 1,052,086           | 1,100,000              | 1,100,000                        | 1,200,000              |
| Business Lic Processing Fees   | 02020             | 2,088               | 4,000                  | 3,700                            | 4,000                  |
| Tobacco Retailer Lic Fees      | 02025             | 1,760               | 1,600                  | 1,800                            | 1,800                  |
| Dog Licenses Regular           | 02410/02430       | 61,082              |                        |                                  |                        |
| Dog Licenses Altered           | 02420/02450/02460 | 35,783              |                        |                                  |                        |
| <b>Total Licenses</b>          |                   | <b>1,152,798</b>    | <b>1,105,600</b>       | <b>1,105,500</b>                 | <b>1,205,800</b>       |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                          | Acct        | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|--------------------------------------|-------------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Construction Permits:</b>         |             |                     |                        |                                  |                        |
| Building Permits                     | 02500       | 815,535             | 1,200,000              | 900,000                          | 1,400,000              |
| Electrical Permits                   | 02600       | 191,206             | 180,000                | 160,000                          | 200,000                |
| Plumbing Permits                     | 02700       | 108,283             | 110,000                | 100,000                          | 130,000                |
| Mechanical Permits                   | 02900       | 92,204              | 90,000                 | 80,000                           | 110,000                |
| <b>Total Construction Permits</b>    |             | <b>1,207,229</b>    | <b>1,580,000</b>       | <b>1,240,000</b>                 | <b>1,840,000</b>       |
| <b>Other Permits:</b>                |             |                     |                        |                                  |                        |
| Firework Permits                     | 03540       | 4,800               | 4,800                  | 4,800                            | 5,000                  |
| Yard Sale Permits                    | 03550       | 2,784               | 1,900                  | 2,800                            | 2,800                  |
| Misc Permits                         | 03590       | 55,731              | 22,000                 | 32,000                           | 25,000                 |
| Parking Permits                      | 03650       | 4,101               | 3,000                  | 3,000                            | 3,000                  |
| Banner Permits                       | 06290       | 1,453               | 800                    | 1,500                            | 1,800                  |
| <b>Total Other Permits</b>           |             | <b>68,869</b>       | <b>32,500</b>          | <b>44,100</b>                    | <b>37,600</b>          |
| <b>Total Licenses &amp; Permits</b>  |             | <b>2,428,896</b>    | <b>2,718,100</b>       | <b>2,389,600</b>                 | <b>3,083,400</b>       |
| <b>Fines:</b>                        |             |                     |                        |                                  |                        |
| Traffic Fines                        | 03580       | 237,248             | 230,000                | 230,000                          | 230,000                |
| Court Fines                          | 03600       | 3,401               | 20,000                 | 1,500                            | 5,000                  |
| Parking Fines                        | 03620/03630 | 402,728             | 420,000                | 380,000                          | 420,000                |
| <b>Total Court and Traffic Fines</b> |             | <b>643,378</b>      | <b>670,000</b>         | <b>611,500</b>                   | <b>655,000</b>         |
| <b>Use of Money &amp; Property:</b>  |             |                     |                        |                                  |                        |
| Interest Income                      | 03700/03750 | 514,509             | 400,000                | 500,000                          | 550,000                |
| Golf Course Rental                   | 03800       | 132,037             | 135,000                | 135,000                          | 135,000                |
| MetroPCS (3500 Ramona)               | 03870       | 27,099              | 41,699                 | 41,699                           | 41,699                 |
| T-Mobile Rental (Fire Station 3)     | 03880       | 35,205              | 32,804                 | 32,804                           | 32,804                 |
| AT&T Rental (Fire Station 3)         | 03890       | 31,848              | 32,804                 | 32,804                           | 32,804                 |
| T-Mobile Rental (Sierra Vista)       | 03930       | 40,317              | 41,326                 | 41,326                           | 41,326                 |
| Nextel Rental (Ramona Blvd.)         | 03940       | 492                 |                        |                                  |                        |
| Acosta Grower (Delta & Fox Sites)    | 03960       | 16,830              | 14,268                 | 11,000                           |                        |
| Specialty Restaurants                | 03970       | 230,629             | 180,000                | 230,000                          | 232,000                |
| Sublease Rent - SMSA (Pac Bell)      | 03980       | 10,161              | 11,460                 | 11,460                           | 11,460                 |



## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                       | Acct  | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|-----------------------------------|-------|---------------------|------------------------|----------------------------------|------------------------|
| Sublease Rent - Cox Communication | 03990 | 6,990               | 7,702                  | 7,702                            | 7,702                  |
| Total Use of Money & Property     |       | 1,046,119           | 897,063                | 1,043,795                        | 1,084,795              |

## Charges for Services:

## Police Services:

|                       |             |         |         |         |         |
|-----------------------|-------------|---------|---------|---------|---------|
| Witness Fees          | 03610       | 8,537   | 5,500   | 3,500   | 4,000   |
| Prisoner Housing      | 03640       | 83,484  | 60,000  | 75,000  | 75,000  |
| Vehicle Release       | 03670       | 64,586  | 66,000  | 62,000  | 66,000  |
| DUI Recovery          | 03680       | 47,266  | 52,000  | 45,000  | 48,000  |
| Fingerprint           | 06390/03710 | 16,094  | 17,000  | 12,000  | 13,500  |
| Correction Notices    | 03720       | 6,530   | 4,500   | 6,000   | 6,000   |
| Prisoner Booking Fees | 03730/03760 |         | 400     |         |         |
| Police Report         | 05990       | 5,201   | 3,600   | 3,800   | 3,800   |
| Burglar Alarm         | 06400       | 38,483  | 30,000  | 30,000  | 30,000  |
| Court Restitutions    | 06405       | 13      |         | 456     |         |
| Total Police Services |             | 270,194 | 239,000 | 237,756 | 246,300 |

## Fire Services:

|                                 |             |           |           |           |           |
|---------------------------------|-------------|-----------|-----------|-----------|-----------|
| Fire Report Copy                | 06050       | 510       | 400       | 500       | 500       |
| Fire Inspection                 | 06320       | 143,660   | 120,000   | 135,000   | 135,000   |
| Fire Plan Checks & Permits      | 06330/06340 | 144,662   | 150,000   | 142,000   | 145,000   |
| Fire Response/Admin Citation    | 06350/06240 | 7,829     | 8,300     | 15,000    | 15,000    |
| Business Fire Safety Inspection | 06370       | 52,862    | 40,000    | 48,000    | 48,000    |
| Ind Waste Permit/Inspection     | 06850       | 134,961   | 110,000   | 130,000   | 130,000   |
| Ambulance Subscription          | 07950       | 93,115    | 93,000    | 94,000    | 94,000    |
| Ambulance Transport             | 07960       | 1,066,395 | 1,050,000 | 1,050,000 | 1,060,000 |
| Total Fire Services             |             | 1,643,994 | 1,571,700 | 1,614,500 | 1,627,500 |

## Community Development:

|                                  |             |           |           |           |           |
|----------------------------------|-------------|-----------|-----------|-----------|-----------|
| Plan Check                       | 06100       | 1,002,262 | 1,200,000 | 1,400,000 | 1,200,000 |
| Comm Prop Insp                   | 06120       | 92,538    | 55,000    | 77,000    | 85,000    |
| Home Occup Insp                  | 06150/06160 | 16,732    | 16,000    | 16,000    | 16,000    |
| Zoning                           | 06200       | 105,014   | 80,000    | 50,000    | 60,000    |
| Admin Citation - Code Compliance | 06220/06130 | 30,229    | 35,000    | 20,000    | 30,000    |



## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                           | Acct        | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|---------------------------------------|-------------|---------------------|------------------------|----------------------------------|------------------------|
| Design Review                         | 06250       | 16,900              | 20,000                 | 20,000                           | 22,000                 |
| Special Inspection                    | 06450       | 4,504               | 3,200                  | 4,800                            | 5,000                  |
| Shopping Cart Plan Review             | 06451       |                     | 1,260                  |                                  | 1,260                  |
| Total Community Development Fees      |             | 1,268,179           | 1,410,460              | 1,587,800                        | 1,419,260              |
| Public Works Fees:                    |             |                     |                        |                                  |                        |
| Comm. Franchise in lieu fee           | 01610       | 131,283             | 142,000                | 130,000                          | 135,000                |
| Street Excavation                     | 02910       | 9,313               | 12,000                 | 12,000                           | 12,000                 |
| Sewer Permits                         | 02920       |                     | 236                    |                                  | 236                    |
| Driveway/Sidewalk                     | 02930       | 3,512               | 3,200                  | 3,000                            | 3,500                  |
| Housemoving Permits                   | 03520       | 3,288               | 1,800                  | 3,950                            | 3,000                  |
| Sale of Maps/Plans                    | 06000/06010 | 1,359               | 1,600                  | 500                              | 1,400                  |
| Newsrack Permits                      | 06710       |                     | 1,500                  |                                  | 1,000                  |
| Address Change                        | 06140       | 3,875               | 3,100                  | 3,100                            | 3,100                  |
| Admin Citation - Public Works         | 06230       | 400                 | 400                    | 400                              | 400                    |
| Engr Inspection                       | 06210/06300 | 40,467              | 55,000                 | 50,000                           | 60,000                 |
| Engr Plan Check                       | 06700       | 99,007              | 140,000                | 150,000                          | 150,000                |
| Rest Interceptor Inspect              | 06900       | 495                 |                        |                                  |                        |
| Soil Review                           | 06910       | 28,070              | 12,000                 | 20,000                           | 20,000                 |
| CNG Fuel Sales                        | 06940       | 13,562              | 12,000                 | 25,000                           | 25,000                 |
| Total Public Works Fees               |             | 334,631             | 384,836                | 397,950                          | 414,636                |
| Library Fees:                         |             |                     |                        |                                  |                        |
| Library Fines                         | 07410       | 19,871              | 20,000                 | 19,000                           | 20,000                 |
| Audio Visual                          | 07420       | 3,438               | 4,200                  | 4,000                            | 4,000                  |
| Lost Books                            | 07430       | 2,171               | 2,000                  | 1,800                            | 2,000                  |
| Misc Library Revenue                  | 07460       | 1,636               | 50                     | 50                               | 100                    |
| Card Replacement                      | 07480       | 2,004               | 2,000                  | 2,000                            | 2,000                  |
| Damaged Items                         | 07490       | 461                 | 500                    | 400                              | 500                    |
| Total Library Fees                    |             | 29,580              | 28,750                 | 27,250                           | 28,600                 |
| Recreation / Community Services Fees: |             |                     |                        |                                  |                        |
| Rec. Facilities / Service Clubhouse   | 04020       | 106,756             | 70,000                 | 115,000                          | 115,000                |
| Rec Registration                      | 06090       | 23,497              | 35,000                 | 19,000                           | 25,000                 |
| Picnic Reservation                    | 07050       | 30,756              | 25,000                 | 29,000                           | 26,000                 |
| Aquatics                              | 07090       | 29,885              | 26,000                 | 26,000                           | 26,000                 |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                                | Acct                                  | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|--------------------------------------------|---------------------------------------|---------------------|------------------------|----------------------------------|------------------------|
| Child Care                                 | 07150                                 | 188,008             | 178,000                | 180,000                          | 180,000                |
| Barnes Pool Admission                      | 07610                                 | 13,951              | 12,000                 | 13,200                           | 13,000                 |
| Elder Pool Admission                       | 07620                                 | 6,126               | 5,800                  | 8,200                            | 7,000                  |
| Swim Lessons                               | 07630                                 | 88,775              | 81,000                 | 84,000                           | 82,000                 |
| Barnes & Elder Pool Rental                 | 07640                                 | 54,442              | 45,000                 | 45,000                           | 45,000                 |
| Langley Activity                           | 08025                                 | 59,603              | 55,000                 | 51,000                           | 55,000                 |
| Rec Registration                           | 0159- 06090                           | 34,602              | 40,000                 | 35,000                           | 35,000                 |
| Summer Programs                            | 0159- 07010                           | 27,073              | 52,000                 | 33,000                           | 35,000                 |
| Fall Programs                              | 0159- 07020                           | 40,628              | 40,000                 | 40,000                           | 40,000                 |
| Winter Programs                            | 0159- 07030                           | 38,910              | 43,000                 | 40,000                           | 40,000                 |
| Spring Programs                            | 0159- 07040                           | 10,749              | 30,000                 | 25,000                           | 25,000                 |
| Adult Leagues                              | 0159- 07100                           | 17,352              | 7,800                  | 11,000                           | 11,000                 |
| Total Recreation / Community Services Fees |                                       | 771,113             | 745,600                | 754,400                          | 760,000                |
| Administrative Charges:                    |                                       |                     |                        |                                  |                        |
| From City Funds                            | 06020                                 | 1,150,000           | 1,208,000              | 1,208,000                        | 1,208,000              |
| Total Administrative Charges               |                                       | 1,150,000           | 1,208,000              | 1,208,000                        | 1,208,000              |
| Other Services:                            |                                       |                     |                        |                                  |                        |
| City Clerk Research/Public Record          | 06040                                 | 528                 | 500                    | 500                              | 500                    |
| Returned Check Fee                         | 08150                                 | 2,725               | 2,500                  | 2,500                            | 2,500                  |
| ELAC Special Event                         | 09210                                 | 12,783              |                        |                                  |                        |
| Total Other Services                       |                                       | 16,036              | 3,000                  | 3,000                            | 3,000                  |
| Total Charges for Services                 |                                       | 5,483,727           | 5,591,346              | 5,830,656                        | 5,707,296              |
| Other Revenue:                             |                                       |                     |                        |                                  |                        |
| Surplus Property Sale                      | 04000                                 | 2,506               | 15,000                 | 5,000                            | 5,000                  |
| Refunds/Rebates                            | 08100                                 | 501,010             | 350,000                | 250,000                          | 250,000                |
| Misc Revenue                               | 07530/08200/<br>09203/09200/<br>09202 | 366                 | 1,800                  | 200                              | 200                    |
| Street Maintenance - Water                 | 08155                                 | 900,000             | 950,000                | 950,000                          | 950,000                |
| Total Other Revenue                        |                                       | 1,403,882           | 1,316,800              | 1,205,200                        | 1,205,200              |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                         | Acct        | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|-------------------------------------|-------------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Total General Fund</b>           |             | <b>38,649,603</b>   | <b>38,230,809</b>      | <b>38,451,751</b>                | <b>40,134,191</b>      |
| <b><u>Special Revenue Funds</u></b> |             |                     |                        |                                  |                        |
| <b>Retirement Fund - 0012</b>       |             |                     |                        |                                  |                        |
| <b>Property Taxes:</b>              |             |                     |                        |                                  |                        |
| Current Secured                     | 01010       | 5,436,272           | 5,350,000              | 5,500,000                        | 5,638,000              |
| Pension Override                    | 01015       | 1,088,555           | 1,100,000              | 1,100,000                        | 1,122,000              |
| Current Unsecured                   | 01020       | 73,091              | 85,000                 | 75,000                           | 75,000                 |
| Homeowner Exemption                 | 01030       | 55,830              | 55,000                 | 55,000                           | 55,000                 |
| Prior Year Secured                  | 01110       | 116,283             | 67,000                 | 80,000                           | 80,000                 |
| Prior Year Unsecured                | 01120       | 4,333               | 5,000                  | 5,000                            | 5,000                  |
| Interest & Penalties                | 01200/03750 | 9,840               | 12,000                 | 11,000                           | 11,000                 |
| General Fund Supplement for Pension | 01300       | 2,200,000           | 2,100,000              | 2,100,000                        | 2,100,000              |
| <b>Total Retirement Fund</b>        |             | <b>8,984,204</b>    | <b>8,774,000</b>       | <b>8,926,000</b>                 | <b>9,086,000</b>       |
| <b>State Gas Tax Funds - 0022</b>   |             |                     |                        |                                  |                        |
| <b>Gas Tax:</b>                     |             |                     |                        |                                  |                        |
| Section 2103 (Prop 42 Replacement)  | 0022- 04530 | 318,815             | 146,383                | 150,514                          | 152,000                |
| Section 2105                        | 0022- 04540 | 348,453             | 387,600                | 355,000                          | 365,000                |
| Section 2106                        | 0022- 04500 | 209,149             | 194,000                | 214,000                          | 214,000                |
| Section 2107                        | 0022- 04510 | 453,733             | 538,300                | 538,279                          | 538,279                |
| Section 2107.5                      | 0022- 04520 | 7,500               | 7,500                  | 7,500                            | 7,500                  |
| Interest Income                     | 0022- 03700 | 13,937              | 7,300                  | 7,300                            | 7,300                  |
| SB 821 Bikeway                      | 0023- 05400 | 135,640             | 40,000                 | 40,000                           | 40,000                 |
| <b>Total Gas Tax Fund</b>           |             | <b>1,487,226</b>    | <b>1,321,083</b>       | <b>1,312,593</b>                 | <b>1,324,079</b>       |
| <b>Park Facility Fund - 0070</b>    |             |                     |                        |                                  |                        |
| Park Facilities Fees                | 09000       | 74,156              | 300,000                | 50,000                           | 100,000                |
| <b>Proposition A Fund - 0109</b>    |             |                     |                        |                                  |                        |
| Proposition A Local Return          | 05400       | 1,115,090           | 1,137,000              | 1,137,000                        | 1,137,000              |
| Proposition A Incentive Program     | 05430       | 109,161             | 110,000                | 110,000                          | 110,000                |
| Bus Fares/Tap Card                  | 07680       | 78,626              | 66,000                 | 66,000                           | 66,000                 |
| Langley Tap Card Sales              | 07685       | 33,088              | 45,000                 | 35,000                           | 35,000                 |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                         | Acct  | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|-------------------------------------|-------|---------------------|------------------------|----------------------------------|------------------------|
| Interest Income                     | 03700 | 16,715              | 9,000                  | 9,000                            | 9,000                  |
| Total Proposition A Fund            |       | 1,352,681           | 1,367,000              | 1,357,000                        | 1,357,000              |
| Measure R Fund - 0110               |       |                     |                        |                                  |                        |
| Measure R                           | 05400 | 694,123             | 707,000                | 707,000                          | 707,000                |
| Interest Income                     | 03700 | 9,844               | 4,500                  | 10,000                           | 10,000                 |
| Total Measure R                     |       | 703,967             | 711,500                | 717,000                          | 717,000                |
| Proposition C Fund - 0166           | 05400 | 926,711             | 940,000                | 940,000                          | 942,000                |
| Interest Income                     | 03700 | 6,270               | 5,000                  | 6,500                            | 7,000                  |
| Total Proposition C                 |       | 932,981             | 945,000                | 946,500                          | 949,000                |
| Asset Forfeiture Fund - 0160        |       |                     |                        |                                  |                        |
| Asset Forfeiture-Justice            | 03690 | 29,580              | 15,000                 | 15,000                           | 15,000                 |
| Interest Income                     | 03700 | 6,377               | 1,500                  | 5,000                            | 2,500                  |
| Asset Forfeiture-Treasury           | 03770 | 584,466             | 250,000                | 250,000                          | 250,000                |
| Asset Forfeiture-State              | 03780 | 46,364              | 15,000                 | 15,000                           | 15,000                 |
| Misc Revenues                       | 08100 |                     |                        |                                  |                        |
| Total Asset Forfeiture Fund         |       | 666,787             | 281,500                | 285,000                          | 282,500                |
| Business Improvement Fund - 0077    |       |                     |                        |                                  |                        |
| Business Improvement Fees           | 02110 | 67,303              | 68,000                 | 68,000                           | 71,400                 |
| Interest Income                     | 03700 | 1,356               | 300                    | 1,200                            | 1,000                  |
| Total Business Improvement          |       | 68,660              | 68,300                 | 69,200                           | 72,400                 |
| Air Quality Improvement Fund - 0165 |       |                     |                        |                                  |                        |
| Air Quality Allocation              | 05400 | 77,817              | 77,000                 | 80,000                           | 80,000                 |
| Interest Income                     | 03700 | 1,707               | 1,000                  | 1,500                            | 1,500                  |
| Total Air Quality Improvement       |       | 79,524              | 78,000                 | 81,500                           | 81,500                 |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                                   | Acct        | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|-----------------------------------------------|-------------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Maint. District -1972 Act - 0176</b>       |             |                     |                        |                                  |                        |
| Special Assessment                            | 01060       | 970,994             | 983,000                | 978,000                          | 983,000                |
| <b>Library Tax Fund - 0131</b>                |             |                     |                        |                                  |                        |
| Library Tax                                   | 01060       | 501,071             | 506,000                | 502,000                          | 503,000                |
| Interest Income                               | 03700       | 397                 | 300                    | 300                              | 300                    |
| Total Library Tax Fund                        |             | 501,468             | 506,300                | 502,300                          | 503,300                |
| <b>Public Safety Augmentation Fund - 0182</b> |             |                     |                        |                                  |                        |
| Sales Tax Public Safety Augmentation          | 01510       | 663,701             | 660,000                | 665,000                          | 670,000                |
| <b>Public Safety Impact Fund - 0071</b>       |             |                     |                        |                                  |                        |
| Public Safety Impact Fee                      | 03570/08100 | 434,091             | 450,000                | 300,000                          | 450,000                |
| Total Public Safety Impact Fee                |             | 434,091             | 450,000                | 300,000                          | 450,000                |
| <b>CERCLA Liability Fund - 0203</b>           |             |                     |                        |                                  |                        |
| CERCLA Fees                                   | 06950       | 131,246             | 133,000                | 131,000                          | 132,000                |
| Interest Income                               | 03700       | 4,136               | 3,000                  | 3,500                            | 4,000                  |
| Total CERCLA Liability                        |             | 135,382             | 136,000                | 134,500                          | 136,000                |
| <b>Housing Program Fund - 0880</b>            |             |                     |                        |                                  |                        |
| SERAF Payment                                 | 01017       |                     | 68,671                 | 137,342                          | 137,342                |
| Interest Income                               | 03700       | 7,681               |                        |                                  |                        |
| Rental Income-534 N. Chandler                 | 05455       | (456)               |                        |                                  |                        |
| Other Revenue                                 | 07530       | 395                 |                        |                                  |                        |
| Refunds and Rebates (Loan Payment)            | 08100       |                     |                        |                                  |                        |
| Total Housing Program Fund - 0880             |             | 7,621               | 68,671                 | 137,342                          | 137,342                |



## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                            | Acct              | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|----------------------------------------|-------------------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Grants Fund</b>                     |                   |                     |                        |                                  |                        |
| <b>Library Grants:</b>                 |                   |                     |                        |                                  |                        |
| Literacy and Civics Ed. Grant          | 0142- 05400       | 93,026              | 94,100                 | 94,100                           | 94,100                 |
| Cal Literacy Grant                     | 0163- 03700/05400 | 36,599              | 36,599                 | 36,599                           | 36,599                 |
| Literacy Trust Grant                   | 0445- 05400       | 778                 | 18,000                 | 18,000                           | 18,000                 |
| Library Broadband Proj Grant           | 0451- 05400       | 27,074              |                        |                                  |                        |
| Library Building Trust Grant           | 0411- 05400       |                     | 28,410                 | 28,410                           | 25,000                 |
| <b>Total Library Grants</b>            |                   | <b>157,477</b>      | <b>177,109</b>         | <b>177,109</b>                   | <b>173,699</b>         |
| <b>Recreation Grants:</b>              |                   |                     |                        |                                  |                        |
| Park Discretionary (Maint.)            | 0178- 05400       | 61,061              | 58,815                 | 58,815                           | 58,815                 |
| LA County Open Space Grant             | 0501- 05400       | 167,175             |                        |                                  |                        |
| LA Astronomical Society Grant          | 0502- 03700/05400 | 51                  |                        |                                  |                        |
| LA County Needs Assessment Grant       | 0503- 05400       | 2,500               |                        |                                  |                        |
| <b>Total Parks &amp; Rec Grants</b>    |                   | <b>230,787</b>      | <b>58,815</b>          | <b>58,815</b>                    | <b>58,815</b>          |
| <b>Police Grants:</b>                  |                   |                     |                        |                                  |                        |
| STC Grant                              | 0132- 05400       | 5,720               | 6,050                  | 6,050                            | 6,050                  |
| POST Grant                             | 0136- 04500       | 40,377              | 35,000                 | 35,000                           | 35,000                 |
| Interest Income                        | 0192- 03700       | 754                 |                        |                                  |                        |
| State - COPS                           | 0192- 05400       | 114,618             | 103,922                | 103,922                          | 104,000                |
| Bullet Proof Vest Grant                | 0229- 05400       | 4,976               | 4,365                  | 4,365                            | 4,000                  |
| AB109 Task Force Grant                 | 0306- 03700/05400 | 202,040             |                        |                                  |                        |
| Selective Traffic Enforcement Prog     | 0335- 05400       | 52,683              |                        |                                  |                        |
| Selective Traffic Enforcement Prog (2) | 0337- 05400       | 117,621             | 36,000                 | 36,000                           | 71,000                 |
| Selective Traffic Enforcement Prog (3) | 0338- 05400       |                     | 171,000                | 100,000                          | 71,000                 |
| <b>Total Police Grants</b>             |                   | <b>538,789</b>      | <b>356,337</b>         | <b>285,337</b>                   | <b>291,050</b>         |



## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                            | Acct                    | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|----------------------------------------|-------------------------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Engineering/Parks Grants:</b>       |                         |                     |                        |                                  |                        |
| Used Oil Recycling Grant               | 0184- 03700/05400       | 28,782              | 28,565                 | 28,565                           | 28,565                 |
| Beverage Container Recycling           | 0214- 03700/05400       | 16,988              | 16,487                 | 15,960                           | 15,960                 |
| Used Oil Competitive Grant (14/15)     | 0264- 05400             | 116,630             |                        |                                  |                        |
| Rubberized Pavement Grant              | 0421- 05400             |                     | 45,000                 | 45,000                           | 45,000                 |
| Tree Planting County Grant             | 0448- 05400             | 5,488               |                        |                                  |                        |
| <b>Total Engineering Grants</b>        |                         | <b>167,887</b>      | <b>90,052</b>          | <b>89,525</b>                    | <b>89,525</b>          |
| <b>Transportation Grants:</b>          |                         |                     |                        |                                  |                        |
| Surface Transportation Program (STP-L) | 0175- 05400             | 186                 | 182,646                | 182,646                          |                        |
| Air Quality Investment Program         | 0233- 03700/07680       | 735                 |                        |                                  |                        |
| Safetea-Lu                             | 0342- 05400             |                     |                        |                                  |                        |
| MTA Clean Fuel Bus Grant               | 0443- 05400             | 274,146             | 497,322                | 497,322                          |                        |
| CNG Fueling System Grant               | 0444- 05400             | 180,690             |                        |                                  |                        |
| MTA S. Garfield Transit Village Plan   | 0447- 05400             | 37,293              |                        |                                  |                        |
| CMAQ Bus Shelters Grant                | 0452- 05400             | 188,580             |                        |                                  |                        |
| CEC Fueling System Grant               | 0453- 05400             | 300,000             |                        |                                  |                        |
| Public Fleet Pilot Proj Grant          | 0455- 05400             | 10,000              |                        |                                  |                        |
| MTA Monterey Pass Bike Grant           | 0455- 05400             |                     |                        |                                  | 163,048                |
|                                        |                         | <b>991,631</b>      | <b>679,968</b>         | <b>679,968</b>                   | <b>163,048</b>         |
| <b>Water Grants:</b>                   |                         |                     |                        |                                  |                        |
| Integrated Regional Water Mgmt Grant   | 0510- 05400             |                     | 500,000                | 250,000                          | 3,630,000              |
|                                        |                         |                     | <b>500,000</b>         | <b>250,000</b>                   | <b>3,630,000</b>       |
| <b>Fire Grants:</b>                    |                         |                     |                        |                                  |                        |
| ELAC Instructional Serv Program        | 0349- 05400             | 56,100              | 40,000                 | 40,000                           | 40,000                 |
| Urban Area Security Initiative-2015    | 0464- 05400             |                     |                        |                                  |                        |
| Ground Emergency Medical Transport     | 0465- 05400             | 105,895             | 90,000                 | 90,000                           | 80,000                 |
| <b>Total Fire Grants</b>               |                         | <b>161,995</b>      | <b>130,000</b>         | <b>130,000</b>                   | <b>120,000</b>         |
| <b>HUD Grants:</b>                     |                         |                     |                        |                                  |                        |
| CDBG                                   | 0169- 05400             | 455,947             | 522,652                | 522,652                          | 500,000                |
| HOME Fund                              | 0152- 05400/            | 429,352             | 245,312                | 245,312                          | 246,000                |
|                                        | 03700/05450/52/53/54/55 | 35,215              |                        |                                  |                        |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                                | Acct        | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|--------------------------------------------|-------------|---------------------|------------------------|----------------------------------|------------------------|
| EDI Grant/Interest Income                  | 0211- 03700 | 4,005               | 3,000                  | 3,200                            | 3,500                  |
| <b>Total HUD Grants</b>                    |             | <b>924,519</b>      | <b>770,964</b>         | <b>771,164</b>                   | <b>749,500</b>         |
| <b>Other Special Grants (Trust Funds):</b> |             |                     |                        |                                  |                        |
| Maintenance Grant (0075)                   | 0344- 05400 | 71,221              | 75,000                 | 75,000                           | 75,000                 |
| Video Serv Franchise Trust (0075)          | 0351- 05400 |                     | 63,291                 | 63,291                           | 63,000                 |
| Gen Plan Review Trust                      | 0352- 05400 | 34,121              | 34,552                 | 34,552                           | 35,000                 |
| Passport Trust Grant (0075)                | 0415- 05400 |                     |                        |                                  |                        |
| Records Management Fee Trust (0075)        | 0442- 05400 | 27,759              | 15,839                 | 15,839                           | 16,000                 |
| <b>Total Other Special Grants</b>          |             | <b>133,101</b>      | <b>188,682</b>         | <b>188,682</b>                   | <b>189,000</b>         |
| <b>Total Grant Funds</b>                   |             | <b>3,306,186</b>    | <b>2,951,927</b>       | <b>2,630,600</b>                 | <b>5,464,637</b>       |
| <b>Total Special Revenue Funds</b>         |             | <b>20,369,631</b>   | <b>19,602,281</b>      | <b>19,092,535</b>                | <b>22,313,758</b>      |
| <b>Enterprise Funds</b>                    |             |                     |                        |                                  |                        |
| <b>Sewer Fund - 0042</b>                   |             |                     |                        |                                  |                        |
| Sewer Reconstruction Fee                   | 01000       | 1,785               | 1,785                  | 1,000                            | 1,000                  |
| Sewer Revenue                              | 05200       | 2,671,800           | 2,580,000              | 2,670,000                        | 2,750,000              |
| <b>Total Sewer Fund</b>                    |             | <b>2,673,585</b>    | <b>2,581,785</b>       | <b>2,671,000</b>                 | <b>2,751,000</b>       |
| <b>Refuse Fund - 0043</b>                  |             |                     |                        |                                  |                        |
| Refuse Charges                             | 05300/05350 | 6,605,332           | 7,100,000              | 6,600,000                        | 7,000,000              |
| Waste Mgmt Surcharge                       | 05360       | 348,399             | 365,000                | 350,000                          | 360,000                |
| Refunds & Rebates                          | 08100       | 872                 |                        |                                  |                        |
| <b>Total Refuse Fund</b>                   |             | <b>6,954,602</b>    | <b>7,465,000</b>       | <b>6,950,000</b>                 | <b>7,360,000</b>       |
| <b>Water Fund</b>                          |             |                     |                        |                                  |                        |
| <b>Water Operation Fund:</b>               |             |                     |                        |                                  |                        |
| Interest Income                            | 0092- 03750 | 657                 |                        |                                  |                        |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                               | Acct             | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|-------------------------------------------|------------------|---------------------|------------------------|----------------------------------|------------------------|
| Sales of Surplus Property                 | 0092- 04000      | 1,170               |                        | 7,000                            | 3,000                  |
| Water Sales                               | 0092- 07510      | 8,418,666           | 9,500,000              | 9,100,000                        | 9,600,000              |
| Connection Fee                            | 0092- 07550      | 97,507              | 120,000                | 80,000                           | 100,000                |
| Meter Installation                        | 0092- 07520      | 133,583             | 172,000                | 132,000                          | 170,000                |
| Other Revenue                             | 0092- 07530/7540 | 211,794             | 170,000                | 55,000                           | 55,000                 |
| Total Water Operation Fund                |                  | 8,863,377           | 9,962,000              | 9,374,000                        | 9,928,000              |
| Water Treatment Fund:                     |                  |                     |                        |                                  |                        |
| Water Treatment Surcharge                 | 0093- 07590      | 3,559,149           | 3,500,000              | 3,600,000                        | 3,900,000              |
| WQA EPA Settlement                        | 0093- 07575      | 1,599,252           | 1,000,000              | 1,400,000                        | 1,250,000              |
| Capital Fee                               | 0093- 07550      | 150                 |                        |                                  |                        |
| Total Water Treatment Fund                |                  | 5,158,551           | 4,500,000              | 5,000,000                        | 5,150,000              |
| Total Enterprise Funds                    |                  | 23,650,115          | 24,508,785             | 23,995,000                       | 25,189,000             |
| <u>Internal Services Funds</u>            |                  |                     |                        |                                  |                        |
| Auto Shop Fund - 0060                     |                  |                     |                        |                                  |                        |
| Refunds & Rebates                         | 08100/04000      | 3,948               |                        | 1,700                            | 2,000                  |
| Vehicle Charges                           | 08700            | 1,799,903           | 1,853,931              | 1,853,931                        | 1,905,973              |
| Total Shop Fund                           |                  | 1,803,851           | 1,853,931              | 1,855,631                        | 1,907,973              |
| Separation Benefits Fund - 0061           |                  |                     |                        |                                  |                        |
| Separation Charges                        | 07900            | 1,279,717           | 1,301,314              | 1,301,314                        | 1,332,451              |
| General Liability Fund - 0062             |                  |                     |                        |                                  |                        |
| Insurance Charges                         | 06020            | 1,553,333           | 1,641,600              | 1,641,600                        | 1,713,100              |
| Refunds & Rebates (Transfer - Separation) | 08100            | 500,000             | 800,000                | 800,000                          |                        |
|                                           |                  | 2,053,333           | 2,441,600              | 2,441,600                        | 1,713,100              |

## SUMMARY OF REVENUES AND TRANSFER-IN BY SOURCE

| Description                              | Acct  | Actual<br>2015-2016 | Estimated<br>2016-2017 | Estimated<br>Actual<br>2016-2017 | Estimated<br>2017-2018 |
|------------------------------------------|-------|---------------------|------------------------|----------------------------------|------------------------|
| <b>Technology Fund - 0063</b>            |       |                     |                        |                                  |                        |
| Technology Charges                       | 06020 | 171,250             | 176,388                | 176,388                          | 199,585                |
| <b>OPEB Internal Service Fund - 0064</b> |       |                     |                        |                                  |                        |
| OPEB set-aside                           | 06020 |                     | 950,000                | 950,000                          | 950,000                |
| <b>Workers' Compensation Fund - 0080</b> |       |                     |                        |                                  |                        |
| Insurance Charges                        | 07900 | 1,539,110           | 1,616,066              | 1,616,066                        | 1,696,525              |
| Transfer from Separation Benefits Fund   | 08100 | 11,335              | 500,000                | 500,000                          |                        |
| Transfer from GF Unassigned              | 08100 |                     | 500,000                | 500,000                          |                        |
|                                          |       | 1,550,445           | 2,616,066              | 2,616,066                        | 1,696,525              |
| <i>Total Internal Services Funds</i>     |       | 6,858,596           | 9,339,299              | 9,340,999                        | 7,799,634              |
| <b>Total City Funds</b>                  |       | 89,527,945          | 91,681,174             | 90,880,285                       | 95,436,583             |

**CITY OF MONTEREY PARK  
GENERAL FUND MIDYEAR EXPENDITURE & TRANSFER ANALYSIS**

| FISCAL YEAR 2016-2017                                   |                   |                        |                                  | FISCAL YEAR 2017-2018    |                          |                            |                                            |
|---------------------------------------------------------|-------------------|------------------------|----------------------------------|--------------------------|--------------------------|----------------------------|--------------------------------------------|
| DEPARTMENT                                              | Adopted Budget    | Amended                | Estimated Expenditures 2016-2017 | Amended Budget 2016-2017 | Changes                  | Estimated Budget 2017-2018 | FY 2017-2018 CHANGES                       |
| <b>Expenditure :</b>                                    |                   |                        |                                  |                          |                          |                            |                                            |
| 1100 General Govt.                                      | 94,153            |                        | 94,153                           | 94,153                   |                          | 94,153                     |                                            |
| 1201 City Manager                                       | 140,692           |                        | 140,692                          | 140,692                  |                          | 140,692                    |                                            |
| 1301 City Clerk                                         | 439,614           |                        | 439,614                          | 439,614                  | (140,000)                | 299,614                    | Election Off Year                          |
| 1400 Management Services                                | 1,031,978         |                        | 1,031,978                        | 1,031,978                |                          | 1,031,978                  |                                            |
| 1501 City Treasurer                                     | 17,750            |                        | 17,750                           | 17,750                   |                          | 17,750                     |                                            |
| 1601 City Attorney                                      | 270,000           |                        | 270,000                          | 270,000                  |                          | 270,000                    |                                            |
| 1700/2206 Community & Economic Develop                  | 1,681,343         |                        | 1,681,343                        | 1,681,343                |                          | 1,681,343                  |                                            |
| 1800 Human Resources/Risk Mgmt                          | 672,422           |                        | 672,422                          | 672,422                  |                          | 672,422                    |                                            |
| 3100 Police                                             | 13,500,724        |                        | 13,500,724                       | 13,500,724               |                          | 13,500,724                 |                                            |
| 3200 Fire                                               | 9,084,735         | 216,079 <sup>(1)</sup> | 9,300,814                        | 9,300,814                |                          | 9,300,814                  |                                            |
| 4200 Public Works                                       | 1,434,038         |                        | 1,434,038                        | 1,434,038                |                          | 1,434,038                  |                                            |
| 5001/02 Capital / Equipment                             | 3,353,894         | 183,100 <sup>(2)</sup> | 3,536,994                        | 3,536,994                | (3,000,000)              | 536,994                    | Remove 16-17 GF Reserve Transfers          |
| 5101/02 Liability / Post-Employment                     | 3,393,500         |                        | 3,393,500                        | 3,393,500                |                          | 3,393,500                  |                                            |
| 6000 Library                                            | 1,820,561         |                        | 1,820,561                        | 1,820,561                |                          | 1,820,561                  |                                            |
| 6500 Recreation & Community Serv                        | 3,624,930         |                        | 3,624,930                        | 3,624,930                |                          | 3,624,930                  |                                            |
| <u>Pending amendments (2016-17)</u>                     |                   |                        |                                  | 430,000 <sup>(3)</sup>   | 1,050,000 <sup>(6)</sup> | 1,480,000                  | MOU & Minimum Wage Adjustments             |
| Projected MOU Adjustments -                             |                   |                        |                                  |                          | 300,000                  | 300,000                    | Merit & Benefits Adjustments - Citywide    |
| Transfer from GF Unassigned                             |                   |                        |                                  |                          | 125,000                  | 125,000                    | Supplies, Insurance, & Maintenance, +3%    |
| Reserve for Safety Units                                |                   |                        |                                  | 430,000 <sup>(3)</sup>   | 50,000                   | 50,000                     | Utilities, + 3%                            |
|                                                         |                   |                        |                                  |                          | 200,000                  | 200,000                    | Contracted Services, + 5%                  |
|                                                         |                   |                        |                                  |                          | 5,000                    | 5,000                      | Technology/Communications, + 5%            |
|                                                         |                   |                        |                                  |                          | 32,000                   | 32,000                     | Motor Pool Charges, +3%                    |
|                                                         |                   |                        |                                  |                          | 20,000                   | 20,000                     | Separation Benefits, +2%                   |
|                                                         |                   |                        |                                  |                          | 70,000                   | 70,000                     | Workers' Compensation, + 5%                |
|                                                         |                   |                        |                                  |                          | 100,000                  | 100,000                    | General Liability                          |
| <b>Total Expenditures</b>                               | <b>40,560,334</b> | <b>829,179</b>         | <b>41,389,513</b>                | <b>41,389,513</b>        | <b>(1,188,000)</b>       | <b>40,201,513</b>          |                                            |
| Transfer from GF CIP Reserve                            |                   | 160,000 <sup>(4)</sup> | 160,000                          |                          | 2,500,000                | 2,500,000                  | Fire Station 62 Phase II Construction      |
| Transfer from GF Unassigned to supplement Workers' Comp |                   | 500,000 <sup>(5)</sup> | 500,000                          |                          |                          |                            |                                            |
| <b>Total Net Expenditures</b>                           | <b>40,560,334</b> | <b>1,489,179</b>       | <b>42,049,513</b>                | <b>41,389,513</b>        | <b>1,312,000</b>         | <b>42,701,513</b>          | Increased over 2016-17 Est. Net Exp: +1.6% |

<sup>(1)</sup> MOU adjustments for Firefighter bargaining unit

<sup>(2)</sup> Potrero Grande street and Langley restroom projects

<sup>(3)</sup> MOU Increases for other Safety Units for 2016-2017

<sup>(4)</sup> MidYear proposed capital improvement adjustments

<sup>(5)</sup> Transfer to supplement Workers' Compensation deficit position

<sup>(6)</sup> MOU Increases for citywide units for 2017-2018

## **Five-Year Financial Forecast**

The Five-Year Financial Forecast provides transparent financial analysis of each fund for information such as:

- the trend and prudent level of fund balances;
- a need to reduce service levels or increase revenues due to revenue shortfalls;
- a need to set aside moneys for making improvements and replacing capital facilities;
- the objectives relating to cost-recovery for enterprise funds (water, sewer, and refuse).

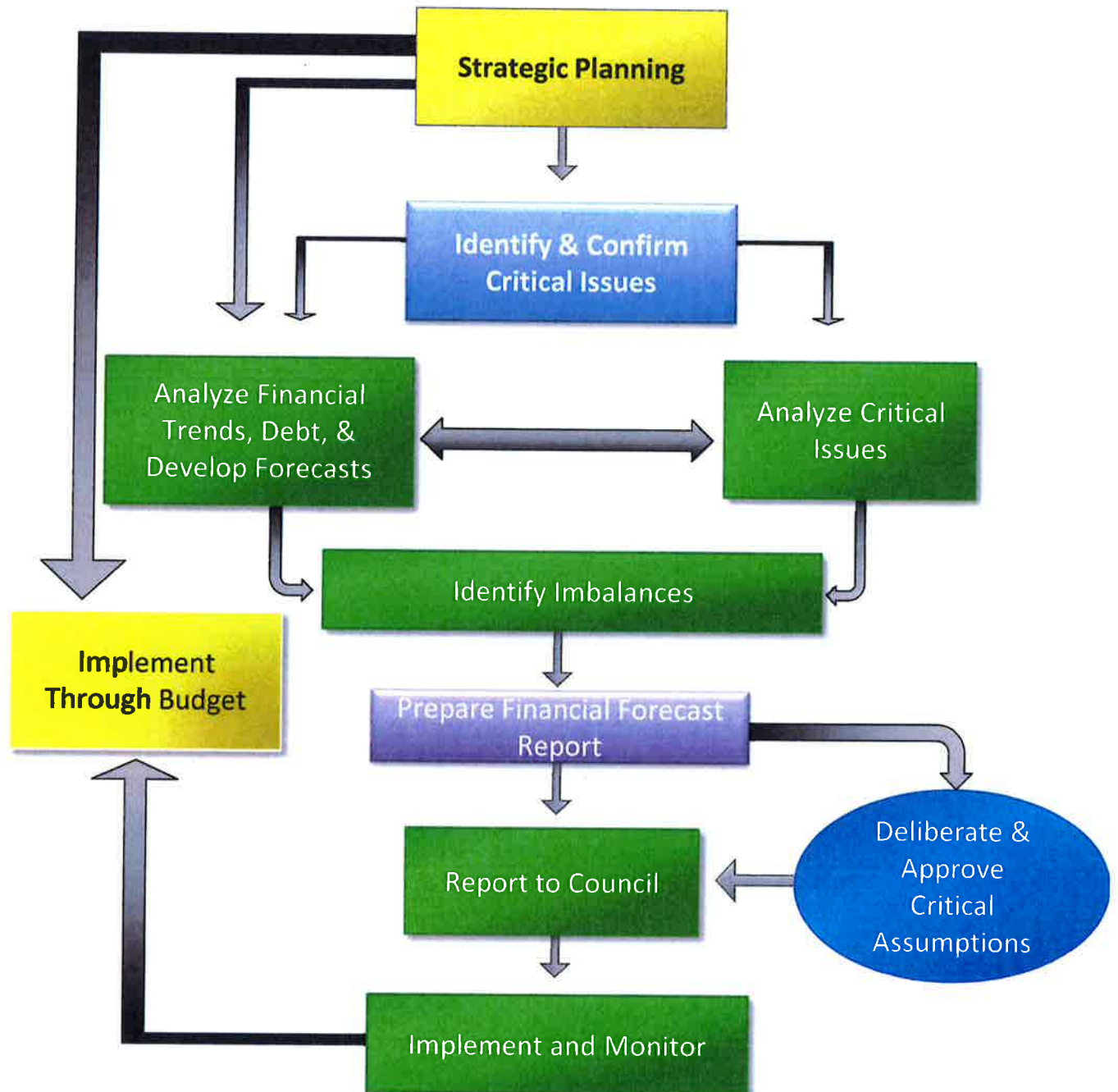
The City's Five-Year Financial Forecast helps the City consider the factors affecting the City's fiscal health. The Forecast also helps City Council, staff, and the community understand the long-term fiscal challenges and opportunities each fund faces, as well as possible advance warning of uncertainties which the community might encounter, thus guiding the City to -

- create a vision for the future,
- establish and update long-range goals and priorities,
- set the appropriate price of government services,
- hold staff accountable for this community.



# City of Monterey Park

## Long-Term Financial Forecast Process



**City of Monterey Park  
Five Years Financial Projection  
General Fund**

|                                      | Long-Term Projection |                     |                     |                     |                     | Notes |
|--------------------------------------|----------------------|---------------------|---------------------|---------------------|---------------------|-------|
|                                      | 2016-17              | 2017-18             | 2018-19             | 2019-20             | 2020-21             |       |
| <b>Beginning Fund Balance</b>        |                      |                     |                     |                     |                     |       |
| Unassigned                           | \$4,554,426          | \$3,408,347         | \$3,408,347         | \$3,408,347         | \$3,408,347         |       |
| Committed/Assigned                   | 13,879,558           | 11,427,875          | 11,447,053          | 10,964,332          | 9,445,406           | (16)  |
| <b>Revenues:</b>                     |                      |                     |                     |                     |                     |       |
| Property Taxes                       | 15,781,000           | 16,271,000          | 17,100,000          | 17,955,000          | 18,500,000          | (1)   |
| Sales Tax                            | 5,800,000            | 6,200,000           | 6,500,000           | 6,700,000           | 7,800,000           | (2)   |
| Utility Tax                          | 3,250,000            | 3,300,000           | 3,399,000           | 3,501,000           | 3,800,000           | (3)   |
| Other Taxes                          | 2,540,000            | 2,627,500           | 2,850,000           | 2,936,000           | 3,300,000           | (4)   |
| Licenses & Permits                   | 2,389,600            | 3,083,400           | 3,300,000           | 3,020,000           | 3,120,000           | (5)   |
| Charges for Services                 | 5,830,656            | 5,793,796           | 5,700,000           | 5,750,000           | 5,800,000           | (6)   |
| Fines                                | 611,500              | 655,000             | 668,000             | 681,000             | 695,000             | (4)   |
| Interest and Rental                  | 1,043,795            | 1,084,795           | 1,106,000           | 1,139,000           | 1,173,000           | (7)   |
| Other Revenue                        | 1,205,200            | 1,205,200           | 1,350,000           | 1,400,000           | 1,450,000           | (8)   |
| Transfer - CIP Reserve               | 2,500,000            | 2,500,000           |                     |                     |                     | (19)  |
| Transfer - CIP Reserve (Midyear)     | 160,000              |                     |                     |                     |                     |       |
| Transfer - Unassigned for WC         | 500,000              |                     |                     |                     |                     |       |
| Transfer - Unassigned for Safety MOU | 646,079              |                     |                     |                     |                     |       |
| <b>Total Revenues</b>                | <b>42,257,830</b>    | <b>42,720,691</b>   | <b>41,973,000</b>   | <b>43,082,000</b>   | <b>45,638,000</b>   |       |
| <b>Expenditures:</b>                 |                      |                     |                     |                     |                     |       |
| Salaries & Benefits                  | 25,668,094           | 27,018,094          | 27,828,637          | 28,663,496          | 29,523,401          | (9)   |
| Retiree Medical - OPEB               | 1,160,000            | 1,218,000           | 1,278,900           | 1,342,845           | 1,409,987           |       |
| Workers' Comp                        | 1,366,516            | 1,434,842           | 1,506,584           | 1,581,913           | 1,661,009           |       |
| Maintenance & Operation              | 3,071,662            | 2,859,912           | 2,960,000           | 3,064,000           | 3,171,000           | (10)  |
| Contracted Services                  | 2,015,010            | 2,215,000           | 2,293,000           | 2,373,000           | 2,456,000           | (11)  |
| Utilities                            | 923,694              | 974,000             | 1,003,000           | 1,033,000           | 1,064,000           | (12)  |
| Vehicle Operating                    | 1,070,284            | 1,102,000           | 1,135,060           | 1,169,112           | 1,204,185           | (13)  |
| Insurance                            | 170,072              | 173,000             | 176,000             | 180,000             | 184,000             | (14)  |
| Capital Projects                     | 1,036,994            | 500,000             | 1,050,000           | 1,050,000           | 1,050,000           |       |
| General Liability                    | 107,500              | 207,500             | 218,000             | 229,000             | 240,000             |       |
| Retirement Fund - GF Supplements     | 2,100,000            | 2,100,000           | 2,600,000           | 3,500,000           | 3,800,000           | (15)  |
| Economic Development Programs        | 107,300              | 300,000             | 300,000             | 300,000             | 300,000             | (17)  |
| Debt Service - Siemens               | 92,387               | 99,165              | 106,541             | 114,559             | 120,685             | (18)  |
| CIP Reserve - Fire Station 62        | 2,500,000            | 2,500,000           |                     |                     |                     | (19)  |
| CIP Reserve - Other CIPs (Midyear)   | 160,000              |                     |                     |                     |                     |       |
| Unassigned Transfer - Workers' Comp  | 500,000              |                     |                     |                     |                     |       |
| <b>Total Expenditures</b>            | <b>42,049,513</b>    | <b>42,701,513</b>   | <b>42,455,721</b>   | <b>44,600,925</b>   | <b>46,184,267</b>   |       |
| <b>Ending Fund Balance</b>           | <b>\$14,836,222</b>  | <b>\$14,855,400</b> | <b>\$14,372,679</b> | <b>\$12,853,753</b> | <b>\$12,307,486</b> |       |
| <b>Future Capital Projects:</b>      |                      |                     |                     | \$2,000,000         |                     | (20)  |

**City of Monterey Park  
Five Year Financial Projection  
General Fund  
Notes**

- (1) 3% growth (2% from reassessment and 1% from ownership transfer/new construction). Amounts include VLF backfill. Starting 2018-19, amount includes projected property tax generated by the Olson project.
- (2) Future year sales tax assumes a 3.0% annual inflationary growth. Additional sales taxes are conservatively projected from Market Place Shopping Center starting 2019-20.
- (3) 3% growth.
- (4) 3% growth with additional revenues for projected developments.
- (5) Estimated Construction permits adjusted by major developments, such as hotels and Market Place projects.
- (6) Projected future plan check fees are included conservatively: 2016-17 for Double Tree hotel and a small portion Market Place projects; 2017-18 for remaining Market Place and additional hotels.
- (7) 2% growth. Interest income increases based on projected market outlook.
- (8) Include the SB90 reimbursements from the State and various refunds.
- (9) Averaged 3% - 5% increases in salaries and benefits, including the CA minimum wage increases.
- (10) 4% increase in maintenance, supplies, equipment, and other operating costs, starting 2018-19.
- (11) Street sweeping costs are shared by Gas Tax and General Funds.
- (12) 3% increase in utilities.
- (13) 3% increase in vehicle operating and replacement.
- (14) 2% increase in insurance costs, including auto, earthquake, property, unemployment, and official bonds.
- (15) General Fund retirement contributions for pension costs.
- (16) Fund balance is classified per GASB Statement 54. "Others" include Committed per Council actions: Catastrophic Event \$2,340,000; Working Capital \$3,000,000; Assigned Capital Improvements \$7,268,491; EE Parking Lot \$529,511; Employee Parking Lot \$529,511; and Nonspendable \$741,556; excluded \$5,638,027 for Economic Development; \$78,799 for Siemens final payments, and Carryover Pos \$4,254,501.
- (17) Economic development budget is required since the RDA was dissolved.
- (18) Annual debt service payment for the Energy Efficiency Project from 9/23/2015 to 6/23/2030.
- (19) Fire Station 62 Replacement.
- (20) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park  
Five Years Financial Projection  
Retirement Fund**

|                                      | Long-Term Projection |                    |                    |                     |                      | Notes |
|--------------------------------------|----------------------|--------------------|--------------------|---------------------|----------------------|-------|
|                                      | 2016-17              | 2017-18            | 2018-19            | 2019-20             | 2020-21              |       |
| <b>Beginning Fund Balance</b>        | <b>\$1,503,307</b>   | <b>\$1,625,411</b> | <b>\$1,220,353</b> | <b>(\$953,467)</b>  | <b>(\$3,440,345)</b> |       |
| <b>Revenues:</b>                     |                      |                    |                    |                     |                      |       |
| Property Taxes                       | 6,826,000            | 6,986,000          | 7,196,000          | 7,412,000           | 7,634,000            | (1)   |
| GF Supplement                        | 2,100,000            | 2,100,000          | 2,600,000          | 3,500,000           | 3,800,000            | (2)   |
| <b>Total Revenues</b>                | <b>8,926,000</b>     | <b>9,086,000</b>   | <b>9,796,000</b>   | <b>10,912,000</b>   | <b>11,434,000</b>    |       |
| <b>Expenditures:</b>                 |                      |                    |                    |                     |                      |       |
| PERS                                 | 6,516,305            | 7,200,000          | 9,710,000          | 11,160,000          | 12,490,000           | (3)   |
| Mass. Mutual                         | 950,000              | 950,000            | 950,000            | 950,000             | 950,000              | (4)   |
| Actuarial Services                   | 45,000               | 80,000             | 80,000             | 90,000              | 110,000              | (5)   |
| Pension Obligation Bonds             | 1,292,590            | 1,261,058          | 1,229,820          | 1,198,878           | 1,168,230            | (6)   |
| <b>Total Expenditures</b>            | <b>8,803,895</b>     | <b>9,491,058</b>   | <b>11,969,820</b>  | <b>13,398,878</b>   | <b>14,718,230</b>    |       |
| <b>Ending Fund Balance</b>           | <b>\$1,625,411</b>   | <b>\$1,220,353</b> | <b>-\$953,467</b>  | <b>-\$3,440,345</b> | <b>-\$6,724,575</b>  |       |
| <b><u>PERS RATES:</u></b>            |                      |                    |                    |                     |                      |       |
| <b><u>Misc Retirement Plan</u></b>   | <b>2016-17</b>       | <b>2017-18</b>     | <b>2018-19</b>     | <b>2019-20</b>      | <b>2020-21</b>       |       |
| Employee Rate (EE Pays 8%)           | 8.000%               | 8.000%             | 8.000%             | 8.000%              | 8.000%               | (7)   |
| Employer Rate                        | 26.764%              | 28.700%            | 32.600%            | 35.860%             | 36.000%              | (8)   |
| <b><u>Safety Retirement Plan</u></b> |                      |                    |                    |                     |                      |       |
| Employee Rate (EE Pays 9%)           | 9.000%               | 9.000%             | 9.000%             | 9.000%              | 9.000%               | (7)   |
| Employer Rate                        | 34.545%              | 38.243%            | 44.000%            | 46.500%             | 48.000%              | (8)   |

**City of Monterey Park  
Five Year Financial Projection  
Retirement Fund  
Notes**

- (1) 2% growth is for the projection. The retirement tax rate is \$0.091175 per \$100 of assessed valuation. This is the maximum rate per AB13.**
- (2) General fund transfers to supplement pension costs.**
- (3) PERS costs base on PERS plans for Miscellaneous 2.7% @ 55 and Safety 3% @ 55. The costs are adjusted based on anticipated salary increases or decreases. New non-classic employees under the new pension reform laws: Miscellaneous 2%@62 and Safety 2%@57.**
- (4) Contributions to the Mass Mutual Retirement Plan per the actuarial valuation report as of 6/30/2015. Mass Mutual Plan is the City's retirement plan prior to the participation to the PERS system.**
- (5) Contracted actuarial services. Amount includes an additional contract cost for GASB68 and OPEB implementation.**
- (6) Annual debt service payment for Pension Obligation Bonds.**
- (7) Rates per PERS Actuarial Annual Report. Miscellaneous employees contribute an entire 8% and Safety employees pay 9%.**
- (8) Projected pension employer and employee contribution rates per 6/30/2014 CalPERS Annual Valuation Report. CalPERS voted to lower the discount rate from 7.5% to 7.0% over the next three years. The first round of three new rates for the City is 7.375%, effective July 1, 2018. The cost impact is to both normal costs and unfunded liabilities.**

**City of Monterey Park  
Five Years Financial Projection  
Gas Tax Fund**

|                                   | Long-Term Projection |                    |                    |                   |                    |            |
|-----------------------------------|----------------------|--------------------|--------------------|-------------------|--------------------|------------|
|                                   | 2016-17              | 2017-18            | 2018-19            | 2019-20           | 2020-21            | Notes      |
| <b>Beginning Fund Balance</b>     | <b>\$1,920,664</b>   | <b>\$1,659,416</b> | <b>\$1,281,495</b> | <b>\$343,595</b>  | <b>(\$28,505)</b>  |            |
| <b>Revenues:</b>                  |                      |                    |                    |                   |                    |            |
| State Gas Tax                     | 1,265,293            | 1,276,779          | 1,315,000          | 1,354,000         | 1,395,000          | (1)        |
| Bikeway (SB821)                   | 40,000               | 40,000             | 41,000             | 42,000            | 43,000             | (1)        |
| Interest Income                   | 7,300                | 7,300              | 6,500              | 6,000             | 5,000              |            |
| <b>Total Revenues</b>             | <b>1,312,593</b>     | <b>1,324,079</b>   | <b>1,362,500</b>   | <b>1,402,000</b>  | <b>1,443,000</b>   |            |
| <b>Expenditures:</b>              |                      |                    |                    |                   |                    |            |
| Salaries & Benefits               | 771,391              | 818,000            | 843,000            | 868,000           | 894,000            | (2)        |
| Maintenance & Operation           | 139,904              | 142,700            | 145,600            | 148,500           | 151,500            | (3)        |
| Street Cleaning (Gas Tax portion) | 340,500              | 351,000            | 362,000            | 373,000           | 384,000            | (4)        |
| Utilities                         | 14,615               | 15,100             | 15,600             | 16,100            | 16,600             | (5)        |
| Vehicle Operating                 | 291,431              | 300,200            | 309,200            | 318,500           | 328,100            | (6)        |
| Capital Projects                  | 16,000               | 75,000             | 625,000            | 50,000            | 50,000             | (7)        |
| <b>Total Expenditures</b>         | <b>1,573,841</b>     | <b>1,702,000</b>   | <b>2,300,400</b>   | <b>1,774,100</b>  | <b>1,824,200</b>   |            |
| <b>Ending Fund Balance</b>        | <b>\$1,659,416</b>   | <b>\$1,281,495</b> | <b>\$343,595</b>   | <b>(\$28,505)</b> | <b>(\$409,705)</b> |            |
| <b>Future Capital Projects:</b>   |                      |                    |                    | <b>\$225,000</b>  | <b>\$25,000</b>    | <b>(7)</b> |



**City of Monterey Park  
Five Year Financial Projection  
Gas Tax Fund  
Notes**

- (1) 3% growth in state gas tax funds.
- (2) 3% increase in salaries & benefits, starting 2018-19.
- (3) 2% increase in maintenance, supplies and other operating costs.
- (4) 3% increase in street sweeping services which are funded by Gas Tax Fund and General Fund.
- (5) 3% increase in utilities.
- (6) 3% increase in vehicle operating and replacement costs.
- (7) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park  
Five Years Financial Projection  
Park Facilities Fund**

|                                                 | Long-Term Projection |                    |                    |                    |                   | Notes      |
|-------------------------------------------------|----------------------|--------------------|--------------------|--------------------|-------------------|------------|
|                                                 | 2016-17              | 2017-18            | 2018-19            | 2019-20            | 2020-21           |            |
| <b>Beginning Fund Balance <sup>(1)</sup></b>    | <b>(\$128,893)</b>   | <b>(\$284,084)</b> | <b>(\$734,084)</b> | <b>(\$384,084)</b> | <b>(\$34,084)</b> |            |
| <b>Revenues:</b>                                |                      |                    |                    |                    |                   |            |
| <b>Park Facilities Fees</b>                     | <b>50,000</b>        | <b>100,000</b>     | <b>350,000</b>     | <b>350,000</b>     | <b>350,000</b>    | <b>(2)</b> |
| <b>Total Revenues</b>                           | <b>50,000</b>        | <b>100,000</b>     | <b>350,000</b>     | <b>350,000</b>     | <b>350,000</b>    |            |
| <b>Expenditures:</b>                            |                      |                    |                    |                    |                   |            |
| <b>Repay General Fund Loan Capital Projects</b> | <b>205,191</b>       | <b>550,000</b>     |                    |                    | <b>105,000</b>    | <b>(3)</b> |
| <b>Total Expenditures</b>                       | <b>205,191</b>       | <b>550,000</b>     | <b>0</b>           | <b>0</b>           | <b>105,000</b>    |            |
| <b>Ending Fund Balance</b>                      | <b>(\$284,084)</b>   | <b>(\$734,084)</b> | <b>(\$384,084)</b> | <b>(\$34,084)</b>  | <b>\$210,916</b>  |            |
| <b>Future Capital Projects:</b>                 |                      |                    | <b>\$600,000</b>   | <b>\$330,000</b>   | <b>\$350,000</b>  | <b>(3)</b> |

**City of Monterey Park  
Five Year Financial Projection  
Park Facilities Fund  
Notes**

- (1) GF loaned \$240,556 to Park Facilities for parks improvements. Repayment will be occurred when there are enough funds.**
- (2) Park Facilities Fee is revised, effective 8/16/2016.**
- (3) Source: Preliminary Five-Year Capital Improvement Program.**

**City of Monterey Park  
Five Years Financial Projection  
Proposition A Transit Fund**

|                                       | Long-Term Projection |                    |                    |                    |                    | Notes |
|---------------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|-------|
|                                       | 2016-17              | 2017-18            | 2018-19            | 2019-20            | 2020-21            |       |
| <b>Beginning Fund Balance</b>         | <b>\$2,467,288</b>   | <b>\$2,440,598</b> | <b>\$2,536,598</b> | <b>\$1,575,108</b> | <b>\$1,255,038</b> |       |
| <b>Revenues:</b>                      |                      |                    |                    |                    |                    |       |
| Proposition A                         | 1,137,000            | 1,137,000          | 1,160,000          | 1,183,000          | 1,207,000          | (1)   |
| Proposition A Incentive               | 110,000              | 110,000            | 110,000            | 110,000            | 110,000            | (2)   |
| Fares & MTA Tap Card Sales            | 101,000              | 101,000            | 102,010            | 103,030            | 104,060            |       |
| Interest Income                       | 9,000                | 9,000              | 9,400              | 8,700              | 7,500              |       |
| <b>Total Revenues</b>                 | <b>1,357,000</b>     | <b>1,357,000</b>   | <b>1,381,410</b>   | <b>1,404,730</b>   | <b>1,428,560</b>   |       |
| <b>Expenditures:</b>                  |                      |                    |                    |                    |                    |       |
| Salaries & Benefits                   | 471,352              | 500,000            | 515,000            | 530,000            | 546,000            | (3)   |
| Maintenance & Operation               | 14,749               | 15,000             | 15,300             | 15,600             | 15,900             | (4)   |
| Bus Shelter Maintenance               | 15,000               | 15,000             | 15,000             | 15,000             | 15,000             | (5)   |
| Utilities                             | 19,440               | 20,000             | 20,600             | 21,200             | 21,800             | (6)   |
| Allocated Costs / Insurance           | 216,000              | 222,000            | 229,000            | 236,000            | 243,000            | (7)   |
| MTA Bus Pass Subsidy                  | 47,000               | 47,000             | 47,000             | 47,000             | 47,000             |       |
| Motor Pools Charges                   | 115,799              | 119,000            | 123,000            | 127,000            | 131,000            | (8)   |
| Transit Bus Contract (Prop A portion) | 228,880              | 233,000            | 238,000            | 243,000            | 248,000            | (9)   |
| Bus Replacement                       |                      |                    | 300,000            | 400,000            | 400,000            | (10)  |
| Capital Projects                      | 255,470              | 90,000             | 840,000            | 90,000             | 90,000             |       |
| <b>Total Expenditures</b>             | <b>1,383,690</b>     | <b>1,261,000</b>   | <b>2,342,900</b>   | <b>1,724,800</b>   | <b>1,757,700</b>   |       |
| <b>Ending Fund Balance</b>            | <b>\$2,440,598</b>   | <b>\$2,536,598</b> | <b>\$1,575,108</b> | <b>\$1,255,038</b> | <b>\$925,898</b>   |       |
| <b>Future Capital Projects:</b>       |                      |                    |                    |                    |                    |       |

**City of Monterey Park  
Five Year Financial Projection  
Proposition A Transit Fund  
Notes**

- (1) 2% increase in Proposition A sales tax allocations.**
- (2) Incentive grants from MTA for ridership information reporting.**
- (3) 3% increase in salaries & benefits.**
- (4) 2% increase in maintenance, supplies and other operating costs.**
- (5) 3% increase for bus shelter maintenance.**
- (6) 3% increase in utilities.**
- (7) 3% increase in the administrative support and liability insurance provided by the City.**
- (8) 3% increase in Motor Pools Charges.**
- (9) 2% increase for Spirit Buses services.**
- (10) In 2016-17, three buses are scheduled for replacement with MTA bus grant of \$497,000 and the City Prop A matching portion of \$175,000.**

**City of Monterey Park  
Five Years Financial Projection  
Measure R Fund**

|                                 | Long-Term Projection |                  |                  |                  |                    | Notes      |
|---------------------------------|----------------------|------------------|------------------|------------------|--------------------|------------|
|                                 | 2016-17              | 2017-18          | 2018-19          | 2019-20          | 2020-21            |            |
| <b>Beginning Fund Balance</b>   | <b>\$1,397,955</b>   | <b>\$640,678</b> | <b>\$246,678</b> | <b>\$665,078</b> | <b>\$954,578</b>   |            |
| <b>Revenues:</b>                |                      |                  |                  |                  |                    |            |
| Measure R                       | 707,000              | 707,000          | 728,000          | 750,000          | 773,000            | (1)        |
| Interest Income                 | 10,000               | 10,000           | 5,400            | 5,500            | 5,500              |            |
| <b>Total Revenues</b>           | <b>717,000</b>       | <b>717,000</b>   | <b>733,400</b>   | <b>755,500</b>   | <b>778,500</b>     |            |
| <b>Expenditures:</b>            |                      |                  |                  |                  |                    |            |
| Salaries & Benefits             | 22,708               | 24,000           | 25,000           | 26,000           | 27,000             | (2)        |
| Road Repair Supplies            | 150,000              | 190,000          | 190,000          | 190,000          | 190,000            |            |
| Slurry Seal of Various Streets  |                      | 100,000          | 100,000          | 100,000          | 100,000            | (3)        |
| Sidewalk Reconstruction         |                      | 150,000          |                  | 150,000          |                    |            |
| Capital Projects                | 1,301,569            | 647,000          |                  |                  |                    |            |
| <b>Total Expenditures</b>       | <b>1,474,277</b>     | <b>1,111,000</b> | <b>315,000</b>   | <b>466,000</b>   | <b>317,000</b>     |            |
| <b>Ending Fund Balance</b>      | <b>\$640,678</b>     | <b>\$246,678</b> | <b>\$665,078</b> | <b>\$954,578</b> | <b>\$1,416,078</b> |            |
| <b>Future Capital Projects:</b> |                      | <b>\$162,602</b> | <b>\$639,398</b> | <b>\$785,000</b> | <b>\$560,000</b>   | <b>(4)</b> |



**City of Monterey Park  
Five Year Financial Projection  
Measure R Fund  
Notes**

- (1) 3% increase in Measure R funding.**
- (2) 3% increase in salaries & benefits.**
- (3) Slurry seal of various streets. Measure R funds can be used to supplement Prop A and C projects for all Street-related costs, including personnel costs.**
- (4) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Year Financial Projection  
Proposition C Transit Fund**

|                                              | Long-Term Projection |                  |                  |                  |                  | Notes      |
|----------------------------------------------|----------------------|------------------|------------------|------------------|------------------|------------|
|                                              | 2016-17              | 2017-18          | 2018-19          | 2019-20          | 2020-21          |            |
| <b>Beginning Fund Balance</b>                | <b>\$917,602</b>     | <b>\$772,482</b> | <b>\$705,482</b> | <b>\$436,482</b> | <b>\$65,282</b>  |            |
| <b>Revenues:</b>                             |                      |                  |                  |                  |                  |            |
| <b>Proposition C</b>                         | <b>940,000</b>       | <b>942,000</b>   | <b>961,000</b>   | <b>980,000</b>   | <b>1,050,000</b> | <b>(1)</b> |
| <b>Interest Income</b>                       | <b>6,500</b>         | <b>7,000</b>     | <b>4,000</b>     | <b>3,800</b>     | <b>2,800</b>     |            |
| <b>Total Revenues</b>                        | <b>946,500</b>       | <b>949,000</b>   | <b>965,000</b>   | <b>983,800</b>   | <b>1,052,800</b> |            |
| <b>Expenditures:</b>                         |                      |                  |                  |                  |                  |            |
| <b>Maintenance &amp; Operation</b>           | <b>26,900</b>        | <b>27,000</b>    | <b>28,000</b>    | <b>29,000</b>    | <b>30,000</b>    | <b>(2)</b> |
| <b>Transit Bus Contract (Prop C portion)</b> | <b>785,720</b>       | <b>809,000</b>   | <b>825,000</b>   | <b>842,000</b>   | <b>859,000</b>   | <b>(3)</b> |
| <b>Road Repair Supplies</b>                  |                      | <b>100,000</b>   | <b>100,000</b>   | <b>150,000</b>   | <b>150,000</b>   |            |
| <b>Metrolink Station JPA</b>                 | <b>29,000</b>        | <b>30,000</b>    | <b>31,000</b>    | <b>32,000</b>    | <b>33,000</b>    |            |
| <b>Capital Projects</b>                      | <b>250,000</b>       | <b>50,000</b>    | <b>250,000</b>   | <b>302,000</b>   |                  | <b>(4)</b> |
| <b>Total Expenditures</b>                    | <b>1,091,620</b>     | <b>1,016,000</b> | <b>1,234,000</b> | <b>1,355,000</b> | <b>1,072,000</b> |            |
| <b>Ending Fund Balance</b>                   | <b>\$772,482</b>     | <b>\$705,482</b> | <b>\$436,482</b> | <b>\$65,282</b>  | <b>\$46,082</b>  |            |

**Future Capital Projects:**

**City of Monterey Park  
Five Year Financial Projection  
Proposition C Transit Fund  
Notes**

- (1) 2% increase in Proposition C sales tax allocations, starting 2017-2018.**
- (2) 2% increase in maintenance, supplies and other operating costs.**
- (3) 2% increase for Spirit Buses services.**
- (4) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
Asset Forfeiture Fund**

|                                 | Long-Term Projection |                   |                   |                  |                  | Notes |
|---------------------------------|----------------------|-------------------|-------------------|------------------|------------------|-------|
|                                 | 2016-17              | 2017-18           | 2018-19           | 2019-20          | 2020-21          |       |
| <b>Beginning Fund Balance</b>   | <b>\$ 1,095,205</b>  | <b>\$ 720,339</b> | <b>\$ 734,635</b> | <b>\$ 17,131</b> | <b>\$ 18,577</b> |       |
| <b>Revenues:</b>                |                      |                   |                   |                  |                  |       |
| Asset Forfeiture Revenue        | 280,000              | 280,000           | 130,000           | 130,000          | 130,000          | (1)   |
| Interest Income                 | 5,000                | 2,500             | 1,200             | 1,150            | 1,100            |       |
| <b>Total Revenues</b>           | <b>285,000</b>       | <b>282,500</b>    | <b>131,200</b>    | <b>131,150</b>   | <b>131,100</b>   |       |
| <b>Expenditures:</b>            |                      |                   |                   |                  |                  |       |
| Salaries & Benefits             | 21,048               | 22,500            | 23,000            | 24,000           | 25,000           | (2)   |
| Maintenance & Operation         | 276,870              | 80,000            | 60,000            | 40,000           | 40,000           | (3)   |
| Police Vehicle Replacement      |                      |                   |                   |                  |                  |       |
| Debt Service                    | 61,948               | 65,704            | 65,704            | 65,704           | 65,704           | (4)   |
| Capital Projects                | 300,000              | 100,000           | 700,000           |                  |                  | (5)   |
| <b>Total Expenditures</b>       | <b>659,866</b>       | <b>268,204</b>    | <b>848,704</b>    | <b>129,704</b>   | <b>130,704</b>   |       |
| <b>Ending Fund Balance</b>      | <b>\$720,339</b>     | <b>\$734,635</b>  | <b>\$17,131</b>   | <b>\$18,577</b>  | <b>\$18,973</b>  |       |
| <b>Future Capital Projects:</b> |                      |                   |                   | <b>\$200,000</b> |                  | (5)   |

**City of Monterey Park  
Five Year Financial Projection  
Asset Forfeiture Fund  
Notes**

- (1) Asset forfeiture funds are distributed from the US Department of Justice and the Department of Treasury.**
- (2) 3% increase in salaries & benefits.**
- (3) 2% increase in maintenance, supplies and other operating costs.**
- (4) Annual debt service costs for the Police CAD/RMS/FMIS system - \$2 million, 15 years @ 5% interest rate. The lease period is from 6/2006 to 6/2021. Debt service payments are paid through Public Safety Impact Fee Fund, Asset Forfeiture Fund and the State COPS Grant funds. Starting 2016-17, GF will be included.**
- (5) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
Business Improvement Area #1 Fund**

|                                  | Long-Term Projection |                  |                  |                 |                 | Notes |
|----------------------------------|----------------------|------------------|------------------|-----------------|-----------------|-------|
|                                  | 2016-17              | 2017-18          | 2018-19          | 2019-20         | 2020-21         |       |
| <b>Beginning Fund Balance</b>    | <b>\$197,418</b>     | <b>\$155,218</b> | <b>\$127,618</b> | <b>\$99,818</b> | <b>\$72,968</b> |       |
| <b>Revenues:</b>                 |                      |                  |                  |                 |                 |       |
| <b>Business Improvement Fees</b> | <b>68,000</b>        | <b>71,400</b>    | <b>72,000</b>    | <b>73,000</b>   | <b>74,000</b>   | (1)   |
| <b>Interest Income</b>           | <b>1,200</b>         | <b>1,000</b>     | <b>200</b>       | <b>150</b>      | <b>50</b>       |       |
| <b>Total Revenues</b>            | <b>69,200</b>        | <b>72,400</b>    | <b>72,200</b>    | <b>73,150</b>   | <b>74,050</b>   |       |
| <b>Expenditures:</b>             |                      |                  |                  |                 |                 |       |
| <b>Professional Services</b>     | <b>111,400</b>       | <b>100,000</b>   | <b>100,000</b>   | <b>100,000</b>  | <b>100,000</b>  | (2)   |
| <b>Total Expenditures</b>        | <b>111,400</b>       | <b>100,000</b>   | <b>100,000</b>   | <b>100,000</b>  | <b>100,000</b>  |       |
| <b>Ending Fund Balance</b>       | <b>\$155,218</b>     | <b>\$127,618</b> | <b>\$99,818</b>  | <b>\$72,968</b> | <b>\$47,018</b> |       |



**City of Monterey Park  
Five Year Financial Projection  
Business Improvement Area #1 Fund  
Notes**

- (1) Revenues derived from assessment on businesses located within Business Improvement Area #1.**
- (2) Contracted services reflect downtown improvements.**

**City of Monterey Park  
Five Years Financial Projection  
Air Quality Improvement Fund**

|                                      | Long-Term Projection |                  |                  |                  |                 | Notes |
|--------------------------------------|----------------------|------------------|------------------|------------------|-----------------|-------|
|                                      | 2016-17              | 2017-18          | 2018-19          | 2019-20          | 2020-21         |       |
| <b>Beginning Fund Balance</b>        | <b>\$241,128</b>     | <b>\$194,256</b> | <b>\$116,312</b> | <b>\$116,118</b> | <b>\$14,724</b> |       |
| <b>Revenues:</b>                     |                      |                  |                  |                  |                 |       |
| <b>Air Quality Allocation</b>        | <b>80,000</b>        | <b>80,000</b>    | <b>81,000</b>    | <b>82,000</b>    | <b>83,000</b>   |       |
| <b>Interest Income</b>               | <b>1,500</b>         | <b>1,500</b>     | <b>350</b>       | <b>250</b>       | <b>250</b>      |       |
| <b>Total Revenues</b>                | <b>81,500</b>        | <b>81,500</b>    | <b>81,350</b>    | <b>82,250</b>    | <b>83,250</b>   |       |
| <b>Expenditures:</b>                 |                      |                  |                  |                  |                 |       |
| <b>Ridesharing Programs</b>          | <b>20,000</b>        | <b>22,000</b>    | <b>24,000</b>    | <b>26,000</b>    | <b>28,000</b>   |       |
| <b>Maintenance &amp; Operation</b>   | <b>5,000</b>         | <b>5,100</b>     | <b>5,200</b>     | <b>5,300</b>     | <b>5,400</b>    | (1)   |
| <b>Motor Vehicles-Passenger</b>      |                      | <b>80,000</b>    |                  | <b>100,000</b>   |                 |       |
| <b>Capital Projects</b>              |                      | <b>52,344</b>    | <b>52,344</b>    | <b>52,344</b>    | <b>53,000</b>   | (2)   |
| <b>CNG Fueling Compressor System</b> | <b>103,372</b>       |                  |                  |                  |                 | (2)   |
| <b>Total Expenditures</b>            | <b>128,372</b>       | <b>159,444</b>   | <b>81,544</b>    | <b>183,644</b>   | <b>86,400</b>   |       |
| <b>Ending Fund Balance</b>           | <b>\$194,256</b>     | <b>\$116,312</b> | <b>\$116,118</b> | <b>\$14,724</b>  | <b>\$11,574</b> |       |
| <b>Future Capital Projects:</b>      |                      |                  |                  |                  |                 | (2)   |

**City of Monterey Park  
Five Year Financial Projection  
Air Quality Improvement Fund  
Notes**

- (1) 2% increase in maintenance and operations (printing/duplicating; dues/memberships; rideshare awards).**
- (2) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
Maintenance Benefit Assessment District Fund**

|                                    | Long-Term Projection |                  |                 |                  |                  | Notes |
|------------------------------------|----------------------|------------------|-----------------|------------------|------------------|-------|
|                                    | 2016-17              | 2017-18          | 2018-19         | 2019-20          | 2020-21          |       |
| <b>Beginning Fund Balance</b>      | <b>\$34,135</b>      | <b>\$22,781</b>  | <b>\$281</b>    | <b>\$21,381</b>  | <b>\$134,081</b> |       |
| <b>Revenues:</b>                   |                      |                  |                 |                  |                  |       |
| <b>Special Assessment</b>          | <b>978,000</b>       | <b>983,000</b>   | <b>990,000</b>  | <b>1,150,000</b> | <b>1,250,000</b> | (1)   |
| <b>Total Revenues</b>              | <b>978,000</b>       | <b>983,000</b>   | <b>990,000</b>  | <b>1,150,000</b> | <b>1,250,000</b> |       |
| <b>Expenditures:</b>               |                      |                  |                 |                  |                  |       |
| <b>Salaries &amp; Benefits</b>     | <b>405,509</b>       | <b>405,000</b>   | <b>350,000</b>  | <b>400,000</b>   | <b>412,000</b>   | (2)   |
| <b>Maintenance &amp; Operation</b> | <b>18,150</b>        | <b>18,500</b>    | <b>18,900</b>   | <b>19,300</b>    | <b>19,700</b>    | (3)   |
| <b>Vehicle Operating</b>           | <b>55,670</b>        | <b>57,000</b>    | <b>59,000</b>   | <b>61,000</b>    | <b>63,000</b>    | (4)   |
| <b>Utilities</b>                   | <b>510,025</b>       | <b>525,000</b>   | <b>541,000</b>  | <b>557,000</b>   | <b>574,000</b>   | (5)   |
| <b>Capital Projects</b>            |                      |                  |                 |                  |                  | (6)   |
| <b>Total Expenditures</b>          | <b>989,354</b>       | <b>1,005,500</b> | <b>968,900</b>  | <b>1,037,300</b> | <b>1,068,700</b> |       |
| <b>Ending Fund Balance</b>         | <b>\$22,781</b>      | <b>\$281</b>     | <b>\$21,381</b> | <b>\$134,081</b> | <b>\$315,381</b> |       |
| <b>Future Capital Projects:</b>    |                      | <b>30,000</b>    | <b>41,000</b>   | <b>42,000</b>    | <b>53,000</b>    | (6)   |

**City of Monterey Park  
Five Year Financial Projection  
Maintenance Benefit Assessment District Fund  
Notes**

- (1) Increase in assessment charges due to parcel changes and new developments.
- (2) 3% increase in salaries & benefits. Any reduction reflects non-sufficient assessment revenues.
- (3) 2% increase in maintenance, supplies and other operating costs.
- (4) 3% increase in vehicle operating costs.
- (5) 3% increase in utilities.
- (6) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park  
Five Years Financial Projection  
Special Library Tax Fund**

|                                 | Long-Term Projection |                  |         |         |         | Notes |
|---------------------------------|----------------------|------------------|---------|---------|---------|-------|
|                                 | 2016-17              | 2017-18          | 2018-19 | 2019-20 | 2020-21 |       |
| <b>Beginning Fund Balance</b>   | <b>\$43,975</b>      | <b>(\$4,091)</b> |         |         |         |       |
| <b>Revenues:</b>                |                      |                  |         |         |         |       |
| Library Parcel Tax              | 502,000              | 503,000          |         |         |         | (1)   |
| Interest Income                 | 300                  | 300              |         |         |         |       |
| <b>Total Revenues</b>           | <b>502,300</b>       | <b>503,300</b>   |         |         |         |       |
| <b>Expenditures:</b>            |                      |                  |         |         |         |       |
| Salaries & Benefits             | 96,265               | 82,995           |         |         |         | (2)   |
| Maintenance & Operation         | 60,904               | 33,018           |         |         |         | (3)   |
| Debt Service                    | 383,197              | 383,196          |         |         |         | (4)   |
| Capital Purchases               |                      |                  |         |         |         | (5)   |
| Capital Purchases Carryover     |                      |                  |         |         |         | (5)   |
| Capital Project                 | 10,000               |                  |         |         |         |       |
| <b>Total Expenditures</b>       | <b>550,366</b>       | <b>499,209</b>   |         |         |         |       |
| <b>Ending Fund Balance</b>      | <b>(\$4,091)</b>     | <b>-</b>         |         |         |         |       |
| <b>Future Capital Projects:</b> |                      |                  |         |         |         | (5)   |

*\* FY 2017-18 (4/2018) is the final levy year for the Library Tax, Measure C collection. A new Library Tax Measure will be in place if voters approve the tax.*



**City of Monterey Park  
Five Year Financial Projection  
Special Library Tax Fund  
Notes**

- (1) Library tax rate, as approved by two-thirds voter approval of Measure C in the April 1998 election, is \$25 for each single-family parcel, \$50 for parcels having two residential units, \$75 for parcels having three or more residential units, and \$75 for parcels having a non-residential building. The final date for Library Tax levy is 4/2018.
- (2) 3% increase in salaries & benefits, deficits adjusted by using General Fund.
- (3) 2% increase in maintenance, supplies and other operating costs, deficits adjusted by using General Fund.
- (4) Annual debt service costs for the repayment of \$3.9 million library expansion construction financing, 13 years (2017-18) at 3.81%.
- (5) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park  
Five Years Financial Projection  
Public Safety Augmentation Fund**

|                                | Long-Term Projection |                |                |                |                | Notes      |
|--------------------------------|----------------------|----------------|----------------|----------------|----------------|------------|
|                                | 2016-17              | 2017-18        | 2018-19        | 2019-20        | 2020-21        |            |
| <b>Beginning Fund Balance</b>  | <b>\$0</b>           | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>     |            |
| <b>Revenues:</b>               |                      |                |                |                |                |            |
| <b>Safety Augmentation</b>     | <b>665,000</b>       | <b>670,000</b> | <b>683,000</b> | <b>697,000</b> | <b>711,000</b> | <b>(1)</b> |
| <b>Total Revenues</b>          | <b>665,000</b>       | <b>670,000</b> | <b>683,000</b> | <b>697,000</b> | <b>711,000</b> |            |
| <b>Expenditures:</b>           |                      |                |                |                |                |            |
| <b>Salaries &amp; Benefits</b> | <b>665,000</b>       | <b>670,000</b> | <b>683,000</b> | <b>697,000</b> | <b>711,000</b> | <b>(2)</b> |
| <b>Total Expenditures</b>      | <b>665,000</b>       | <b>670,000</b> | <b>683,000</b> | <b>697,000</b> | <b>711,000</b> |            |
| <b>Ending Fund Balance</b>     | <b>\$0</b>           | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>     | <b>\$0</b>     |            |

**City of Monterey Park  
Five Year Financial Projection  
Public Safety Augmentation Fund  
Notes**

- (1) 2% growth assumed for future year sales tax. Voter-approved Proposition 172 tax measure. An additional 1/2% of sales tax is allocated to local governments and the tax proceeds are restricted for public safety expenditures, 1/2 for Police and 1/2 for Fire.**
- (2) Personnel costs for Police and Fire Departments.**

**City of Monterey Park  
Five Years Financial Projection  
Public Safety Impact Fee Fund**

|                                              | Long-Term Projection |                    |                    |                   |                 |            |
|----------------------------------------------|----------------------|--------------------|--------------------|-------------------|-----------------|------------|
|                                              | 2016-17              | 2017-18            | 2018-19            | 2019-20           | 2020-21         | Notes      |
| <b>Beginning Fund Balance <sup>(1)</sup></b> | <b>(\$39,246)</b>    | <b>(\$576,017)</b> | <b>(\$325,517)</b> | <b>(\$30,517)</b> | <b>\$58,783</b> |            |
| <b>Revenues:</b>                             |                      |                    |                    |                   |                 |            |
| <b>Public Safety Impact Fees</b>             | <b>300,000</b>       | <b>450,000</b>     | <b>500,000</b>     | <b>500,000</b>    | <b>500,000</b>  | <b>(2)</b> |
| <b>Total Revenues</b>                        | <b>300,000</b>       | <b>450,000</b>     | <b>500,000</b>     | <b>500,000</b>    | <b>500,000</b>  |            |
| <b>Expenditures:</b>                         |                      |                    |                    |                   |                 |            |
| <b>Salaries &amp; Benefits</b>               | <b>142,059</b>       | <b>146,300</b>     | <b>150,700</b>     | <b>155,200</b>    | <b>159,900</b>  | <b>(3)</b> |
| <b>Maintenance &amp; Operation</b>           | <b>46,126</b>        | <b>47,000</b>      | <b>47,900</b>      | <b>48,900</b>     | <b>49,900</b>   | <b>(4)</b> |
| <b>Contracted Services</b>                   | <b>6,000</b>         | <b>6,200</b>       | <b>6,400</b>       | <b>6,600</b>      | <b>6,800</b>    | <b>(5)</b> |
| <b>Capital Purchases</b>                     |                      |                    |                    |                   |                 | <b>(7)</b> |
| <b>Capital Projects</b>                      | <b>642,586</b>       |                    |                    |                   |                 |            |
| <b>Payback General Fund Loan</b>             |                      |                    |                    | <b>200,000</b>    | <b>301,000</b>  | <b>(6)</b> |
| <b>Total Expenditures</b>                    | <b>836,771</b>       | <b>199,500</b>     | <b>205,000</b>     | <b>410,700</b>    | <b>517,600</b>  |            |
| <b>Ending Fund Balance</b>                   | <b>(\$576,017)</b>   | <b>(\$325,517)</b> | <b>(\$30,517)</b>  | <b>\$58,783</b>   | <b>\$41,183</b> |            |
| <b>Future Capital Projects:</b>              |                      | <b>400,000</b>     |                    |                   |                 | <b>(7)</b> |

**City of Monterey Park  
Five Year Financial Projection  
Public Safety Impact Fee Fund  
Notes**

- (1) General Fund loaned \$501,000 to PSIF for the purchase of 2000 S. Isabella property for Fire Station 62 expansion.**
- (2) Public Safety Impact Fee is revised effective 8/16/2016.**
- (3) 3% increase in salaries & benefits.**
- (4) 2% increase in maintenance, supplies and other operating costs.**
- (6) General Fund loaned \$501,000 to PSIF for the purchase of 2000 S. Isabella property for Fire Station 62 in November 2014.**
- (7) Source: Preliminary Five-year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
CERCLA Liability Fund**

|                                        | Long-Term Projection |                  |                  |                  |                  | Notes |
|----------------------------------------|----------------------|------------------|------------------|------------------|------------------|-------|
|                                        | 2016-17              | 2017-18          | 2018-19          | 2019-20          | 2020-21          |       |
| <b>Beginning Fund Balance</b>          | <b>\$584,570</b>     | <b>\$469,070</b> | <b>\$445,070</b> | <b>\$479,870</b> | <b>\$514,370</b> |       |
| <b>Revenues:</b>                       |                      |                  |                  |                  |                  |       |
| Environmental Liability Fees           | 131,000              | 132,000          | 133,000          | 133,000          | 133,000          | (1)   |
| Interest Income                        | 3,500                | 4,000            | 1,800            | 1,500            | 1,700            |       |
| <b>Total Revenues</b>                  | <b>134,500</b>       | <b>136,000</b>   | <b>134,800</b>   | <b>134,500</b>   | <b>134,700</b>   |       |
| <b>Expenditures:</b>                   |                      |                  |                  |                  |                  |       |
| Contribution to General Liability Fund | 250,000              | 160,000          | 100,000          | 100,000          | 100,000          | (2)   |
| <b>Total Expenditures</b>              | <b>250,000</b>       | <b>160,000</b>   | <b>100,000</b>   | <b>100,000</b>   | <b>100,000</b>   |       |
| <b>Ending Fund Balance</b>             | <b>\$469,070</b>     | <b>\$445,070</b> | <b>\$479,870</b> | <b>\$514,370</b> | <b>\$549,070</b> | (3)   |



**City of Monterey Park  
Five Year Financial Projection  
CERCLA Liability Fund  
Notes**

- (1) Charges to refuse haulers based on the tonnage of waste disposed.**
- (2) Interfund charges to General Liability Fund.**
- (3) Fund balance is reserved for potential environmental liability claims against the city.**

**City of Monterey Park  
Five Years Financial Projection  
Housing Fund**

|                                    | Long-Term Projection |                    |                    |                    |                    | Notes |
|------------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|-------|
|                                    | 2016-17              | 2017-18            | 2018-19            | 2019-20            | 2020-21            |       |
| <b>Beginning Fund Balance</b>      | <b>\$2,452,979</b>   | <b>\$2,530,321</b> | <b>\$2,547,663</b> | <b>\$2,561,405</b> | <b>\$2,571,447</b> |       |
| <b>Revenues:</b>                   |                      |                    |                    |                    |                    |       |
| <b>SERAF Repayment</b>             | <b>137,342</b>       | <b>137,342</b>     | <b>137,342</b>     | <b>137,342</b>     | <b>137,342</b>     | (1)   |
| <b>Total Revenues</b>              | <b>137,342</b>       | <b>137,342</b>     | <b>137,342</b>     | <b>137,342</b>     | <b>137,342</b>     |       |
| <b>Expenditures:</b>               |                      |                    |                    |                    |                    |       |
| <b>Maintenance &amp; Operation</b> |                      |                    |                    |                    |                    | (2)   |
| <b>Contract Services</b>           | <b>60,000</b>        | <b>120,000</b>     | <b>123,600</b>     | <b>127,300</b>     | <b>131,100</b>     | (3)   |
| <b>Total Expenditures</b>          | <b>60,000</b>        | <b>120,000</b>     | <b>123,600</b>     | <b>127,300</b>     | <b>131,100</b>     |       |
| <b>Ending Fund Balance</b>         | <b>\$2,530,321</b>   | <b>\$2,547,663</b> | <b>\$2,561,405</b> | <b>\$2,571,447</b> | <b>\$2,577,689</b> | (4)   |

**City of Monterey Park  
Five Year Financial Projection  
Housing Fund  
Notes**

- (1) SERAF and Housing Deferral loan repayments from the Successor Agency, starting ROPS 14-15A.**
- (2) 2% increase for operation & maintenance expenditures for housing activities.**
- (3) 3% increase for Contract Services, such as housing contractions and legal costs.**
- (4) Fund balances reserved for the City housing programs.**

**City of Monterey Park  
Five Years Financial Projection  
Water Utility Fund**

|                                              | Long-Term Projection |                     |                    |                      |                       | Notes       |
|----------------------------------------------|----------------------|---------------------|--------------------|----------------------|-----------------------|-------------|
|                                              | 2016-17              | 2017-18             | 2018-19            | 2019-20              | 2020-21               |             |
| <b>Beginning Unrestricted - Net Position</b> | <b>\$16,217,227</b>  | <b>\$12,343,797</b> | <b>\$5,190,645</b> | <b>(\$461,858)</b>   | <b>(\$6,405,146)</b>  |             |
| <b>Revenues:</b>                             |                      |                     |                    |                      |                       |             |
| Water Sales                                  | 9,100,000            | 9,600,000           | 10,560,000         | 11,616,000           | 12,156,000            | (1)         |
| Connection Fees                              | 80,000               | 100,000             | 103,000            | 106,000              | 109,000               |             |
| Meter Installation                           | 132,000              | 170,000             | 175,000            | 180,000              | 185,000               |             |
| Other Revenue                                | 55,000               | 55,000              | 170,000            | 170,000              | 170,000               |             |
| Treatment Surcharge                          | 3,600,000            | 3,900,000           | 4,017,000          | 4,138,000            | 4,262,000             | (2)         |
| Potential Responsible Parties Reimb.         | 1,400,000            | 1,250,000           | 900,000            | 900,000              | 900,000               |             |
| Sales of Surplus Property                    | 7,000                | 3,000               | 5,000              | 5,000                | 5,000                 |             |
| <b>Total Revenues</b>                        | <b>14,374,000</b>    | <b>15,078,000</b>   | <b>15,930,000</b>  | <b>17,115,000</b>    | <b>17,787,000</b>     |             |
| <b>Expenditures:</b>                         |                      |                     |                    |                      |                       |             |
| Water Administration                         | 7,609,114            | 8,000,000           | 8,240,000          | 8,487,000            | 8,742,000             | (3)         |
| Water Commercial                             | 692,587              | 750,000             | 772,000            | 794,000              | 817,000               | (4)         |
| Water Production                             | 2,170,438            | 2,300,000           | 2,369,000          | 2,440,100            | 2,513,300             | (5)         |
| Water Distribution                           | 1,361,143            | 1,402,000           | 1,444,000          | 1,487,000            | 1,532,000             | (6)         |
| Well #5 VOC                                  | 662,298              | 695,400             | 730,200            | 766,700              | 805,000               | (7)         |
| Well #12 VOC                                 | 845,682              | 888,000             | 932,400            | 979,000              | 1,028,000             | (8)         |
| Delta Perchlorate                            | 151,585              | 159,200             | 167,200            | 175,600              | 184,400               | (9)         |
| Wells #1,3,10 VOC                            | 497,405              | 522,300             | 548,400            | 575,800              | 604,600               | (10)        |
| Well #12 Dual Barrier                        | 458,436              | 481,400             | 505,500            | 530,800              | 557,300               | (11)        |
| Well #15                                     | 339,150              | 356,100             | 373,900            | 392,600              | 412,200               | (12)        |
| Well #5 Perchlorate                          | 29,521               | 31,000              | 32,600             | 34,200               | 35,900                | (13)        |
| Debt Service - Reservoirs                    | 114,054              | 113,817             | 113,573            | 113,318              | 113,053               | (14)        |
| Debt Service - Wells 5,6,1,3,10,&12          | 370,000              | 370,000             | 370,000            | 370,000              | 370,000               | (15)        |
| Debt Service - Siemens                       | 523,517              | 561,935             | 603,731            | 649,170              | 683,882               | (15)        |
| Water Assessment Charges                     | 1,007,500            | 1,200,000           | 1,260,000          | 1,323,000            | 1,389,200             |             |
| Capital Projects - Water Main                |                      |                     | 1,000,000          | 1,000,000            | 1,000,000             | (16)        |
| Capital Projects - Other                     | 165,000              | 3,050,000           | 700,000            | 1,400,000            | 575,000               |             |
| OPEB                                         | 300,000              | 400,000             | 470,000            | 540,000              | 610,000               |             |
| Transfer to GF for Street Repairs            | 950,000              | 950,000             | 950,000            | 1,000,000            | 1,000,000             |             |
| <b>Total Expenditures</b>                    | <b>18,247,430</b>    | <b>22,231,152</b>   | <b>21,582,503</b>  | <b>23,058,288</b>    | <b>22,972,835</b>     |             |
| <b>Ending Unrestricted - Net Position</b>    | <b>\$12,343,797</b>  | <b>\$5,190,645</b>  | <b>(\$461,858)</b> | <b>(\$6,405,146)</b> | <b>(\$11,590,981)</b> |             |
| <b>Future Capital Projects:</b>              | <b>4,170,000</b>     | <b>3,760,000</b>    | <b>13,075,000</b>  | <b>7,800,000</b>     | <b>200,000</b>        | <b>(17)</b> |

**City of Monterey Park  
Five Year Financial Projection  
Water Utility Fund  
Notes**

- (1) Starting 2015-16, amounts reflect water rate increases.
- (2) Water treatment surcharge on total water service fees.
- (3) 3% increase in Water Administration operation costs.
- (4) 3% increase in Water Commercial operation costs.
- (5) 3% increase in Water Production operation costs.
- (6) 3% increase in Water Distribution operation costs.
- (7) 5% increase in Well #5 VOC operation costs.
- (8) 5% increase in Well #12 VOC operation costs.
- (9) 5% increase in Delta Perchlorate operation costs.
- (10) 5% increase in Wells #1, 3, 10 VOC operation costs.
- (11) 5% increase in Well #12 Dual Barrier operation costs.
- (12) 5% increase in Well #15 operation costs.
- (13) 5% increase in Well #5 Perchlorate operation costs.
- (14) Debt Service payments include loans from the I-Bank La Loma / Highland Reservoirs. Additional other debt service payments are based on 5%, 20 years loans.
- (15) Debt service payments includes Siemens Energy Retrofit and treatment plants loans.
- (16) Cost charges to repair streets due to water main projects.
- (17) Source : Preliminary Five-year Capital Improvement program per the City's Water Master Plan. Amounts shown for future capital projects have not been included in fund balance calculation.

**City of Monterey Park  
Five Years Financial Projection  
Sewer Fund**

|                                              | Long-Term Projection |                    |                    |                    |                    | Notes |
|----------------------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|-------|
|                                              | 2016-17              | 2017-18            | 2018-19            | 2019-20            | 2020-21            |       |
| <b>Beginning Unrestricted - Net Position</b> | <b>\$3,423,289</b>   | <b>\$3,828,347</b> | <b>\$4,532,247</b> | <b>\$4,004,847</b> | <b>\$3,745,805</b> |       |
| <b>Revenues:</b>                             |                      |                    |                    |                    |                    |       |
| <b>Sewer Fees</b>                            | <b>2,670,000</b>     | <b>2,750,000</b>   | <b>2,888,000</b>   | <b>3,032,000</b>   | <b>3,184,000</b>   | (1)   |
| <b>Sewer Reconstruction Fee</b>              | <b>1,000</b>         | <b>1,000</b>       |                    |                    |                    |       |
| <b>Total Revenues</b>                        | <b>2,671,000</b>     | <b>2,751,000</b>   | <b>2,888,000</b>   | <b>3,032,000</b>   | <b>3,184,000</b>   |       |
| <b>Expenditures:</b>                         |                      |                    |                    |                    |                    |       |
| <b>Salaries &amp; Benefits</b>               | <b>749,023</b>       | <b>787,000</b>     | <b>811,000</b>     | <b>835,000</b>     | <b>860,000</b>     | (2)   |
| <b>Maintenance &amp; Operation</b>           | <b>461,001</b>       | <b>470,200</b>     | <b>479,600</b>     | <b>489,200</b>     | <b>499,000</b>     | (3)   |
| <b>Contracted Services</b>                   | <b>54,000</b>        | <b>56,000</b>      | <b>58,000</b>      | <b>60,000</b>      | <b>62,000</b>      | (4)   |
| <b>OPEB Set Aside</b>                        | <b>100,000</b>       | <b>110,000</b>     | <b>120,000</b>     | <b>130,000</b>     | <b>140,000</b>     |       |
| <b>Small Capital</b>                         |                      | <b>10,000</b>      | <b>11,000</b>      | <b>12,000</b>      | <b>13,000</b>      | (6)   |
| <b>Capital Projects</b>                      | <b>901,918</b>       | <b>613,900</b>     | <b>1,935,800</b>   | <b>1,764,842</b>   | <b>2,307,054</b>   | (6)   |
| <b>Total Expenditures</b>                    | <b>2,265,942</b>     | <b>2,047,100</b>   | <b>3,415,400</b>   | <b>3,291,042</b>   | <b>3,881,054</b>   |       |
| <b>Ending Unrestricted Net Position</b>      | <b>\$3,828,347</b>   | <b>\$4,532,247</b> | <b>\$4,004,847</b> | <b>\$3,745,805</b> | <b>\$3,048,751</b> | (5)   |
| <b>Future Capital Projects:</b>              |                      |                    |                    |                    |                    | (6)   |



**City of Monterey Park  
Five Year Financial Projection  
Sewer Fund  
Notes**

- (1) Amounts reflect Sewer service rate increases, starting 2015-2016.**
- (2) 3% increase in salaries & benefits. Additional 2 positions are funded for sewer rehabilitation projects.**
- (3) 2% increase in maintenance, supplies and other operating costs, including shared allocation for General Liability Claims.**
- (4) 3% increase in contracted services.**
- (5) Fund balance earmarked for sewer operations and capital improvements per the City's Sewer Master Plan.**
- (6) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
Refuse Fund**

|                                              | Long-Term Projection |                  |                    |                    |                    | Notes |
|----------------------------------------------|----------------------|------------------|--------------------|--------------------|--------------------|-------|
|                                              | 2016-17              | 2017-18          | 2018-19            | 2019-20            | 2020-21            |       |
| <b>Beginning Unrestricted - Net Position</b> | <b>\$420,596</b>     | <b>\$59,092</b>  | <b>\$784,292</b>   | <b>\$1,479,792</b> | <b>\$2,413,592</b> |       |
| <b>Revenues:</b>                             |                      |                  |                    |                    |                    |       |
| Refuse Fees                                  | 6,600,000            | 7,000,000        | 7,210,000          | 7,643,000          | 8,102,000          | (1)   |
| Waste Management Fees                        | 350,000              | 360,000          | 371,000            | 382,000            | 393,000            |       |
| <b>Total Revenues</b>                        | <b>6,950,000</b>     | <b>7,360,000</b> | <b>7,581,000</b>   | <b>8,025,000</b>   | <b>8,495,000</b>   |       |
| <b>Expenditures:</b>                         |                      |                  |                    |                    |                    |       |
| Salaries & Benefits                          | 1,234,083            | 1,320,000        | 1,360,000          | 1,401,000          | 1,443,000          | (2)   |
| Maintenance & Operation                      | 25,033               | 26,000           | 27,000             | 28,000             | 29,000             | (3)   |
| Waste Reduction-AB 939                       | 1,000                | 1,000            | 1,000              | 1,000              | 1,000              | (4)   |
| Refuse Pick-Up Contract                      | 5,038,800            | 4,200,000        | 4,326,000          | 4,456,000          | 4,590,000          | (4)   |
| Other Contracted Services                    | 131,700              | 136,000          | 140,000            | 144,000            | 148,000            | (5)   |
| Utilities                                    | 16,743               | 17,200           | 17,700             | 18,200             | 18,700             | (6)   |
| Allocated Costs                              | 449,600              | 463,000          | 477,000            | 491,000            | 506,000            | (7)   |
| Vehicle Operating                            | 6,365                | 6,600            | 6,800              | 7,000              | 7,200              | (8)   |
| NPDES                                        | 160,000              | 165,000          | 170,000            | 175,000            | 180,000            | (9)   |
| Capital Projects                             | 98,180               | 100,000          | 110,000            | 120,000            | 130,000            | (10)  |
| OPEB Set Aside                               | 150,000              | 200,000          | 250,000            | 250,000            | 300,000            |       |
| <b>Total Expenditures</b>                    | <b>7,311,504</b>     | <b>6,634,800</b> | <b>6,885,500</b>   | <b>7,091,200</b>   | <b>7,352,900</b>   |       |
| <b>Ending Unrestricted Net Position</b>      | <b>\$59,092</b>      | <b>\$784,292</b> | <b>\$1,479,792</b> | <b>\$2,413,592</b> | <b>\$3,555,692</b> |       |
| <b>Future Capital Projects:</b>              |                      |                  |                    |                    |                    | (10)  |

**City of Monterey Park  
Five Year Financial Projection  
Refuse Fund  
Notes**

- (1) Amounts reflect Refuse rate increases.**
- (2) 3% increase in salaries & benefits.**
- (3) 2% increase in maintenance, supplies and other operating costs.**
- (4) 3% increase in contracted services for waste reduction and monitoring, and refuse pick-up (does not include commercial refuse service pick-up contract). A new contract is negotiating for 7/2018.**
- (5) 3% increase in other contracted services, including legal fees, accounting and auditing, and data processing services.**
- (6) 3% increase in utilities.**
- (7) Administrative support provided by the City.**
- (8) 3% increase in vehicle operating costs.**
- (9) Federally Mandated National Pollutant Discharge Elimination System, estimated increase 3%.**
- (10) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
Auto Shop Fund**

|                                                        | Long-Term Projection |                    |                    |                  |                  | Notes |
|--------------------------------------------------------|----------------------|--------------------|--------------------|------------------|------------------|-------|
|                                                        | 2016-17              | 2017-18            | 2018-19            | 2019-20          | 2020-21          |       |
| <b>Beginning Unrestricted Net Position</b>             | <b>\$1,805,174</b>   | <b>\$1,436,614</b> | <b>\$1,002,112</b> | <b>\$615,366</b> | <b>\$275,734</b> |       |
| <b>Revenues:</b>                                       |                      |                    |                    |                  |                  |       |
| Interfund Charges                                      | 1,855,631            | 1,907,973          | 2,022,000          | 2,143,000        | 2,284,600        |       |
| <b>Total Revenues</b>                                  | <b>1,855,631</b>     | <b>1,907,973</b>   | <b>2,022,000</b>   | <b>2,143,000</b> | <b>2,284,600</b> |       |
| <b>Expenditures:</b>                                   |                      |                    |                    |                  |                  |       |
| Salaries & Benefits                                    | 444,607              | 500,000            | 515,000            | 530,000          | 546,000          | (1)   |
| Maintenance & Operation                                | 275,389              | 281,000            | 287,000            | 293,000          | 299,000          | (2)   |
| Contracted Services                                    | 75,000               | 77,000             | 79,000             | 81,000           | 83,000           | (3)   |
| Utilities                                              | 26,296               | 27,100             | 27,900             | 28,700           | 29,600           | (4)   |
| Insurance                                              | 216,000              | 220,000            | 224,000            | 228,000          | 233,000          | (5)   |
| Fuel                                                   | 400,000              | 412,000            | 424,000            | 437,000          | 450,000          | (6)   |
| Vehicle Leasing                                        | 37,000               | 43,000             | 49,000             | 56,000           | 64,000           | (7)   |
| Vehicle/Equipment Replacement                          | 662,500              | 682,375            | 702,846            | 723,932          | 745,650          | (8)   |
| Small Capitals                                         |                      | 100,000            | 100,000            | 105,000          | 110,000          |       |
| Capital Projects                                       | 87,399               |                    |                    |                  |                  | (9)   |
| <b>Total Expenditures</b>                              | <b>2,224,191</b>     | <b>2,342,475</b>   | <b>2,408,746</b>   | <b>2,482,632</b> | <b>2,560,250</b> |       |
| <b>Ending Unrestricted Net Position</b>                | <b>\$1,436,614</b>   | <b>\$1,002,112</b> | <b>\$615,366</b>   | <b>\$275,734</b> | <b>\$85</b>      |       |
| <b>Future Capital Projects</b>                         |                      | <b>\$600,000</b>   | <b>\$650,000</b>   | <b>\$650,000</b> |                  | (9)   |
| <b>Capital Assets, net of Accumulated Depreciation</b> | <b>\$834,904</b>     | <b>\$860,000</b>   | <b>\$885,800</b>   | <b>\$912,400</b> | <b>\$939,800</b> | (10)  |

**City of Monterey Park  
Five Year Financial Projection  
Auto Shop Fund  
Notes**

- (1) 3% increase in salaries & benefits.**
- (2) 2% increase in maintenance, supplies and other operating costs.**
- (3) 3% increase in contracted services.**
- (4) 3% increase in utilities.**
- (5) 2% increase in insurance costs.**
- (6) 3% increase in fuel.**
- (7) 15% increase in vehicle leasing.**
- (8) 3% increase in vehicle/equipment replacement.**
- (9) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**
- (10) Valuation of fixed assets based on historical costs. Estimated increase is 3% per year.**

**City of Monterey Park  
Five Years Financial Projection  
Separation Benefits Fund**

|                                                                     | Long-Term Projection |                    |                    |                    |                    | Notes |
|---------------------------------------------------------------------|----------------------|--------------------|--------------------|--------------------|--------------------|-------|
|                                                                     | 2016-17              | 2017-18            | 2018-19            | 2019-20            | 2020-21            |       |
| <b>Beginning Unrestricted Net Position</b>                          | <b>\$3,488,033</b>   | <b>\$2,487,922</b> | <b>\$2,290,373</b> | <b>\$2,039,373</b> | <b>\$1,761,373</b> |       |
| <b>Revenues:</b>                                                    |                      |                    |                    |                    |                    |       |
| Interfund Charges                                                   | 1,301,314            | 1,332,451          | 1,359,000          | 1,373,000          | 1,400,000          |       |
| <b>Total Revenues</b>                                               | <b>1,301,314</b>     | <b>1,332,451</b>   | <b>1,359,000</b>   | <b>1,373,000</b>   | <b>1,400,000</b>   |       |
| <b>Expenditures:</b>                                                |                      |                    |                    |                    |                    |       |
| Separation/Retirement                                               | 770,000              | 793,000            | 817,000            | 842,000            | 867,000            | (1)   |
| Fire Holiday Payout                                                 | 231,425              | 237,000            | 243,000            | 249,000            | 255,000            |       |
| Transfer to General Liability                                       | 1,300,000            | 500,000            | 550,000            | 560,000            | 600,000            |       |
| Transfer to Worker's Compensation                                   |                      |                    |                    |                    |                    |       |
| <b>Total Expenditures</b>                                           | <b>2,301,425</b>     | <b>1,530,000</b>   | <b>1,610,000</b>   | <b>1,651,000</b>   | <b>1,722,000</b>   |       |
| <b>Ending Unrestricted Net Position</b>                             | <b>\$2,487,922</b>   | <b>\$2,290,373</b> | <b>\$2,039,373</b> | <b>\$1,761,373</b> | <b>\$1,439,373</b> |       |
| <b>Outstanding Accrued Leave Liabilities<br/>Per 6/30/2016 CAFR</b> | <b>\$4,462,179</b>   | <b>\$4,574,000</b> | <b>\$4,688,000</b> | <b>\$4,805,000</b> | <b>\$4,925,000</b> | (2)   |



**City of Monterey Park  
Five Year Financial Projection  
Separation Benefits Fund  
Notes**

- (1) The payout of employee accumulated vacation, holiday and sick leave at separation. Estimated increase is 3% per year.
- (2) Liability related to accumulated vacation and sick leave hours at separation from City employment, estimated growth from additional hours and pay adjustments.

**City of Monterey Park  
Five Years Financial Projection  
General Liability Fund**

|                                          | Long-Term Projection |                     |                     |                     |                      | Notes |
|------------------------------------------|----------------------|---------------------|---------------------|---------------------|----------------------|-------|
|                                          | 2016-17              | 2017-18             | 2018-19             | 2019-20             | 2020-21              |       |
| <b>Beginning Unrestricted Net Assets</b> | \$296,209            | \$450,025           | (\$15,875)          | (\$475,875)         | (\$971,875)          |       |
| <b>Revenues:</b>                         |                      |                     |                     |                     |                      |       |
| Interfund Charges                        | 1,641,600            | 1,713,100           | 1,850,000           | 1,998,000           | 2,158,000            | (1)   |
| Transfer from Separation Benefits        | 800,000              | 500,000             | 550,000             | 560,000             | 600,000              |       |
| <b>Total Revenues</b>                    | <b>2,441,600</b>     | <b>2,213,100</b>    | <b>2,400,000</b>    | <b>2,558,000</b>    | <b>2,758,000</b>     |       |
| <b>Expenditures:</b>                     |                      |                     |                     |                     |                      |       |
| Salaries & Benefits                      | 57,784               | 60,000              | 62,000              | 64,000              | 66,000               | (2)   |
| Claims Administration                    | 50,000               | 52,000              | 54,000              | 56,000              | 58,000               | (3)   |
| Insurance Premium                        | 1,630,000            | 2,000,000           | 2,160,000           | 2,333,000           | 2,520,000            | (3)   |
| Legal Fees                               | 100,000              | 103,000             | 106,000             | 109,000             | 112,000              | (4)   |
| Claims Expenses                          | 450,000              | 464,000             | 478,000             | 492,000             | 507,000              | (4)   |
| <b>Total Expenditures</b>                | <b>2,287,784</b>     | <b>2,679,000</b>    | <b>2,860,000</b>    | <b>3,054,000</b>    | <b>3,263,000</b>     |       |
| <b>Ending Unrestricted Net Assets</b>    | <b>\$450,025</b>     | <b>(\$15,875)</b>   | <b>(\$475,875)</b>  | <b>(\$971,875)</b>  | <b>(\$1,476,875)</b> | (5)   |
| <b>Future Capital Projects</b>           |                      |                     |                     |                     |                      | (6)   |
| <b>Outstanding Liabilities :</b>         |                      |                     |                     |                     |                      |       |
| Per 6/30/2016 CAFR                       |                      |                     |                     |                     |                      |       |
| Non-Current Claims                       | \$1,910,076          | \$1,967,000         | \$2,026,000         | \$2,087,000         | \$2,150,000          | (7)   |
| Estimated Potential Major Claims         | 995,694              | 1,500,000           | 1,500,000           | 1,500,000           | 1,500,000            |       |
| <b>Total Claims Liabilities</b>          | <b>\$ 2,905,770</b>  | <b>\$ 3,467,000</b> | <b>\$ 3,526,000</b> | <b>\$ 3,587,000</b> | <b>\$ 3,650,000</b>  |       |

**City of Monterey Park  
Five Year Financial Projection  
General Liability Fund  
Notes**

- (1) **Interfund charges. 8% increase.**
- (2) **3% increase in salaries & benefits.**
- (3) **3% increase in claim administration services and 8% insurance premium.**
- (4) **3% increase in legal fees and 5% claims expenses.**
- (5) **Reserve for outstanding liabilities.**
- (6) **Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**
- (7) **3% increase in claims liabilities (including incurred but not reported claims). Amounts reflected in CAFR.**

**City of Monterey Park  
Five Years Financial Projection  
Workers' Compensation Fund**

|                                            | Long-Term Projection |                      |                      |                      |                     | Notes |
|--------------------------------------------|----------------------|----------------------|----------------------|----------------------|---------------------|-------|
|                                            | 2016-17              | 2017-18              | 2018-19              | 2019-20              | 2020-21             |       |
| <b>Beginning Unrestricted Net Position</b> | <b>(\$3,320,512)</b> | <b>(\$1,975,319)</b> | <b>(\$1,636,694)</b> | <b>(\$1,216,718)</b> | <b>(\$703,528)</b>  |       |
| <b>Revenues:</b>                           |                      |                      |                      |                      |                     |       |
| Interfund Charges                          | 1,616,066            | 1,696,525            | 1,866,000            | 2,053,000            | 2,258,000           | (1)   |
| Transfer from Separation Benefits          | 500,000              |                      |                      |                      |                     | (9)   |
| Transfer from GF Unassigned Reserve        | 500,000              |                      |                      |                      |                     | (9)   |
| <b>Total Revenues</b>                      | <b>2,616,066</b>     | <b>1,696,525</b>     | <b>1,866,000</b>     | <b>2,053,000</b>     | <b>2,258,000</b>    |       |
| <b>Expenditures:</b>                       |                      |                      |                      |                      |                     |       |
| Salaries & Benefits                        | 24,873               | 30,000               | 30,900               | 31,800               | 32,800              | (2)   |
| Claims Administration                      | 71,000               | 73,100               | 75,300               | 77,600               | 79,900              | (3)   |
| Legal Fees                                 | 140,000              | 144,000              | 148,000              | 152,000              | 157,000             | (4)   |
| Insurance Premium                          | 375,000              | 398,000              | 422,000              | 447,000              | 474,000             | (5)   |
| Claims Expenses                            | 660,000              | 712,800              | 769,824              | 831,410              | 897,923             | (6)   |
| <b>Total Expenditures</b>                  | <b>1,270,873</b>     | <b>1,357,900</b>     | <b>1,446,024</b>     | <b>1,539,810</b>     | <b>1,641,623</b>    |       |
| <b>Ending Unrestricted Net Assets</b>      | <b>(\$1,975,319)</b> | <b>(\$1,636,694)</b> | <b>(\$1,216,718)</b> | <b>(\$703,528)</b>   | <b>(\$87,151)</b>   | (7)   |
| <b>Outstanding Liabilities:</b>            |                      |                      |                      |                      |                     |       |
| Per 6/30/2016 CAFR                         |                      |                      |                      |                      |                     |       |
| Non-Current Claims                         | \$5,518,954          | \$5,685,000          | \$5,856,000          | \$6,032,000          | \$6,213,000         | (8)   |
| Estimated Potential Major Claims           | 957,390              | 500,000              | 500,000              | 500,000              | 500,000             |       |
| <b>Total Claims Liabilities</b>            | <b>\$ 6,476,344</b>  | <b>\$ 6,185,000</b>  | <b>\$ 6,356,000</b>  | <b>\$ 6,532,000</b>  | <b>\$ 6,713,000</b> |       |

**City of Monterey Park  
Five Year Financial Projection  
Workers' Compensation Fund  
Notes**

- (1) 10% increase is scheduled beginning 2017-18.**
- (2) 3% increase in salaries & benefits.**
- (3) 3% increase in claim administration services.**
- (4) 3% increase in legal fees.**
- (5) 6% increase in insurance premiums.**
- (6) 8% increase in claims expenses per trends for next five years.**
- (7) Reserved for outstanding liabilities.**
- (8) 3% increase in outstanding claims liabilities (including incurred but not reported claims). Liabilities reflected in CAFR.**
- (9) Transfers from other funds to supplement deficit position.**

**City of Monterey Park  
Five Years Financial Projection  
Technology Fund**

|                                                            | Long-Term Projection |                  |                  |                  |                  | Notes |
|------------------------------------------------------------|----------------------|------------------|------------------|------------------|------------------|-------|
|                                                            | 2016-17              | 2017-18          | 2018-19          | 2019-20          | 2020-21          |       |
| <b>Beginning Unrestricted Net Position</b>                 | <b>\$1,014,207</b>   | <b>\$381,095</b> | <b>\$220,680</b> | <b>\$330,244</b> | <b>\$450,287</b> |       |
| <b>Revenues:</b>                                           |                      |                  |                  |                  |                  |       |
| <b>Interfund Charges</b>                                   | <b>176,388</b>       | <b>199,585</b>   | <b>209,564</b>   | <b>220,042</b>   | <b>231,045</b>   | (1)   |
| <b>Total Revenues</b>                                      | <b>176,388</b>       | <b>199,585</b>   | <b>209,564</b>   | <b>220,042</b>   | <b>231,045</b>   |       |
| <b>Expenditures:</b>                                       |                      |                  |                  |                  |                  |       |
| <b>Capital Projects</b>                                    | <b>809,500</b>       | <b>360,000</b>   | <b>100,000</b>   | <b>100,000</b>   | <b>100,000</b>   | (3)   |
| <b>Total Expenditures</b>                                  | <b>809,500</b>       | <b>360,000</b>   | <b>100,000</b>   | <b>100,000</b>   | <b>100,000</b>   |       |
| <b>Ending Unrestricted Net Position</b>                    | <b>\$381,095</b>     | <b>\$220,680</b> | <b>\$330,244</b> | <b>\$450,287</b> | <b>\$581,331</b> | (2)   |
| <b>Future Capital Projects</b>                             |                      |                  |                  |                  |                  | (3)   |
| <b>Capital Assets, net of<br/>Accumulated Depreciation</b> | <b>\$223,982</b>     | <b>\$246,380</b> | <b>\$271,018</b> | <b>\$298,120</b> | <b>\$327,932</b> |       |



**City of Monterey Park  
Five Year Financial Projection  
Technology Fund  
Notes**

- (1) 5% increase is scheduled beginning 2018-19.**
- (2) Reserved for computer system and telephone system replacement.**
- (3) 2016-2017 reflects the Midyear amendment of \$700,000 for a new finance system and server upgrades.**
- (3) Source: Preliminary Five-Year Capital Improvement Program. Amounts shown for future capital projects have not been included in fund balance calculation.**

**City of Monterey Park  
Five Years Financial Projection  
OPEB Internal Service Fund**

|                                            | Long-Term Projection |                |                  |                  |                  | Notes      |
|--------------------------------------------|----------------------|----------------|------------------|------------------|------------------|------------|
|                                            | 2016-17              | 2017-18        | 2018-19          | 2019-20          | 2020-21          |            |
| <b>Beginning Unrestricted Net Position</b> | <b>\$0</b>           | <b>\$0</b>     | <b>\$0</b>       | <b>\$0</b>       | <b>\$0</b>       |            |
| <b>Revenues:</b>                           |                      |                |                  |                  |                  |            |
| <b>OPEB Set-Aside</b>                      | <b>950,000</b>       | <b>950,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>(1)</b> |
| <b>Total Revenues</b>                      | <b>950,000</b>       | <b>950,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>1,050,000</b> |            |
| <b>Expenditures:</b>                       |                      |                |                  |                  |                  |            |
| <b>Transfer to CERBT Trust</b>             | <b>950,000</b>       | <b>950,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>(2)</b> |
| <b>Total Expenditures</b>                  | <b>950,000</b>       | <b>950,000</b> | <b>1,050,000</b> | <b>1,050,000</b> | <b>1,050,000</b> |            |
| <b>Ending Unrestricted Net Position</b>    | <b>\$0</b>           | <b>\$0</b>     | <b>\$0</b>       | <b>\$0</b>       | <b>\$0</b>       |            |

**City of Monterey Park  
Five Year Financial Projection  
OPEB Internal Service Fund  
Notes**

- (1) Annual OPEB set-aside for retiree medical costs.**
- (2) Transfer budget approved set-aside funds to the California Employers' Retiree Benefit Trust Program (CERBT) to prefund retiree medical benefits.**

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                          | ACCOUNT#        | FUNDING SOURCE                | 2016-2017      | 2017-2018      | 2018-2019      | 2019-2020      | 2020-2021      | 2021-2022      | PROJECT TOTAL    |
|----------------------------------------------|-----------------|-------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| <b>GENERAL ADMINISTRATION</b>                |                 |                               |                |                |                |                |                |                |                  |
| Citywide Geographic Information System (GIS) |                 |                               |                |                |                |                |                |                |                  |
| IT Infrastructure/Applications:              |                 |                               |                |                |                |                |                |                |                  |
| Water                                        |                 | Water Operation               |                | 30,000         |                |                |                |                | 30,000           |
| Public Safety System                         |                 | Public Safety Impact Fee      |                | 300,000        |                |                |                |                | 300,000          |
| Public Works/Maintenance                     |                 | General                       |                | 60,000         |                |                |                |                | 60,000           |
| City IT System Replacement/Upgrade           |                 |                               |                |                |                |                |                |                |                  |
| Network Equipment & Server Upgrade           | 0063-5002-99055 | Technology                    | 20,000         | 60,000         | 100,000        | 100,000        | 100,000        | 100,000        | 480,000          |
| Update MPK-TV & Video System                 | 0351-5002-91753 | Video Service Franchise Trust | 63,291         |                |                |                |                |                | 63,291           |
| Upgrade Workstations to Microsoft Office     |                 | Technology                    |                | 300,000        |                |                |                |                | 300,000          |
| City Hall Renovations                        | 0010-5004-99021 | General                       | 255,428        |                |                |                |                |                | 255,428          |
| Mobile Vision Flashback System               | 0010-5004-99321 | General                       | 88,323         |                |                |                |                |                | 88,323           |
| Service Club House Renovations               | 0010-5004-91737 | General                       | 238,347        |                |                |                |                |                | 238,347          |
| Barnes Pool Rehabilitations                  | 0010-5004-91738 | General                       | 185,103        |                |                |                |                |                | 185,103          |
| Langley Center Enhancements/Restroom Project | 0010-5004-91746 | General                       | 53,836         |                |                |                |                |                | 53,836           |
| <b>TOTAL GENERAL ADMINISTRATION</b>          |                 |                               | <b>904,327</b> | <b>750,000</b> | <b>100,000</b> | <b>100,000</b> | <b>100,000</b> | <b>100,000</b> | <b>2,054,327</b> |
| <b>FUNDING RECAP :</b>                       |                 |                               |                |                |                |                |                |                |                  |
| General                                      |                 |                               | 821,036        | 60,000         | 0              | 0              | 0              | 0              | 881,036          |
| Public Safety Impact Fee                     |                 |                               | 0              | 300,000        | 0              | 0              | 0              | 0              | 300,000          |
| Technology                                   |                 |                               | 20,000         | 360,000        | 100,000        | 100,000        | 100,000        | 0              | 680,000          |
| Water Operation                              |                 |                               | 0              | 30,000         | 0              | 0              | 0              | 0              | 30,000           |
| Video Service Franchise Trust                |                 |                               | 63,291         | 0              | 0              | 0              | 0              | 0              | 63,291           |
| <b>TOTAL GENERAL ADMINISTRATION</b>          |                 |                               | <b>904,327</b> | <b>750,000</b> | <b>100,000</b> | <b>100,000</b> | <b>100,000</b> | <b>0</b>       | <b>1,954,327</b> |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                             | ACCOUNT#        | FUNDING SOURCE           | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT TOTAL |
|-------------------------------------------------|-----------------|--------------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| <b>FIRE DEPARTMENT</b>                          |                 |                          |           |           |           |           |           |           |               |
| Station 61 - Parking Lot Replacement            | 0110-5004-99722 | Measure R                | 41,444    |           |           |           |           |           | 41,444        |
|                                                 | 0071-5004-99729 | Public Safety Impact Fee | 210,586   |           |           |           |           |           | 210,586       |
| Station 61 - Remodeling                         | 0071-5004-99728 | Public Safety Impact Fee | 432,000   | 100,000   |           |           |           |           | 532,000       |
| Station 61 - Remodeling                         |                 | Shop                     |           | 600,000   |           |           |           |           | 600,000       |
|                                                 |                 | General CIP Reserve      |           | 600,000   |           |           |           |           | 600,000       |
| Station 62 - Replacement (Phase I Construction) | 0010-5002-99730 | General CIP Reserve      | 2,500,000 |           |           |           |           |           | 2,500,000     |
| Replacement (Phase II Construction)             |                 | General CIP Reserve      |           | 2,500,000 |           |           |           |           | 2,500,000     |
| Station 62 - Design                             | 0010-5004-90650 | General                  | 16,566    |           |           |           |           |           | 16,566        |
| Station 62 - Fire Engine Replacement            |                 | Shop                     |           |           | 650,000   |           |           |           | 650,000       |
| Station 63 - Fire Engine Replacement            |                 | Shop                     |           |           |           | 650,000   |           |           | 650,000       |
| Zoll E-Series Cardiac Defibrillator             | 0010-5002-99724 | General                  | 40,000    | 42,000    | 42,000    | 42,000    | 44,000    | 44,000    | 254,000       |
| <b>TOTAL FIRE DEPARTMENT</b>                    |                 |                          |           |           |           |           |           |           |               |
|                                                 |                 |                          | 3,240,596 | 3,842,000 | 692,000   | 692,000   | 44,000    | 44,000    | 8,554,596     |
| <b>FUNDING RECAP :</b>                          |                 |                          |           |           |           |           |           |           |               |
| General                                         |                 |                          | 56,566    | 42,000    | 42,000    | 42,000    | 44,000    | 44,000    | 270,566       |
| General CIP Reserve                             |                 |                          | 2,500,000 | 3,100,000 | 0         | 0         | 0         | 0         | 5,600,000     |
| Measure R                                       |                 |                          | 41,444    | 0         | 0         | 0         | 0         | 0         | 41,444        |
| Public Safety Impact Fee                        |                 |                          | 642,586   | 100,000   | 0         | 0         | 0         | 0         | 742,586       |
| Shop                                            |                 |                          | 0         | 600,000   | 650,000   | 650,000   | 0         | 0         | 1,900,000     |
| <b>TOTAL FIRE DEPARTMENT</b>                    |                 |                          |           |           |           |           |           |           |               |
|                                                 |                 |                          | 3,240,596 | 3,842,000 | 692,000   | 692,000   | 44,000    | 44,000    | 8,554,596     |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                                      | ACCOUNT#        | FUNDING SOURCE   | 2016-2017        | 2017-2018      | 2018-2019      | 2019-2020      | 2020-2021 | 2021-2022 | PROJECT TOTAL    |
|----------------------------------------------------------|-----------------|------------------|------------------|----------------|----------------|----------------|-----------|-----------|------------------|
| <b>POLICE DEPARTMENT</b>                                 |                 |                  |                  |                |                |                |           |           |                  |
| Mobile Command Post and Communications Center            |                 | Asset Forfeiture |                  |                |                | 200,000        |           |           | 200,000          |
| Police Locker Rooms Remodel                              | 0010-5002-96089 | General          | 380,000          |                |                |                |           |           | 380,000          |
|                                                          | 0010-5004-96089 | General          | 450,000          |                |                |                |           |           | 450,000          |
| Radio Transmitter Tower Modification                     |                 | Asset Forfeiture |                  | 100,000        |                |                |           |           | 100,000          |
| New World CAD/RMS Software Server Upgrade                | 0010-5002-99067 | General          | 255,000          |                |                |                |           |           | 255,000          |
| Interagency Communication Interoperability System (ICIS) |                 | Asset Forfeiture |                  |                | 700,000        |                |           |           | 700,000          |
| Police Record Purging / Scanning / Off-Site Storage      | 0063-5002-99068 | Technology       | 75,000           |                |                |                |           |           | 75,000           |
| Police Mobile Data Computer                              | 0160-5004-99323 | Asset Forfeiture | 300,000          |                |                |                |           |           | 300,000          |
| <b>TOTAL POLICE</b>                                      |                 |                  | <b>1,460,000</b> | <b>100,000</b> | <b>700,000</b> | <b>200,000</b> | <b>0</b>  | <b>0</b>  | <b>2,460,000</b> |
| <b>FUNDING RECAP :</b>                                   |                 |                  |                  |                |                |                |           |           |                  |
| Asset Forfeiture                                         |                 |                  | 300,000          | 100,000        | 700,000        | 200,000        | 0         | 0         | 1,300,000        |
| General                                                  |                 |                  | 1,085,000        | 0              | 0              | 0              | 0         | 0         | 1,085,000        |
| Technology                                               |                 |                  | 75,000           | 0              | 0              | 0              | 0         | 0         | 75,000           |
| <b>TOTAL POLICE</b>                                      |                 |                  | <b>1,460,000</b> | <b>100,000</b> | <b>700,000</b> | <b>200,000</b> | <b>0</b>  | <b>0</b>  | <b>2,460,000</b> |



CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                        | ACCOUNT#        | FUNDING SOURCE  | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT TOTAL |
|--------------------------------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| <b>PUBLIC WORKS DEPARTMENT - PARKS</b>     |                 |                 |           |           |           |           |           |           |               |
| <b>Barnes Park:</b>                        |                 |                 |           |           |           |           |           |           |               |
| Barnes Pool Underwater Lights              | 0010-5002-91751 | General         | 9,600     |           |           |           |           |           | 9,600         |
| Amphitheater Seating / ADA Compliance      | 0010-5002-91752 | General         | 50,000    |           |           |           |           |           | 50,000        |
| Day Care Painting / Bathroom Partitions    | 0010-5002-96091 | General         | 50,000    |           |           |           |           |           | 50,000        |
| Barnes Pool Filters Replacement            | 0010-5004-91521 | General         | 70,530    |           |           |           |           |           | 70,530        |
| Barnes Playground Rubberized               | 0070-5004-91748 | Park Facilities | 173,180   |           |           |           |           |           | 173,180       |
| Playground Equipment Replacement           |                 | Park Facilities |           | 200,000   |           |           |           |           | 200,000       |
| <b>Bella Vista Park:</b>                   |                 |                 |           |           |           |           |           |           |               |
| Bella Vista Playground Rubberized          |                 | Park Facilities |           |           |           | 40,000    |           |           | 40,000        |
| Playground Equipment Replacement           |                 | Park Facilities |           |           |           | 40,000    |           |           | 40,000        |
| <b>Edison Trails Park:</b>                 |                 |                 |           |           |           |           |           |           |               |
| Edison Trails Playground Rubberized        |                 | Park Facilities |           |           | 60,000    |           |           |           | 60,000        |
| Playground Equipment Replacement           |                 | Park Facilities |           |           | 40,000    |           |           |           | 40,000        |
| <b>Garvey Ranch Park :</b>                 |                 |                 |           |           |           |           |           |           |               |
| Basketball Court                           | 0010-5004-96085 | General         | 73,390    |           |           |           |           |           | 73,390        |
| Day Care Painting                          | 0010-5002-96092 | General         | 14,500    |           |           |           |           |           | 14,500        |
| East End Future Development                |                 | Park Facilities |           |           | 250,000   |           |           |           | 250,000       |
| Garvey Ranch Playground Rubberized         |                 | Park Facilities |           | 100,000   |           |           | 50,000    |           | 150,000       |
| Playground Equipment Replacement           |                 | Park Facilities |           |           |           | 250,000   | 100,000   | 100,000   | 250,000       |
| <b>George Elder Park:</b>                  |                 |                 |           |           |           |           |           |           |               |
| Pool Heater                                | 0010-5002-91749 | General         | 35,000    |           |           |           |           |           | 35,000        |
| 3 Sail Covers for Small Picnic Table Slabs |                 | Park Facilities |           | 20,000    |           |           |           |           | 20,000        |
| <b>Highlands Park:</b>                     |                 |                 |           |           |           |           |           |           |               |
| George Elder Playground Rubberized         |                 | Park Facilities |           | 90,000    |           |           |           |           | 90,000        |
| Playground Equipment Replacement           |                 | Park Facilities |           | 140,000   |           |           |           |           | 140,000       |
| <b>Sequoia Park:</b>                       |                 |                 |           |           |           |           |           |           |               |
| Basketball Lighting                        | 0010-5004-96090 | General         | 25,000    |           |           |           |           |           | 25,000        |
| Sequoia Playground Rubberized              |                 | Park Facilities |           |           | 200,000   |           | 50,000    |           | 250,000       |
| Playground Equipment Replacement           |                 | Park Facilities |           |           |           |           | 100,000   | 100,000   | 200,000       |
| <b>Conservation Garden:</b>                |                 |                 |           |           |           |           |           |           |               |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION | ACCOUNT#        | FUNDING<br>SOURCE | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT<br>TOTAL |
|---------------------|-----------------|-------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------------|
| Conservation Garden | 0010-5004-96087 | General           | 235,000   |           |           |           |           |           | 235,000          |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                            | ACCOUNT#        | FUNDING SOURCE            | 2016-2017      | 2017-2018      | 2018-2019      | 2019-2020      | 2020-2021      | 2021-2022      | PROJECT TOTAL    |
|------------------------------------------------|-----------------|---------------------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| <b>Various Parks:</b>                          |                 |                           |                |                |                |                |                |                |                  |
| Parks Restrooms Proof Replacement              | 0070-5004-91742 | Park Facilities           | 32,011         |                | 50,000         |                | 50,000         |                | 132,011          |
| <b>On Going Projects :</b>                     |                 |                           |                |                |                |                |                |                |                  |
| Tree Well Maintenance                          |                 | Maintenance District      |                | 10,000         | 11,000         | 12,000         | 13,000         | 14,000         | 60,000           |
| Specialty Restaurant / Golf Course Maintenance | 0344-5002-99290 | Maintenance Grant (Trust) | 75,000         | 85,000         | 95,000         | 105,000        | 110,000        | 115,000        | 585,000          |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - PARKS</b>   |                 |                           | <b>843,211</b> | <b>645,000</b> | <b>706,000</b> | <b>447,000</b> | <b>473,000</b> | <b>329,000</b> | <b>3,243,211</b> |
| <b>FUNDING RECAP :</b>                         |                 |                           |                |                |                |                |                |                |                  |
| General                                        |                 |                           | 563,020        | 0              | 0              | 0              | 0              | 0              | 563,020          |
| Maintenance District                           |                 |                           | 0              | 10,000         | 11,000         | 12,000         | 13,000         | 14,000         | 60,000           |
| Park Facilities                                |                 |                           | 205,191        | 550,000        | 600,000        | 330,000        | 350,000        | 200,000        | 2,235,191        |
| Recreation (Trust)                             |                 |                           | 0              | 0              | 0              | 0              | 0              | 0              | 0                |
| Maintenance Grant (Trust)                      |                 |                           | 75,000         | 85,000         | 95,000         | 105,000        | 110,000        | 115,000        | 585,000          |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - PARKS</b>   |                 |                           | <b>843,211</b> | <b>645,000</b> | <b>706,000</b> | <b>447,000</b> | <b>473,000</b> | <b>329,000</b> | <b>3,443,211</b> |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                             | ACCOUNT#        | FUNDING SOURCE       | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT TOTAL |
|-------------------------------------------------|-----------------|----------------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| <b>PUBLIC WORKS DEPARTMENT - BUILDING</b>       |                 |                      |           |           |           |           |           |           |               |
| <b>Building Maintenance</b>                     |                 |                      |           |           |           |           |           |           |               |
| City Yard Locker Room & Restroom Rehabilitation | 0010-5004-96069 | General              | 35,679    |           |           |           |           |           | 35,679        |
|                                                 | 0060-5004-96069 | Shop                 | 37,399    |           |           |           |           |           | 37,399        |
|                                                 | 0042-5004-96069 | Sewer                | 37,399    |           |           |           |           |           | 37,399        |
| <b>On Going Projects :</b>                      |                 |                      |           |           |           |           |           |           |               |
| Garvey Median Island Landscape                  | 0092-5004-91922 | Water Operation      | 88,140    |           |           |           |           |           | 88,140        |
| Median Maintenance                              |                 | Maintenance District |           | 20,000    | 30,000    | 30,000    | 40,000    | 40,000    | 160,000       |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - BUILDING</b> |                 |                      |           |           |           |           |           |           |               |
|                                                 |                 |                      | 198,617   | 20,000    | 30,000    | 30,000    | 40,000    | 40,000    | 358,617       |
| <b>FUNDING RECAP :</b>                          |                 |                      |           |           |           |           |           |           |               |
| Water Operation                                 |                 |                      | 88,140    | 0         | 0         | 0         | 0         | 0         | 88,140        |
| General                                         |                 |                      | 35,679    | 0         | 0         | 0         | 0         | 0         | 35,679        |
| Shop                                            |                 |                      | 37,399    | 0         | 0         | 0         | 0         | 0         | 37,399        |
| Maintenance District                            |                 |                      | 0         | 20,000    | 30,000    | 30,000    | 40,000    | 40,000    | 160,000       |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - BUILDING</b> |                 |                      |           |           |           |           |           |           |               |
|                                                 |                 |                      | 198,617   | 20,000    | 30,000    | 30,000    | 40,000    | 40,000    | 358,617       |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                                                    | ACCOUNT#        | FUNDING SOURCE | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT TOTAL |
|------------------------------------------------------------------------|-----------------|----------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| <b>PUBLIC WORKS DEPARTMENT - SANITARY SEWER</b>                        |                 |                |           |           |           |           |           |           |               |
| <i>Sanitary Sewer (per the Sewer Master Plan updated January 2014)</i> |                 |                |           |           |           |           |           |           |               |
| Pipeline Replacement - Various Locations                               |                 | Sewer          |           | 392,100   | 333,600   | 115,600   | 474,000   | 424,700   | 1,740,000     |
| Cured-in Place Pipe Relining / Sewer Spot Repairs - Various Locations  | 0042-5003-91942 | Sewer          | 857,500   |           | 570,400   | 567,700   | 794,600   | 732,400   | 3,522,600     |
| Annual CCTV Sewer Videotaping                                          |                 | Sewer          |           | 221,800   | 221,800   | 228,454   | 228,454   | 228,454   | 1,128,962     |
| Pipeline Repairs found by CCTV - Various Locations                     |                 | Sewer          |           |           | 810,000   | 810,000   | 810,000   | 810,000   | 3,240,000     |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - SANITARY SEWER</b>                  |                 |                |           |           |           |           |           |           |               |
|                                                                        |                 |                | 857,500   | 613,900   | 1,935,800 | 1,721,754 | 2,307,054 | 2,195,554 | 9,631,562     |
| <b>FUNDING RECAP :</b>                                                 |                 |                |           |           |           |           |           |           |               |
| Sewer                                                                  |                 |                | 857,500   | 613,900   | 1,935,800 | 1,721,754 | 2,307,054 | 0         | 7,436,008     |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - SANITARY SEWER</b>                  |                 |                |           |           |           |           |           |           |               |
|                                                                        |                 |                | 857,500   | 613,900   | 1,935,800 | 1,721,754 | 2,307,054 | 0         | 7,436,008     |



CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                          | ACCOUNT#        | FUNDING SOURCE                           | 2016-2017 | 2017-2018         | 2018-2019         | 2019-2020         | 2020-2021         | 2021-2022         | PROJECT TOTAL      |
|----------------------------------------------|-----------------|------------------------------------------|-----------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
| <b>PUBLIC WORKS DEPARTMENT - ENGINEERING</b> |                 |                                          |           |                   |                   |                   |                   |                   |                    |
| <b>Engineering Division</b>                  |                 |                                          |           |                   |                   |                   |                   |                   |                    |
| Sidewalk Construction                        |                 | Bike Route Measure R                     |           | 35,000<br>72,000  | 35,000<br>72,000  | 40,000<br>75,000  | 40,000<br>75,000  | 45,000<br>78,000  | 195,000<br>372,000 |
| Localized Pavement Repairs                   |                 | Measure R Water Operation                |           | 50,000<br>100,000 | 50,000<br>120,000 | 50,000<br>120,000 | 50,000<br>140,000 | 50,000<br>140,000 | 250,000<br>620,000 |
| CNG Compressor Fueling System                | 0165-5002-96067 | AQMD                                     | 71,200    | 52,344            | 52,344            | 52,344            | 53,000            | 53,000            | 334,232            |
|                                              | 0165-5004-96067 | AQMD                                     | 32,172    |                   |                   |                   |                   |                   | 32,172             |
|                                              | 0109-5002-96067 | Proposition A                            | 104,300   | 90,000            | 90,000            | 90,000            | 90,000            | 90,000            | 554,300            |
| Traffic Calming Measures - Citywide          |                 | Gas Tax                                  |           | 25,000            | 25,000            | 25,000            | 25,000            | 25,000            | 125,000            |
| Traffic Signal Battery Backup Replacement    |                 | Measure R                                |           | 25,000            | 30,000            | 30,000            | 35,000            | 35,000            | 155,000            |
| Slurry Seal of Various Streets               |                 | Measure R                                |           | 100,000           | 100,000           | 100,000           | 150,000           | 150,000           | 600,000            |
| Potrero Grande Street Renovation             | 0010-5002-96093 | General                                  | 152,100   |                   |                   |                   |                   |                   | 152,100            |
| Pavement Management Program Update           |                 | Proposition C                            |           | 50,000            |                   | 52,000            |                   | 55,000            | 157,000            |
| Various Street Rehabilitation                | 0110-5001-91943 | Measure M                                |           | 250,000           | 250,000           | 250,000           | 250,000           | 250,000           | 1,250,000          |
|                                              | 0166-5001-91943 | Measure R                                | 750,000   | 250,000           | 250,000           | 250,000           | 250,000           | 250,000           | 2,000,000          |
|                                              |                 | Proposition C                            | 250,000   |                   |                   |                   |                   |                   | 250,000            |
| Dial-A-Ride and Bus Purchase                 | 0109-5002-96066 | Proposition A                            | 47,150    |                   |                   |                   |                   |                   | 47,150             |
|                                              | 0109-5004-96066 | Proposition A                            | 70,659    |                   |                   |                   |                   |                   | 70,659             |
|                                              | 0443-5002-96066 | MTA Clean Fuel Bus                       | 497,322   |                   |                   |                   |                   |                   | 497,322            |
|                                              | 0443-5004-96066 | MTA Clean Fuel Bus                       | 30,200    |                   |                   |                   |                   |                   | 30,200             |
|                                              | 0458-5002-96066 | MSRC Natural Gas Vehicle                 | 90,000    |                   |                   |                   |                   |                   | 90,000             |
| Dial-A Ride Route Software                   | 0109-5004-91745 | Proposition A                            | 33,361    |                   |                   |                   |                   |                   | 33,361             |
| MP Transit Facility at ELAC                  | 0342-5003-91750 | Safetee-Lu                               | 49,090    |                   |                   |                   |                   |                   | 49,090             |
|                                              | 0345-5003-91750 | MTA (Montebello)                         | 8,741     |                   |                   |                   |                   |                   | 8,741              |
|                                              | 0346-5003-91750 | ELAC Contributions                       | 54,928    |                   |                   |                   |                   |                   | 54,928             |
| Engineering / Traffic Survey Update          | 0110-5003-91929 | Measure R                                | 27,981    |                   |                   |                   |                   |                   | 27,981             |
| Storm Drain Repairs                          | 0110-5003-91946 | Measure R                                | 96,377    |                   |                   |                   |                   |                   | 96,377             |
| Bike Lane Construction                       | 0450-5004-96070 | Proposition C MTA Bike Lane Construction | 328,300   |                   | 250,000           | 250,000           |                   |                   | 500,000<br>328,300 |
| Monterey Pass Road Bike Project              |                 | MTA Monterey Pass Road Bike Grant        |           | 163,048           | 1,830,579         |                   |                   |                   | 1,993,627          |
|                                              |                 | Measure R                                |           | 162,602           | 137,398           |                   |                   |                   | 300,000            |
|                                              |                 | Proposition A                            |           |                   | 750,000           |                   |                   |                   | 750,000            |
|                                              |                 | Gas Tax                                  |           |                   | 600,000           | 200,000           |                   |                   | 800,000            |



CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                                   | ACCOUNT#        | FUNDING SOURCE               | 2016-2017        | 2017-2018        | 2018-2019        | 2019-2020        | 2020-2021        | 2021-2022        | PROJECT TOTAL     |
|-------------------------------------------------------|-----------------|------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
|                                                       |                 | Water Operation              |                  |                  |                  | 100,538          |                  |                  | 100,538           |
|                                                       |                 | Sewer                        |                  |                  |                  | 43,088           |                  |                  | 43,088            |
| Langley ADA Sidewalks                                 | 0010-5003-91947 | General                      | 100,000          |                  |                  |                  |                  |                  | 100,000           |
| ELAC / Cesar Chavez Sidewalks                         | 0110-5003-91948 | Measure R                    | 270,000          |                  |                  |                  |                  |                  | 270,000           |
| Parking 1 Improvement                                 | 0421-5003-91931 | Asphalt / Concrete Incentive | 63,260           | 45,000           |                  |                  |                  |                  | 108,260           |
| Alley Improvement                                     |                 | Measure R                    |                  |                  |                  | 130,000          |                  |                  | 130,000           |
| ADA Wheelchair Access Ramps / Sidewalk Reconstruction | 0110-5003-91945 | Measure R                    | 115,767          | 150,000          |                  | 150,000          |                  | 180,000          | 595,767           |
|                                                       |                 | Bike Route                   |                  | 80,000           |                  | 80,000           |                  | 100,000          | 160,000           |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - ENGINEERING</b>    |                 |                              | <b>3,242,908</b> | <b>1,699,994</b> | <b>4,642,321</b> | <b>2,087,970</b> | <b>1,158,000</b> | <b>1,501,000</b> | <b>14,232,193</b> |
| <b>FUNDING RECAP :</b>                                |                 |                              |                  |                  |                  |                  |                  |                  |                   |
| AQMD                                                  |                 |                              | 103,372          | 52,344           | 52,344           | 52,344           | 53,000           | 53,000           | 366,404           |
| Asphalt / Concrete Incentive                          |                 |                              | 63,260           | 45,000           | 0                | 0                | 0                | 0                | 108,260           |
| Gas Tax                                               |                 |                              | 0                | 25,000           | 625,000          | 225,000          | 25,000           | 25,000           | 925,000           |
| General                                               |                 |                              | 252,100          | 0                | 0                | 0                | 0                | 0                | 252,100           |
| Proposition A                                         |                 |                              | 255,470          | 90,000           | 840,000          | 90,000           | 90,000           | 90,000           | 1,455,470         |
| Proposition C                                         |                 |                              | 250,000          | 50,000           | 250,000          | 302,000          | 0                | 55,000           | 907,000           |
| Bike Route                                            |                 |                              | 0                | 115,000          | 35,000           | 120,000          | 40,000           | 145,000          | 455,000           |
| Sewer                                                 |                 |                              | 0                | 0                | 0                | 43,088           | 0                | 0                | 43,088            |
| Water Operation                                       |                 |                              | 0                | 100,000          | 120,000          | 220,538          | 140,000          | 140,000          | 720,538           |
| Measure M                                             |                 |                              | 0                | 250,000          | 250,000          | 250,000          | 250,000          | 250,000          | 1,250,000         |
| Measure R                                             |                 |                              | 1,260,125        | 809,602          | 639,398          | 785,000          | 560,000          | 743,000          | 4,797,125         |
| MTA Bike Lane Construction                            |                 |                              | 328,300          | 0                | 0                | 0                | 0                | 0                | 328,300           |
| MTA Clean Fuel Bus                                    |                 |                              | 527,522          | 0                | 0                | 0                | 0                | 0                | 527,522           |
| MTA Monterey Pass Road Bike Grant                     |                 |                              | 0                | 163,048          | 1,830,579        | 0                | 0                | 0                | 1,993,627         |
| MSRC Natural Gas Vehicle                              |                 |                              | 90,000           | 0                | 0                | 0                | 0                | 0                | 90,000            |
| Safetea-Lu                                            |                 |                              | 49,090           | 0                | 0                | 0                | 0                | 0                | 49,090            |
| MTA (Montebello)                                      |                 |                              | 8,741            | 0                | 0                | 0                | 0                | 0                | 8,741             |
| ELAC Contributions                                    |                 |                              | 54,928           | 0                | 0                | 0                | 0                | 0                | 54,928            |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - ENGINEERING</b>    |                 |                              | <b>3,242,908</b> | <b>1,699,994</b> | <b>4,642,321</b> | <b>2,087,970</b> | <b>1,158,000</b> | <b>1,501,000</b> | <b>14,332,193</b> |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                                                                                      | ACCOUNT#        | FUNDING SOURCE  | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | PROJECT TOTAL |
|----------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|---------------|
| <b>PUBLIC WORKS DEPARTMENT - WATER</b>                                                                   |                 |                 |           |           |           |           |           |           |               |
| <i>Water Division (per the Water Master Plan updated April 2012)</i>                                     |                 |                 |           |           |           |           |           |           |               |
| <b>On-Going Projects:</b>                                                                                |                 |                 |           |           |           |           |           |           |               |
| Well Electrical and Pump Station Upgrades                                                                |                 | Water Operation |           | 100,000   | 110,000   | 120,000   | 130,000   | 140,000   | 600,000       |
| Well Redevelopment Program<br>An Ongoing Program to Maintain<br>Efficiency of All City Owned Water Wells |                 | Water Operation |           | 200,000   | 200,000   | 220,000   | 220,000   | 250,000   | 1,090,000     |
| Well Telemetry                                                                                           |                 | Water Operation |           | 50,000    | 55,000    | 60,000    | 70,000    | 75,000    | 310,000       |
| Street Maintenance Reimbursed to General Fund                                                            | 0092-4224-81580 | Water Operation | 950,000   | 1,000,000 | 1,050,000 | 1,100,000 | 1,150,000 | 1,150,000 | 6,400,000     |
| <b>Water Main Replacement Projects:</b>                                                                  |                 |                 |           |           |           |           |           |           |               |
| Water Main Replacement                                                                                   |                 | Water Operation |           | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 100,000   | 4,100,000     |
| <b>Water Operational Projects:</b>                                                                       |                 |                 |           |           |           |           |           |           |               |
| Reservoir & Well Landscaping                                                                             |                 | Water Operation |           | 30,000    |           |           |           |           | 30,000        |
| Garvey Reservoir Preparedness                                                                            | 0010-5004-96083 | General         | 164,481   |           |           |           |           |           | 164,481       |
| Pilot Mobile Workforce System                                                                            | 0092-4224-82261 | Water Operation | 50,000    |           |           |           |           |           | 50,000        |
| Seismic Retrofit Main Lines that cross Alhambra Wash                                                     |                 | Water Operation |           | 150,000   | 150,000   | 150,000   | 150,000   | 150,000   | 750,000       |
| Russell Reservoir Construction and<br>Booster Pump Replacement                                           |                 | Water Operation |           | 2,000,000 | 5,000,000 | 1,000,000 |           |           | 8,000,000     |
| Replace Delta Settling Tanks                                                                             |                 | Water Financing |           |           | 6,075,000 |           |           |           | 6,075,000     |
| Replace Delta Booster Pump Station                                                                       |                 | Water Financing |           |           |           | 5,500,000 |           |           | 5,500,000     |
| Stand-by Generator for Delta Booster                                                                     |                 | Water Operation |           | 1,100,000 |           |           |           |           | 1,100,000     |
| Water Emergency Pumper                                                                                   | 0093-4224-82262 | Water Treatment | 115,000   |           |           |           |           |           | 115,000       |
| Fire Protection Pipeline Improvements                                                                    |                 | Water Operation |           | 2,000,000 | 2,000,000 | 2,000,000 |           |           | 6,000,000     |

CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION                          | ACCOUNT#        | FUNDING SOURCE       | 2016-2017        | 2017-2018        | 2018-2019         | 2019-2020         | 2020-2021        | 2021-2022        | PROJECT TOTAL     |
|----------------------------------------------|-----------------|----------------------|------------------|------------------|-------------------|-------------------|------------------|------------------|-------------------|
| <b>Water Treatment Plant Projects:</b>       |                 |                      |                  |                  |                   |                   |                  |                  |                   |
| Delta Plant Treatment System                 | 0510-4224-82259 | Proposition 84 Grant | 4,130,400        |                  |                   |                   |                  |                  | 4,130,400         |
|                                              | 0093-4224-82259 | Water Treatment      | 4,169,600        |                  |                   |                   |                  |                  | 4,169,600         |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - WATER</b> |                 |                      | <b>9,579,481</b> | <b>7,630,000</b> | <b>15,640,000</b> | <b>11,150,000</b> | <b>2,720,000</b> | <b>1,865,000</b> | <b>48,584,481</b> |
| FUNDING RECAP:                               |                 |                      |                  |                  |                   |                   |                  |                  |                   |
| Proposition 84 Grant                         |                 |                      | 4,130,400        | 0                | 0                 | 0                 | 0                | 0                | 4,130,400         |
| General                                      |                 |                      | 164,481          | 0                | 0                 | 0                 | 0                | 0                | 164,481           |
| Water Treatment Financing                    |                 |                      | 0                | 0                | 0                 | 0                 | 0                | 0                | 0                 |
| Water Treatment                              |                 |                      | 4,284,600        | 0                | 0                 | 0                 | 0                | 0                | 4,284,600         |
| Water Operation                              |                 |                      | 1,000,000        | 7,630,000        | 9,565,000         | 5,650,000         | 2,720,000        | 1,865,000        | 28,430,000        |
| Water Financing                              |                 |                      | 0                | 0                | 6,075,000         | 5,500,000         | 0                | 0                | 11,575,000        |
| <b>TOTAL PUBLIC WORKS DEPARTMENT - WATER</b> |                 |                      | <b>9,579,481</b> | <b>7,630,000</b> | <b>15,640,000</b> | <b>11,150,000</b> | <b>2,720,000</b> | <b>1,865,000</b> | <b>48,584,481</b> |



CITY OF MONTEREY PARK  
PRELIMINARY FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM  
FISCAL YEAR 2016-2017 TO 2021-2022

| PROJECT DESCRIPTION   | ACCOUNT# | FUNDING SOURCE                    | 2016-2017         | 2017-2018         | 2018-2019         | 2019-2020         | 2020-2021        | 2021-2022        | PROJECT TOTAL     |
|-----------------------|----------|-----------------------------------|-------------------|-------------------|-------------------|-------------------|------------------|------------------|-------------------|
|                       |          | Asset Forfeiture                  | 300,000           | 100,000           | 700,000           | 200,000           | 0                | 0                | 1,300,000         |
|                       |          | Asphalt / Concrete Incentive      | 63,260            | 45,000            | 0                 | 0                 | 0                | 0                | 108,260           |
|                       |          | AQMD                              | 103,372           | 52,344            | 52,344            | 52,344            | 53,000           | 53,000           | 366,404           |
|                       |          | Bike Route                        | 0                 | 115,000           | 35,000            | 120,000           | 40,000           | 145,000          | 455,000           |
|                       |          | ELAC Contributions                | 54,928            | 0                 | 0                 | 0                 | 0                | 0                | 54,928            |
|                       |          | Gas Tax (State)                   | 0                 | 25,000            | 625,000           | 225,000           | 25,000           | 25,000           | 925,000           |
|                       |          | General                           | 2,977,882         | 102,000           | 42,000            | 42,000            | 44,000           | 44,000           | 3,251,882         |
|                       |          | General CIP Reserve               | 2,500,000         | 3,100,000         | 0                 | 0                 | 0                | 0                | 5,600,000         |
|                       |          | Maintenance District              | 0                 | 30,000            | 41,000            | 42,000            | 53,000           | 54,000           | 220,000           |
|                       |          | Maintenance Grant (0344 Trust)    | 75,000            | 85,000            | 95,000            | 105,000           | 110,000          | 115,000          | 585,000           |
|                       |          | Measure M                         | 0                 | 250,000           | 250,000           | 250,000           | 250,000          | 250,000          | 1,250,000         |
|                       |          | Measure R                         | 1,301,569         | 809,602           | 639,398           | 785,000           | 560,000          | 743,000          | 4,838,569         |
|                       |          | MTA Bike Lane Construction        | 328,300           | 0                 | 0                 | 0                 | 0                | 0                | 328,300           |
|                       |          | MTA Clean Fuel Bus                | 527,522           | 0                 | 0                 | 0                 | 0                | 0                | 527,522           |
|                       |          | MTA (Montebello)                  | 8,741             | 0                 | 0                 | 0                 | 0                | 0                | 8,741             |
|                       |          | MTA Monterey Pass Road Bike Grant | 0                 | 163,048           | 1,830,579         | 0                 | 0                | 0                | 1,993,627         |
|                       |          | MSRC Natural Gas Vehicle          | 90,000            | 0                 | 0                 | 0                 | 0                | 0                | 90,000            |
|                       |          | Park Facilities                   | 205,191           | 550,000           | 600,000           | 330,000           | 350,000          | 200,000          | 2,235,191         |
|                       |          | Proposition 84 Grant              | 4,130,400         | 0                 | 0                 | 0                 | 0                | 0                | 4,130,400         |
|                       |          | Proposition A                     | 255,470           | 90,000            | 840,000           | 90,000            | 90,000           | 90,000           | 1,455,470         |
|                       |          | Proposition C                     | 250,000           | 50,000            | 250,000           | 302,000           | 0                | 55,000           | 907,000           |
|                       |          | Public Safety Impact Fee          | 642,586           | 400,000           | 0                 | 0                 | 0                | 0                | 1,042,586         |
|                       |          | Safetee-Lu                        | 49,090            | 0                 | 0                 | 0                 | 0                | 0                | 49,090            |
|                       |          | Sewer                             | 894,899           | 613,900           | 1,935,800         | 1,764,842         | 2,307,054        | 0                | 7,516,495         |
|                       |          | Shop                              | 37,399            | 600,000           | 650,000           | 650,000           | 0                | 0                | 1,937,399         |
|                       |          | Technology                        | 95,000            | 360,000           | 100,000           | 100,000           | 100,000          | 0                | 755,000           |
|                       |          | Video Service Franchise Trust     | 63,291            | 0                 | 0                 | 0                 | 0                | 0                | 63,291            |
|                       |          | Water Operation                   | 1,088,140         | 7,760,000         | 9,685,000         | 5,870,538         | 2,860,000        | 2,005,000        | 29,268,678        |
|                       |          | Water Financing                   | 0                 | 0                 | 6,075,000         | 5,500,000         | 0                | 0                | 11,575,000        |
|                       |          | Water Treatment                   | 4,284,600         | 0                 | 0                 | 0                 | 0                | 0                | 4,284,600         |
| <b>CITYWIDE TOTAL</b> |          |                                   | <b>20,326,639</b> | <b>15,300,894</b> | <b>24,446,121</b> | <b>16,428,724</b> | <b>6,842,054</b> | <b>3,779,000</b> | <b>87,123,432</b> |

**City of Monterey Park  
City Clerk's Office  
Mid Year Report**

**Activity 1301 – City Clerk**

**PROGRAM MEASUREMENTS**

|                                             | <u>Budget<br/>Projection</u> | <u>Year-to-date</u> |
|---------------------------------------------|------------------------------|---------------------|
| General Municipal Election Voter<br>Turnout | March, 2017<br>24%           |                     |

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: Prepare, plan and implement a general municipal election on March 7, 2017 to fill two council seats, a city clerk seat, and a city treasurer seat.

Status: City Council has adopted resolutions required for the election. The election is consolidated with the Los Angeles County election. Work on the election has been started.

2. Goal: Prepare and conduct the annual destruction of records event.

Status: Completed. 118 boxes of records were sent to a certified shredder company to purge the records.

3. Goal: Research for a more permanent digital records management solution to promote transparency and easier access to the general public.

Status: The project was turned over to an internal technology committee to conduct research and to make a recommendation for a digital records management solution.

**City of Monterey Park  
Management Services Department  
Mid Year Report**

**Activity 1403 – Finance**

**PROGRAM MEASUREMENTS**

|                                                                                                                                                                                                 | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| ✓ Number of years received awards from Government Finance Officers Association (GFOA) and the California Society of Municipal Finance Officers Association (CSMFO) for excellence in budgeting. | 26                           | 26                  |
| ✓ Number of years received awards from GFOA for excellence in financial reporting.                                                                                                              | 27                           | 27 (*)              |

(\*) Finance submitted the application for the 2015-2016 CAFR award program in December 2016 and expects to receipt the award in March 2017.

**2016-2017 GOALS AND OBJECTIVES**

1. Goals: Upgrade the Finance System to be in line with new technologies as well as to migrate to the current version of the database server. This is Year One of a multiyear project.

Status: The City received three proposals and received onsite demos from two firms. The project will be presenting to the Technology Committee and through the Committee, the final contract award will be presented to the Council for its approval.
2. Goals: Implement Long Term Financial Planning analysis into the FY 2017-18 Budget Process.

Status: Finance will expand the 5-year financial analysis to include the estimated revenues generated from the Market Place and Hotel development projects as well as additional expenditures which will be needed during the 2017-18 Budget process.



## Activity 1404 – Data Processing

### PROGRAM MEASUREMENTS

|                                                      | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------------|------------------------------|---------------------|
| ✓ Major Programming Projects                         | 2                            | 1                   |
| ✓ Modifications/Enhancements<br>to Existing Programs | 10                           | 3                   |

### 2016-2017 GOALS AND OBJECTIVES

1. Goals: Conduct a request for proposal for Information Technology services.  
Status: The task is in the process and will be done after the selection of the new Financial Management Software.
2. Goals: Conduct a request for proposal for financial management software.  
Status: RFP process for Financial Management Software was completed and staff will be presenting the final selection result for the Council's approval in 2017.
3. Goals: Upgrade the finance system to be compatible with the latest Microsoft SQL Server and Windows technologies. This is Phase I of a multi-year programming upgrade. Currently, the City is with Microsoft SQL Server 2005, which will not be supported in 2016.  
Status: Because of the new Financial Management Software process, the City needs an updated hardware to support the new software. Staff completed the RFP for hardware Hyperconverged solution and is in the process to have the Council's approval.

**City of Monterey Park  
City Treasurer  
Mid Year Report**

**Activity 1501 – City Treasurer**

**PROGRAM MEASUREMENTS**

|                                | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u>      |
|--------------------------------|------------------------------|--------------------------|
| ✓ Average Investment Balance   | \$75 million                 | \$72 million             |
| ✓ Interest Investment Earnings | \$400,000                    | \$159,254 <sup>(1)</sup> |

(1) As of 12/31/2016

**2016-2017 GOALS AND OBJECTIVES**

1. Goals: Achieve Financial Stability: Continue to evaluate investment options and invest City funds using the following criteria:
- a. Maintenance of investment portfolio safety.
  - b. Maintenance of liquidity necessary to meet the City's daily cash requirements.
  - c. Maintenance of highest yields possible while adhering to the above criteria.

Status: Managed the City's investment portfolio in accordance with the City's Investment Policy. The average investment portfolio during the six months of fiscal year 2016-17 for the City was \$72 million, with an average yield of 1.034%. We expect the earnings be higher for next six months due to better economic conditions and Federal Reserve rate increases.

2. Goals: Achieve Financial Stability: Continue evaluation of City's investment policy and internal controls over investment and treasury functions to ensure the proper segregation of duties and asset safeguarding.

Status: The evaluation was included in the Annual Investment Report presented to the City Council on August 17, 2016 and September 21, 2016. Changes have been approved by the Council.

3. Goals: Working with Finance, submit monthly and annual investment reports.

Status: Monthly investment reports have been submitted to the City Council according to the Investment Policy. The 2015-16 annual investment report was originally presented to the City Council on August 17, 2016 and the final revised publication on September 21, 2016.

**City of Monterey Park  
Community Development Department  
Mid Year Report**

**Activity 1701 – Planning Division**

**PROGRAM MEASUREMENTS**

|                                     | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------|------------------------------|---------------------|
| <b>DISCRETIONARY APPLICATIONS</b>   |                              |                     |
| Code Amendments                     | 5                            | 5                   |
| Conditional Use Permits             | 7                            | 8                   |
| General Plan Amendments             | 1                            | 0                   |
| Modification to Specific Plan       | 1                            | 0                   |
| Parcel Maps                         | 2                            | 2                   |
| Master Plan Related                 | 0                            | 1                   |
| Radius Map/Mailing                  | 15                           | 20                  |
| Tentative Tract Maps                | 3                            | 5                   |
| Time Extensions                     | 2                            | 7                   |
| Variances                           | 2                            | 0                   |
| Zone Changes                        | 1                            | 1                   |
| <b>CEQA</b>                         |                              |                     |
| Environmental Impact Reports        | 0                            | 0                   |
| Negative Declarations               | 3                            | 3                   |
| Categorical Exemptions              | 6                            | 18                  |
| <b>DESIGN REVIEW</b>                |                              |                     |
| Signs                               | 6                            | 6                   |
| Remodels, No increase of floor area | 4                            | 4                   |
| Remodels, Increase of floor area    | 1                            | 0                   |
| New Construction < 10,000 SF        | 2                            | 2                   |
| New Construction > 10,000 SF        | 4                            | 3                   |
| Landscaping                         | 2                            | 0                   |
| Single Family Residential           | 12                           | 16                  |
| <b>ADMINISTRATIVE APPLICATIONS</b>  |                              |                     |
| Annual Review of CUPs/Variances     | 0                            | 0                   |
| Banners                             | 56                           | 43                  |
| Minor Departure                     | 1                            | 0                   |
| Second Units                        | 2                            | 4                   |
| Site Plan Review                    | 6                            | 4                   |
| Temporary Use Permit                | 20                           | 39                  |
| Traffic Study                       | 1                            | 3                   |
| Yard Sales                          | 260                          | 224                 |

|                         | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------|------------------------------|---------------------|
| <b>PLAN CHECK</b>       |                              |                     |
| Process within 72 hours | 100%                         | 100%                |

### **2016-2017 GOALS AND OBJECTIVES**

1.    Goal:    Process a Zone Change and General Plan Amendment along Monterey Pass Road from Garvey Avenue to the north and Floral Drive to the south to create a more conducive light industrial and warehousing area that is beneficial to other commercial and service businesses in the community.  
  
           Status: Researching the approach to the project and evaluating the existing condition of the project area. Analysis will likely begin in early 2017.
  
2.    Goal:    Work in coordination with the Public Works Department to complete the South Garfield Village Specific Plan street improvement project.  
  
           Status: The South Garfield Village Specific Plan street improvement project, which includes the preparation of a BID packet for improvement work in the public right-of-way is currently 60 percent complete and on schedule. The BID packet will be completed for City Council review in February/March 2017.
  
3.    Goal:    Continue to process various Zoning Code clean up items.  
  
           Status: In 2016, the Planning Division processed five Code Amendments to Title 21 and has completed all the Zoning Code clean-up items. The remaining Code Amendment items will address new uses that are currently not in the Zoning Code. These items will be addressed in 2017.
  
4.    Goal:    Review and report the adequacy of the Comprehensive General Plan to the Planning Commission and City Council.  
  
           Status: Researching the approach to the project and the funding resources to initiate a future update to the General Plan. A land use consultant may be retained to assist in this process.

## Activity 1702 – Code Enforcement Division

### PROGRAM MEASUREMENTS

|                         | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------|------------------------------|---------------------|
| <b>INSPECTIONS(*)</b>   |                              |                     |
| Residential Inspections | 3,959                        | 1,718               |
| Home Occupation         | 258                          | 252                 |
| Commercial Inspections  | 459                          | 630                 |
| Industrial Inspections* | <u>102</u>                   | <u>116</u>          |
| Total Inspections       | 4,778                        | 2,716               |

\* Numbers include all follow-up site inspections

\*\* Numbers included in inspection figures

|                                      |       |     |
|--------------------------------------|-------|-----|
| Complaints received and Investigated | 1,420 | 984 |
| Cases Clearance Rate                 | 95%   | 95% |
| Volunteer Hours Donated              | 384   | 189 |
| Administrative Citations             | 314   | 151 |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Modify its current operating practices from a reactive enforcement approach to a more proactive approach by building relationships with the Downtown Business Improvement District (BID), Monterey Park Chamber of Commerce and major property owners in the community.

Status: Coordinated and conducted face to face meetings with several property owners and businesses along East and West Garvey Avenue, including businesses and property owner within Parking District 2 to improve exterior appearance along Garvey Avenue and rear parking areas. Additional contacts and meetings will be conducted with members of the Monterey Park Chamber of Commerce regarding properties city-wide during the remainder of this fiscal year.

2. Goal: Prepare a Manual of Responsibility and Standard of Operating Procedure (SOPs) to provide existing and future code enforcement officers a greater understanding of the Division's responsibilities and how the Division interacts with other City departments to accomplish its mission.

Status: Review of past Code Enforcement manuals and policies is underway. A comprehensive SOP will be prepared based on past policies and existing strategies specifically aimed at issues affecting the City of Monterey Park and staff's ability to resolve issues and conflicts.

3. Goal: Continue to build the Code Enforcement Volunteer Program by recruiting and training at least four (4) additional Code Enforcement volunteers thereby increasing volunteers from 4 to 8 allowing an increase in inspections city-wide.

Status: During this mid-year period, the Code Enforcement Division recruited, interviewed, selected and trained ten (10) volunteers. Unfortunately, two have resigned and the Division only has 8 volunteers to conduct city-wide inspections on weekends. Additional week day inspections by volunteers is pending, subject to availability of volunteers.

## Activity 1703 – Building Division

### PROGRAM MEASUREMENTS

|                                | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------|------------------------------|---------------------|
| <b>PERMITS</b>                 |                              |                     |
| Building Permits:              |                              |                     |
| a. Residential, New            | 50                           | 16                  |
| b. Residential, Add/Alter      | 310                          | 212                 |
| c. Non-Residential, New        | 10                           | 1                   |
| d. Non-Residential, Add/Alter  | 100                          | 70                  |
| e. Miscellaneous               | <u>80</u>                    | <u>111</u>          |
| <b>Building Permits Total</b>  | <b>550</b>                   | <b>410</b>          |
| Electrical Permits             | 160                          | 68                  |
| Mechanical Permits             | 100                          | 38                  |
| Plumbing Permits               | <u>100</u>                   | <u>60</u>           |
| <b>All Permits Total</b>       | <b>910</b>                   | <b>576</b>          |
| <b>ANNUAL PERMIT VALUATION</b> | <b>73 mil.</b>               | <b>13 mil.</b>      |
| <b>PLAN CHECKS</b>             |                              |                     |
| <b>Total Number Processed</b>  | <u><b>300</b></u>            | <u><b>282</b></u>   |
| Processed In-House             | 91%                          | 98%                 |
| Contracted Out                 | 9%                           | 2%                  |
| <b>INSPECTIONS</b>             |                              |                     |
| Construction Inspections       | 6,000                        | 3350                |
| Certificate of Occupancy       | 200                          | 78                  |
| <b>All Inspections Total</b>   | <b>6,200</b>                 | <b>3428</b>         |

### 2016-17 GOALS AND OBJECTIVES

1. Goal: Aims to hire an additional full-time building inspector or identify additional staffing to provide full and complete coverage of daily inspections thereby providing more efficient service to the community.



Status: The Building Official worked with the Human Resources Department on the recruitment. The results of the recruitment did not produce an experienced candidate and as such, the recruitment has been reopened.

2. Goal: Work on streamlining the permit intake process reducing paper costs and enhancing staff efficiency.

Status: This process is ongoing. Counter staffs have gain a better understanding of plans intake processes and learn to better analyze construction document resulting in time saving during plan check and permit issuance. This also helps with efficiency when a certificate of occupancy is necessary.

3. Goal: Work with Accela, permitting software vendor, to enhance the systems workflow and efficiency thereby allow better tracking and improved service to the community

Status: This is ongoing. Accela is facing integration issues with third party vendors and is working on the issues.

## **Activity 1704 – Economic Development Division**

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Identify underutilized commercial properties in the community and create a data base to facilitate the marketing of these properties.

Status: Staff continues to market a larger number of underutilized properties at the ICSC conferences and throughout the year. Interest in Monterey Park by brokers has increased in the last two years and staff continues to reach out to them and provide updated information on potential sites.

2. Goal: Continue to facilitate the establishment of a Business Improvement District (BID) in the South Garfield Village Specific Plan area.

Status: This item will be revisited once the city improvements have begun. It is felt that merchants and property owners may be more apt to participate in the creation of a BID if they see progress with the city improvements.

3. Goal: Evaluate the adequacy of the Economic Development Element of the General Plan and report the findings and recommendations to the Planning Commission and City Council.

Status: The Economic Development Division will be working with the Planning Division to evaluate the adequacy of the General Plan elements. A land use consultant may be retained to assist in this process.

4. Goal: Prepare an Economic Development Strategic Plan for the community.

Status: Researching the approach to the project and the funding resources to initiate and prepare an Economic Development Strategic Plan.

### **Activity 2201 – CDBG Administration**

#### **PROGRAM MEASUREMENTS**

|                                                  | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------|------------------------------|---------------------|
| Agencies assisted from Community Fund            | 1                            | 0                   |
| Number of Housing Rights Center clients assisted | 125                          | 31                  |

#### **2016-17 GOALS AND OBJECTIVES**

1. Goal: Implement all goals as identified in the City of Monterey Park 2015-2020 Five-Year Consolidated Plan.

Status: The City continues to provide annual CDBG funding to the Housing Rights Center to assist the City in its efforts to provide housing mediation and assistance.

### **Activity 2206 – Home Housing Program**

#### **PROGRAM MEASUREMENTS**

|                                                       | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------|------------------------------|---------------------|
| Residential Rehab Grant and Loan Program Participants | 4                            | 0                   |

#### **2016-17 GOALS AND OBJECTIVES**

1. Goal: Implement all goals as identified in the City of Monterey Park 2015-2020 Five-Year Consolidated Plan.

Status: Staff has updated the application forms and information packet to facilitate a better understanding of the City's Residential Rehabilitation Program funded with HOME funds.

2. Goal: Complete at least four (4) residential rehabilitation projects.

Status: Staff continues to advertise the Residential Rehabilitation Program through various publications and at various locations throughout the community. Due to the limited interest in the program, staff will be presenting revised guidelines to the City Council for consideration during the second half of this year's budget.

## **Activity 2207 – Affordable Housing Program**

### **PROGRAM MEASUREMENTS**

|                                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------|------------------------------|---------------------|
| Monitor/administer covenants and repairs | 0                            | 0                   |
| Compliance monitoring and audit reports  | 1                            | 0                   |

### **2016-17 GOALS AND OBJECTIVES**

1. Goal: Implement all goals as identified in the 2015-2020 Consolidated Plan.

Status: Staff continues to monitor the progress of Residential Rehabilitation projects on a regular basis.

2. Goal: Identify other potential affordable housing projects that could utilize HOME or Housing funds.

Status: Staff reached out to nonprofit organizations and all faith based organizations in the community to solicit interest in either residential rehabilitation projects of larger affordable projects. MERCI has submitted a request for assistance that staff is currently reviewing.

**City of Monterey Park  
Human Resources & Risk Management Department  
Mid Year Report**

**Activity 1801 – Human Resources Administration**

**PROGRAM MEASUREMENTS**

|                                                         | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|---------------------------------------------------------|------------------------------|---------------------|
| Budgeted FT Positions                                   | 295                          | 295                 |
| Budgeted Part-time                                      | 50                           | 50                  |
| Total Citywide FTE                                      | 352                          | 352                 |
| Total Number of Competitive<br>Service Positions Filled | 45                           | 36                  |
| Examinations Administered                               | 30                           | 30                  |
| Total Number of<br>Applications Processed               | 2,200                        | 2,809               |

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: Complete implementation of the NeoGOV/GRM HRIS system.  
Status: GRM system is completed and NeoGOV is 70%.
2. Goal: Complete MOU negotiations with sworn bargaining units.  
Status: Completed two (2) MOU's (FFA and PCOA) and tentative completed contract negotiations with the POA. Anticipate completion with POMMA and the POA-Captains Unit
3. Goal: Re-instate and implement the Employee Recognition Program to recognize employee service milestones.  
Status: We've accomplished this goal. The city has caught up with all employee service milestones of 5, 10, 15, 20, 25 and 30+ for the past five year.

## Activity 1802 – Risk Management Division

### PROGRAM MEASUREMENTS

| <u>Liability Claims Filed</u>   | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|---------------------------------|------------------------------|---------------------|
| GENERAL GOVERNMENT              | 0                            | 1                   |
| POLICE                          | 10                           | 3                   |
| FIRE                            | 0                            | 3                   |
| LIBRARY                         | 0                            | 0                   |
| MANAGEMENT SERVICES             | 0                            | 0                   |
| RECREATION & COMMUNITY SERVICES | 5                            | 0                   |
| HUMAN RESOURCES                 | 0                            | 0                   |
| DEVELOPMENT SERVICES            | 0                            | 0                   |
| PUBLIC WORKS                    | <u>26</u>                    | <u>6</u>            |
| <b>TOTAL</b>                    | <b>41</b>                    | <b>13</b>           |

#### Workers' Compensation Claims Filed\*

|                                 |           |           |
|---------------------------------|-----------|-----------|
| GENERAL EMPLOYEES               | 0         | 1         |
| POLICE                          | 7         | 3         |
| FIRE                            | 4         | 7         |
| LIBRARY                         | 0         | 1         |
| PUBLIC WORKS                    | 4         | 4         |
| RECREATION & COMMUNITY SERVICES | <u>1</u>  | <u>2</u>  |
| <b>TOTAL*</b>                   | <b>16</b> | <b>18</b> |

\*Includes all claims that are OSHA recordable.

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Expand the Ergonomic Program to Public Works and Fire to reduce WC costs.  
  
Status: Provided hands-on Back Safe Ergonomic training to 41 Public Works field personnel and Sitting Safe training to 54 office personnel.
2. Goal: Provide CalOSHA Public Works training and in-house quarterly employee training including Workplace Safety training, Harassment and Retaliation Prevention training, Accident Prevention and Customer Service.  
  
Status: 192 employees have received training through the first six months of the fiscal year.
3. Goal: Complete a Risk Management/Pool/Commercial Insurance Assessment.  
  
Status: This Project has not been initiated and is being reassessed given the current ICRMA status.

**City of Monterey Park  
Police Department  
Mid Year Report**

**Activity 3101- Administration Bureau**

**PROGRAM MEASUREMENTS**

|                             | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------|------------------------------|---------------------|
| Total Volunteer Hours:      | 17,200                       | 6,625               |
| Total Number of Volunteers: |                              |                     |
| Reserves Officers           | 23                           | 19                  |
| Explorers                   | 30                           | 18                  |
| Records                     | 1                            | 1                   |
| MPEC                        | 17                           | 16                  |
| MPCP                        | 21                           | 12                  |
| Investigations              | 1                            | 1                   |
| Animal Control              | 2                            | 1                   |
| Chaplain                    | 6                            | 7                   |
| CRB Intern                  | 0                            | 3                   |

Formal Training Hours for all Personnel: 3,294 hours (YTD)

**2016-2017 GOALS AND OBJECTIVES**

1.     Goal:     The Training Bureau in conjunction with the Los Angeles County District Attorney's office will host a POST certified Mental Health Awareness class. Participants will include our personnel and members of other police agencies. The training will focus on best practices for first responders in addressing persons in mental health crisis.  
  
          Status:   The Training Bureau hosted the Mental Health Awareness training class July 12-13, 2016.
2.     Goal:     The Training Manager will update the department's current field training manual to ensure compliance with current and proposed POST standards.  
  
          Status:   The Training Manager has begun updating the training manual which will be completed before the end of the fiscal year.



## Activity 3102-Traffic Bureau

### PROGRAM MEASUREMENTS

|                                                            | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------------------|------------------------------|---------------------|
| Number of Citations:                                       |                              |                     |
| Traffic                                                    | 6,500                        | 1,960               |
| Parking                                                    | 11,000                       | 4,566               |
| Traffic Collisions Incidents:                              |                              |                     |
| Fatal                                                      | *                            | 1                   |
| Injury                                                     | *                            | 114                 |
| Non-Injury                                                 | *                            | 344                 |
| Fatalities                                                 | *                            | 1                   |
| Persons Injured                                            | *                            | 132                 |
| Number of Drunk Driving Arrests                            | 150                          | 29                  |
| % of Traffic Investigations<br>Commenced within 3 Days     | 100%                         | 100%                |
| % Response on Citation<br>Appeals/Complaints within 3 Days | 100%                         | 100%                |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Assess the commercial district and truck route signage throughout the city and make service requests for the replacement of missing, damaged and faded signs. This will increase the effectiveness and efficiency of enforcement as well as enhance the appearance of the city.

Status: The Traffic Bureau CSO's have begun recommending sign improvements. These recommendations are being entered into the Service Tracking System.
2. Goal: Provide ongoing training to officers on the procedures to issue 72 hr markings, administrative citations for tour buses, and recreational vehicle restrictions and permits.

Status: Traffic Bureau personnel have attended all four patrol shift briefings. Officers were given a presentation and provided with information on the newly implemented "Oversized Vehicle" ordinance.

## Activity 3103-Field Services

### PROGRAM MEASUREMENTS

|                                                           | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------------------------------------|------------------------------|---------------------|
| Calls for Service                                         |                              |                     |
| Citizen Request                                           | 35,000                       | 17,332              |
| Officer Observed                                          | <u>21,625</u>                | <u>9,508</u>        |
| <b>Total Calls for Service</b>                            | <b>56,625</b>                | <b>26,840</b>       |
| Priority I (Emergency) Response<br>Time (minutes/seconds) | 4:05                         | 4:43                |
| Priority II Response Time                                 | 5:30                         | 5:32                |
| Priority III Response Time                                | 9:00                         | 9:12                |
| Priority IV Response Time                                 | 6:55                         | 5:55                |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Officers will receive training in First Aid/CPR/AED. The training will strengthen the officer's skills in life saving techniques. It will also keep officers compliant with State mandated requirements

Status: All patrol officers have completed First Aid/CPR/AED training.
2. Goal: To improve patrol response and interaction with individuals suffering from a mental health crisis, patrol officers will be scheduled one shift with the Mental Evaluation Team.

Status: All Patrol FTO's and Agents have been scheduled to work one shift with the MET Team. Agents will complete the training by January 1, 2017. FTO's will complete the training in February 2017.

## Activity 3104-Investigations Bureau

### PROGRAM MEASUREMENTS

|                                                                    | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------------------------|------------------------------|---------------------|
| Part I Crimes Investigated                                         | 1,500                        | 848                 |
| Part I Crime Clearance Rate                                        | 19%                          | 14%                 |
| Suspected Child Abuse Reports<br>Follow Up within One Business Day | 100%                         | 100%                |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Conduct briefing training for patrol personnel on new technology used by the investigations bureau. This will give patrol personnel a better understanding of what new technology is available and being used by the Bureau.

Status: This training is currently being conducted by Investigations Bureau personnel. The anticipated completion date is January 1, 2017.
2. Goal: Provide community presentations on how to identify and report to police possible residential motels as well as prostitution houses in their neighborhood.

Status: To date, three presentations have been conducted during Neighborhood Watch meetings. This goal is ongoing with more presentations scheduled after the first of the year.

## Activity 3111-Animal Control Bureau

### PROGRAM MEASUREMENTS

|                                              | <u>Budget<br/>Projection</u> | <u>Year-to-date</u> |
|----------------------------------------------|------------------------------|---------------------|
| Number of Dog Bites Reported                 | 8                            | 4                   |
| Impounded Animals (Strays Picked up/Counter) | 760                          | 754                 |
| Warnings/Citations                           | 65                           | 60                  |
| Injured Animals                              | 75                           | 78                  |
| Dead Animals Picked Up                       | 560                          | 417                 |
| Students in Educational Programs             | 60                           | 60                  |

Response Time:

|                                        |      |      |
|----------------------------------------|------|------|
| Dead Animals (minutes/seconds)         | 6:15 | 6:57 |
| Response Time:                         |      |      |
| Injured/Sick Animals (minutes/seconds) | 8:45 | 9:47 |

**Calls for Service:**

|                                  |       |       |
|----------------------------------|-------|-------|
| Calls Handled by ACO             | 1,250 | 1,302 |
| Calls Handled by MPPD Officers   | 275   | 112   |
| Calls Handled by L.A.C.D.A.C.C.* | 225   | 57    |
| Total calls for service:         | 1,750 | 1,471 |

\*L.A County-Los Angeles County Department of Animal Care and Control

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: The Animal Control Bureau will distribute information on pet safety and animal care to the public on a quarterly basis utilizing the department's social media outlets. This will assist in getting information out to the public in a timely manner.  
  
Status: The Animal Control Bureau utilized the department's social media outlets to advertise the pet vaccination clinic in October 2016. The bureau will distribute additional information in the upcoming months.
2. Goal: The Animal Control bureau will coordinate with the Training Bureau to schedule training for new employees in the area of Animal Control. This will give the new employee an opportunity to receive training in this area and observe the types of calls that are handled by Animal Control.  
  
Status: The three new police officer trainees have been scheduled for their Animal Control Bureau training.

**Activity 3112-Communications Bureau**

**PROGRAM MEASUREMENTS**

|                      | Budget<br><u>Projection</u> | <u>Year-to-Date</u> |
|----------------------|-----------------------------|---------------------|
| Police Service Calls | 35,000                      | 17,332              |
| Officer Observations | <u>21,625</u>               | <u>9,508</u>        |

|                                                               |               |               |
|---------------------------------------------------------------|---------------|---------------|
| Total Police Service Calls                                    | <b>56,625</b> | <b>26,840</b> |
| Animal Control Service Calls                                  | 1,750         | 1,471         |
| Priority I Dispatch Time<br>Emergency (minutes/seconds)       | 0:55          | 1:05          |
| Priority II Dispatch Time<br>Non-Emergency (minutes/seconds)  | 3:40          | 4:46          |
| Priority III Dispatch Time<br>Non-Emergency (minutes/seconds) | 10:30         | 13:50         |
| Priority IV Dispatch Time<br>Non-Emergency (minutes/seconds)  | 7:45          | 9:17          |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Receive continued training to enhance skills in recognition and response to calls for service from citizens experiencing a high level of stress due to medical emergencies, violence, or traumatic events. Training will include recognition of the human stress response, empathetic and professional response, mental preparation, and post-incident stress management. Continued training in this area will increase knowledge and efficiency in order to serve citizens experiencing a crisis or emergency situation.  
  
Status: Dispatchers will watch two P.O.S.T videos entitled "Career Resiliency" and "Crisis Communication" that will fulfill the training for this budget goal. Goal will be completed by January 2017.
2. Goal: Present the "9-1-1 for Kids" program to elementary schools in the city. The program provides educational tools to teach proper use of the 9-1-1 system.  
  
Status: Teaching supplies and handouts have been received from "9-1-1 for Kids". Presentations will begin in January 2017.

### **Activity 3113- Jail Bureau**

#### **PROGRAM MEASUREMENTS**

|                                            | <u>Budget<br/>Projection</u> | <u>Year-to-date</u> |
|--------------------------------------------|------------------------------|---------------------|
| Prisoners Booked<br>(excluding fee paying) | 930                          | 408                 |

|                               |              |            |
|-------------------------------|--------------|------------|
| Fee Paying Prisoners Booked   | 175          | 80         |
| <b>Total Prisoners Booked</b> | <b>1,105</b> | <b>488</b> |
| Jail Revenue (fee paying)     | \$60,500     | \$34,361   |
| Prisoner Satisfaction Rating  | 98%          | 98%        |

### **2016-2017 GOALS AND OBJECTIVES**

- Goal:** Jail personnel will design a new Medical Screening and Housing Classification form. This form will better assess arrestees that are brought into the jail facility for potentially medical and mental health issues.

**Status:** Medical Classification forms from surrounding agencies have been collected. Jail Bureau personnel are in the process of putting together a sample form.
- Goal:** The Mental Evaluation Team and Lead Jailer will design and present a training class on how to identify arrestees with mental health issues at the time of intake. This will allow Jail personnel to be able to quickly evaluate a person's mental condition and find suitable housing for them if needed.

**Status:** This budget goal was completed on October 5, 2016.

### **Activity 3114-Records Bureau**

#### **PROGRAM MEASUREMENTS**

|                                                   | <u>Budget<br/>Projection</u> | <u>Year-to-date</u> |
|---------------------------------------------------|------------------------------|---------------------|
| Reports Processed                                 | 5,700                        | 2,832               |
| Traffic Citations Processed                       | 6,500                        | 1,960               |
| Data Entry Completion<br>(within 7 days)          | 100%                         | 99%                 |
| Complaints Processed for Court<br>(within 8 days) | 100%                         | 100%                |



### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Receive training in processing the monthly UCR report. Each Clerk will be responsible for submitting a UCR report to The Department of Justice.  
  
Status: Two Records Clerks have been fully trained in processing the UCR report and have each submitted a report. Two other Clerks are currently in the training process.
2. Goal: Begin an accelerated effort to purge past records that can be discarded according to the City retention criteria. The process will eliminate unnecessary records and keeping only what is required by law.  
  
Status: Two clerks and one part-time clerk have been trained in the retention/purging process. The storage area has been re-organized to facilitate the process. Purging has begun for "2003" cases.

### **Activity 3115-Computer Services**

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Assist in the installation of the upgrade to the Computer Aided Dispatch/Records Management System and upgrade the necessary infrastructure to support the system.  
  
Status: Computer Services personnel are assisting with this project. Staff is currently awaiting finalization of the vendor contract.
2. Goal: Computer Services personnel along with the Technical Services Bureau will train authorized personnel in the use of the i4-POD portable surveillance system. This is a portable video camera system that will allow department personnel to remotely monitor a problem area in the city.  
  
Status: Training was given to Fire Department personnel who utilized the camera during a City event. Training is scheduled for Police Department personnel after the beginning of the year.

## Activity 3120-Community Relations Bureau

### PROGRAM MEASUREMENTS

|                                                          | <u>Budget<br/>Projection</u> | <u>Year-to-date</u> |
|----------------------------------------------------------|------------------------------|---------------------|
| Tour of City Facilities<br>(number of persons)           | 800                          | 201                 |
| Neighborhood Watch Groups                                | 82                           | 80                  |
| Business Watch Groups                                    | 81                           | 77                  |
| Monterey Park Citizen Patrol<br>(MPCP) Hours Volunteered | 1,900                        | 1,235               |
| Police Explorer Hours<br>Volunteered:                    | 3,800                        | 800                 |
| Police Chaplin Hours<br>Volunteered:                     | 395                          | 216                 |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Personnel will present quarterly “Active Shooter” training to local businesses in the City. The program will provide business owners and their employee’s information on what to do should they ever be faced with such an incident.

Status: Two “Active Shooter” presentations have been conducted, one at Garfield Hospital and one at Monterey Park Hospital.
2. Goal: Coordinate with the Public Works Department in identifying and replacing any Neighborhood Watch signs which are worn out or in disrepair. This will enhance crime prevention efforts, draw attention to the Neighborhood Watch program, as well as help to beautify the City.

Status: To date, fifty Neighborhood Watch street signs have been replaced throughout the city.

**City of Monterey Park  
Fire Department  
Mid Year Report**

**Activity 3201 – Fire Administration**

**PROGRAM MEASUREMENTS**

|               | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|---------------|------------------------------|---------------------|
| Grant Awards: | \$ 100,000                   | \$10,000            |

*Year to date grants received: As of December 2016, 2015 SHSGP Award for CBRNE Search & Rescue Equipment and notification received for potential award of 2016 UASI of \$128, 458 for training and equipment. It is in the pre-approved staff and set for final approval phase with the City of Los Angeles.*

*Performance Measurement:*

*Directives relating to the commencement of Accreditation:* Send a minimum of two employees to the introductory Accreditation course, "Quality Improvement through Accreditation" sponsored by the Center for Public Safety Excellence. This course is to help agencies prepare for accreditation, obtain the latest self assessment manuals, community risk/standards of cover manual, and gain assistance from peer team leaders.

Status: The Fire Department intends to send two-three employees to the next Southern California workshop April 26 – 28, 2017 in Anaheim.

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve Organizational Effectiveness and Efficiency: Develop and implement the use of analytical performance reports and validation mechanisms for Emergency Operations and Emergency Medical Service Divisions.

Status: Emergency Medical Services Division implemented statistical reporting and review as a method to measure performance, training needs, and quality improvement needs. In addition, Emergency Operations Division will be moving towards analytical review in the second quarter.

Goal: Attract and Retain Quality Employees: Determine the feasibility of implementing the Fire Explorer Intern Program on a permanent basis to provide work and life skills mentorship in Fire Prevention, Emergency Operations, and Fire Administration.

Status: A second pilot program consisting of seven Explorers was held in the summer of 2016 and deemed very successful. Two of the Summer Explorer interns are currently working as an Intern in Fire Prevention and looking forward to attending EMT School and then Fire Academy.

2. Goal: Improve Organizational Effectiveness and Efficiency: Restructure and centralize administrative functions of Fire Prevention and Fire Administration while implementing cross-training of tasks to ensure continuity of service, enhanced service efficiency, and preparation for succession planning.

Status: Staff has begun to restructure and reorganize various tasks in fire prevention and Fire Administration such as the preparation of permit and inspection invoices, ledger updates and maintenance, changed purchasing processes and account oversight department-wide, and began cross training of certain tasks with the new personnel hired in the second quarter.

3. Goal: Improve Organizational Effectiveness and Efficiency: In concert with the Management Services Department, develop and Information Technology ("IT") working group to oversee Fire Department software and technological programs to leverage and promote the most effective and cost efficient uses of programs.

Status: The Fire Department has two employees participating as members of the City's IT Committee, which will address IT and software issues city-wide. In addition, a Fire Department captain will be overseeing and supervising the Fire Department's technology programs and future needs and ensure coordination with the City's IT Committee.

### **Activity 3205 – Fire Prevention**

#### **PROGRAM MEASUREMENTS**

| <b><u>Fiscal Year</u></b> | <b>Budget</b>            |                            |
|---------------------------|--------------------------|----------------------------|
|                           | <b><u>Projection</u></b> | <b><u>Year-to-Date</u></b> |
| Permits Received          | 1,265                    | 486                        |
| Plans Received            | 625                      | 173                        |
| Plan Re-Checks            | 125                      | 48                         |

#### **Inspections**

|                                                                |              |              |
|----------------------------------------------------------------|--------------|--------------|
| New Construction                                               | 500          | 227          |
| Fire Protection Systems                                        | 179          | 412          |
| Commercial (includes New Bus)                                  | 600          | 115          |
| Industrial Waste (Restaurants)                                 | 248          | 292          |
| State Mandated Facilities<br>(Assemblies, Schools, Hospitals ) | 246          | 221          |
| State Mandated Residential<br>(Apartments)                     | 836          | 1,641        |
| Re-inspections and Investigations                              | 1,357        | 269          |
| Condominium/Townhome<br>Properties Audit                       | <u>0</u>     | <u>405</u>   |
| <b>Total Inspections</b>                                       | <b>3,966</b> | <b>3,582</b> |

#### **Cost Recovery Programs**

|                                                             |                  |               |
|-------------------------------------------------------------|------------------|---------------|
| Fire Inspections (Including<br>Annual Business Inspections) | \$134,827        | 21,225        |
| Plan Checks and Permits                                     | \$237,438        | 59,107        |
| Industrial Waste                                            | <u>\$158,010</u> | <u>78,907</u> |
| Total Revenue Collected                                     | \$530,275        | \$159,239     |

*\*Data: Period of July 1 – December 22, 2016*

#### **Performance Measurements:**

#### **Year-to-Date**

Reduce Re-Inspections from 55% to 45% of  
total inspection numbers. 100%

\*Permit and Plan Check Processing Turn-Around 75%  
To be completed in less than seven (7) working days  
With 90% efficiency.

*\*Average turn-around reflects 14 business days for outside consultant review; staff time for intake/processing in less than seven (7) days.*

### **2016-2017 GOALS AND OBJECTIVES**

- Goal: Improve Organizational Effectiveness and Efficiency: As required by State mandate, adopt the 2016 California Codes of Regulations, Title 24, to include the California Fire Code with local amendments. In addition, research the feasibility of amending the Monterey Park Municipal Code to include complete sprinkler installation for new commercial establishments.

Status: Ordinance with local amendments was adopted by the City Council on November 16, 2016. The Ordinance included a complete fire sprinkler installation for new commercial establishments.

2. Goal: Improve Organizational Effectiveness and Efficiency: To increase the knowledge, uses, and efficiency of the ACCELA permit system, coordinate on-site training for all Fire Prevention and Administrative personnel.

Status: Successfully provided hands-on training to two Fire Prevention staff members in the second quarter on the ACCELA permit system. Access to on-line training program and materials provided to all Fire Prevention and Administrative personnel.

3. Goal: Improve Organizational Effectiveness and Efficiency: Research the feasibility of expanding the apartment inspection program to include townhomes and condominiums to ensure life safety of the residents and property owners.

Status: Successfully completed 95 percent of the research and have identified 405 property complexes housing 3,021 units.

## Activity 3210 – Emergency Operations

### PROGRAM MEASUREMENTS

#### EMERGENCY ACTIVITY SUMMARY

| <u>Fiscal Year</u>                                                               | Budget<br><u>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------------------------------------------------------|-----------------------------|---------------------|
| <b><u>*All Emergency Incidents</u></b>                                           |                             |                     |
| Fire                                                                             | 621                         | 153                 |
| EMS                                                                              | 3,883                       | 1,132               |
| Other (Hazardous conditions, false alarms,<br>public assist, cancelled en route) | 288                         | 58                  |
| <i>*Data Source: Verdugo Communication July -<br/>November</i>                   | 4,792                       | 1,910               |
| <b><u>Automatic Aid/Mutual Aid*</u></b>                                          |                             |                     |
| Auto Aid/Mutual Aid Provided                                                     | 800                         | 294                 |
| Auto Aid/Mutual Aid Received                                                     | 500                         | 171                 |
| Total Automatic/Mutual Aid                                                       | 1,300                       | 465                 |
| <i>*Data Source: Verdugo Communications<br/>-- July - October</i>                |                             |                     |
| <b><u>Average Response Times</u></b>                                             |                             |                     |
| EMS                                                                              | 5:00                        | 4:39                |



|         |      |      |
|---------|------|------|
| Service | 5:40 | 5:35 |
|---------|------|------|

*\*Data Source: Verdugo Communications  
– October 2016*

#### **Average Turn-out Time**

|         |      |      |
|---------|------|------|
| Fire    | 1:19 | 1:18 |
| EMS     | 1:05 | 0:59 |
| SERVICE | 1:27 | 1:27 |

*\*Data Source – Verdugo Communications*

The figures now illustrate the time from dispatch to the time the first fire unit arrives on scene.

#### **Volunteer Hour**

|                            |        |       |
|----------------------------|--------|-------|
| Hours Donated by Reserves  | 12,480 | 8,000 |
| Hours Donated by Explorers | 1,588  | 960   |

*\*(Seven Reserves who typically provide a minimum of one-24 hour shift per week).*

#### **NON-EMERGENCY ACTIVITY SUMMARY**

##### **Training Hours – Non Medical**

|                                  | Budget<br><u>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------|-----------------------------|---------------------|
| In Service Training              | 21,500                      | 14,000              |
| Specialty Courses (Grant Funded) | <u>200</u>                  | <u>150</u>          |
| Total Hours                      | 21,700                      | 14,150              |

#### **Performance Measurements:**

Apply a minimum of 20% of the annual training schedule to regional, coordinated multi-agency drills to ensure a coordinated approach, methodologies, and use of equipment for regional emergency response.

Status: Established a local training agency committee with designated monthly training projects with the cities of Alhambra, San Marino, San Gabriel, and Pasadena.

#### **2016-17 GOALS AND OBJECTIVES**

- Goal: Improve Organizational Effectiveness and Efficiency: To improve and maintain optimal inter-agency efficiency, the training division will integrate the Los Angeles Area Training Group (RTG) curriculum into the department's training program.

Status: This program was implemented during the first quarter and involves each captain being given a designated training month and topic. Each captain oversees the

training curriculum, release to all personnel and a training exercise involving the selected subject matter.

2. Goal: Improve Organizational Effectiveness and Efficiency: Evaluate, adapt, and implement the “Transitional Fire Attack” model. This is a science-based approach to attacking modern fire situations to implement a more efficient and coordinated method of firefighting to enhance life safety and property conservation without increasing the hazards associated to fire personnel.

Status: All personnel have received training on the “Transitional Fire Attack” model and are working towards integrating this firefighting model into operations.

### **Activity 3220 – Emergency Medical Services**

#### Performance Measurements:

The following areas have been identified as new performance measures to be implemented and monitored during the upcoming year. Emergency Medical Service personnel are to achieve 90% compliance or higher:

Fiscal Year 2016-2017:

1. Document cardiac arrest patient Citizen CPR prior to EMS arrival
2. Vital sign documentation after pain management
3. Documentation of numerical pain assessment with trauma complaint
4. Documentation of stroke patients and emergency room destination

Status: Reporting on the Fiscal Year 2016-2017 Performance Measurements will be provided in the fourth quarter.

Required EMS Training Hours (per person per year):

- |                                 |    |
|---------------------------------|----|
| a. Paramedic                    | 24 |
| b. Emergency Medical Technician | 16 |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve Organizational Effectiveness and Efficiency: Enhance the Community CPR Hands Only CPR and AED Training Program for residents and employers in Monterey Park. In addition, begin tracking and reporting citizen applied CPR prior to Fire Department Paramedic arrival on cardiac arrests patients.

Status: This program is on-going. Currently, our department staffs a “Hands Only CPR” booth at community events. We also participate in the countywide “Hands Only CPR” awareness day.

2. Goal: Improve Organizational Effectiveness and Efficiency: As the demand for emergency medical services increases in the City, combined with the uncontrolled CPI adjustments on the cost of medical supplies and pharmaceuticals, staff is to research the development of an inventory and supply management system to improve efficiencies in cost management, inventory supplies, and emergency response.

Status: On-going project. Currently our in-house inventory has been streamlined to reduce waste from expiration dates. Current vendor has most competitive pricing along with free shipping if not a rush order. Apparatus inventory has been standardized to reduce waste and streamline restocking of disposable items.

### **Activity 3230 – Community Risk Reduction**

#### **PROGRAM MEASUREMENTS:**

##### **DISASTER PREPAREDNESS:**

|                                                     | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------------------------------|------------------------------|---------------------|
| Community Emergency Response Team “CERT”            | 40                           | 20                  |
| Disaster Service Worker Training                    | 45                           | 0                   |
| Community Risk Locations identified and pre-planned | 12                           | 6                   |

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve Organizational Effectiveness and Efficiency – Develop a new Emergency Operations Center User Guide. This Guide will utilize a multimedia approach to making the EOC a more user-friendly facility.

Status: Staff is currently developing a script for the multimedia-based Emergency Operations Guide. Mid-February is the target date for completion.

2. Goal: Improve Organizational Effectiveness and Efficiency - Conduct additional Disaster Service Worker training for city employees. A target of 10% of the permanent staff is the goal for the coming year.

Status: A class date will be set for March 2017 in which 40 City staff members are to be trained as Disaster Service Workers.

3. Goal: Improve Organizational Effectiveness and Efficiency - Develop a bilingual CERT program. This goal appeared in the 15-16 budget but required considerable investment by the City to produce educational materials. Reaching the Chinese and Spanish-speaking community for disaster preparedness remains an important goal.

Status: A CERT class in the spring will include the availability of English, Spanish, and Chinese instruction. This will be accomplished by sending a minimum of two fire personnel to a CERT Program Train-the-trainer class.

**City of Monterey Park  
Monterey Park Bruggemeyer Library  
Mid Year Report**

**Activity 6001 – Administration**

**PROGRAM MEASUREMENTS**

|                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u>    |
|--------------------------|------------------------------|------------------------|
| Library Volunteer Hours  | 10,000                       | 4,500                  |
| Grants Awarded (Number)  | 3                            | 4 <sup>1</sup>         |
| Grants Awarded (Amount)  | \$135,000                    | \$136,000 <sup>2</sup> |
| Fundraising (Foundation) | \$35,000                     | \$31,430 <sup>2</sup>  |
| Fundraising (Friends)    | \$8,000                      | \$3,600                |

<sup>1</sup> Includes California State Library Literacy Services grant, Literacy and Civics Education grant, Southern California Edison Technology and Science Resources grant and California Library Association California Center for the Book *Californians: Community Conversations about Immigration* grant

<sup>2</sup> Includes annual Gala and Day at the Races events and Jack Scudder Foundation donation

**2016 - 2017 GOALS AND OBJECTIVES**

1.   Goal:     Enhance the library interior by painting heavy traffic areas such as the entrance lobby and Circulation areas and refinishing the public counters in Reference, Children's and Circulation.  
  
           Status:   **Completed.** The library entrance lobby and Circulation areas have been repainted and the public counters in Reference, Children's and Circulation have been refinished.
  
2.   Goal:     Increase technology convenience for patrons in classes and training sessions by adding mounted projectors to the Friends Room and Computer Lab.  
  
           Status:   The library has submitted Capital Improvement Project (CIP) proposals approved by the Library Board and the City Council to the City and is waiting for Public Works or its selected contractor to complete the installation of the mounted projectors to the Friends Room and Computer Lab.
  
3.   Goal:     Initiate first phase of creating a virtual library with online programs, presentations and classes.  
  
           Status:   The library has completed links to over 100 online tutor training courses and is considering how to establish additional online content.

## Activity 6002 – Reference and Adult Services

### PROGRAM MEASUREMENTS

|                              | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------|------------------------------|---------------------|
| Reference Transactions       | 12,000                       | 6,698               |
| Adult/YA Programs Presented  | 200                          | 156                 |
| Adult/YA Programs Attendance | 4,000                        | 3,265               |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Develop and publish a commemorative cookbook in partnership with the local community celebrating the City's Centennial and the local history legacy of Laura Scudder.

Status: Currently working on editing the cookbook commemorating the City's 100<sup>th</sup> Anniversary and the local history legacy of Laura Scudder. Collected 100 recipes from the community and staff to be published in the paperback cookbook.
2. Goal: Develop new film programs to engage audiences and bring older adults, families and teens to the library to view films, participate in discussions and post-screening talks with filmmakers.

Status: Presented six film programs that engaged audiences with themes including the culinary arts, Asian American history and film history. Filmmakers and guest speakers introduced the films and involved audiences in lively question and answer sessions following the film screenings.
3. Goal: Develop a Summer Reading Program using the 2017 theme "Reading by Design!" to promote reading with adult and teen readers.

Status: Established a partnership with the Los Angeles County Museum of Art's Education and Public Programs department to bring art history programs and workshops to the library and the library's adult summer reading program, "Reading by Design!"



## Activity 6003 – Technical Services

### PROGRAM MEASUREMENTS

|                                              | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------------------|------------------------------|---------------------|
| Book Titles Added                            | 3,300                        | 1,436               |
| Audio-Visual Titles Added                    | <u>410</u>                   | <u>235</u>          |
| Total Cataloged Titles Added                 | 3,710                        | 1,671               |
| <br>Cataloged Books Added                    | <br>4,600                    | <br>1,436           |
| Cataloged Audio-Visual Added                 | 400                          | 219                 |
| Government Documents Added                   | <u>300</u>                   | <u>268</u>          |
| Total Cataloged Items Added                  | 5,300                        | 1,923               |
| <br>Total Items Purged                       | <br>6,000                    | <br>11,687          |
| # of Materials Borrowed From Other Libraries | 20                           | 1                   |
| # of Materials Other Libraries Borrowed      | 30                           | 7                   |
| <br>Total Collection                         | <br>174,000                  | <br>161,127         |
| Cataloged Titles                             | 144,000                      | 135,388             |

### 2016-2017 GOALS AND OBJECTIVES

1.   Goal:     Upgrade the library's WiFi infrastructure with new access points to improve internet speed for wireless access throughout the library.  
  
           Status:   **Completed.** The library has installed four new Meraki Access Points including one on the first floor and three on the second floor to greatly increase internet speed from 80 mbps to 1,000 mbps for wireless access.
  
2.   Goal:     Partner with MPKToday611, the local app, to promote library programs and events.  
  
           Status:   Technical Services staff continue to take advantage of the local app to promote library programs and events to residents of and visitors to Monterey Park.
  
3.   Goal:     Expand eBooks usage by branding and customizing eBooks apps to promote digital literacy.  
  
           Status:   Staff added the library logo and applied a new colorful and attractive background to the Magic Wall of the new eBooks app. Staff also added the New Books lists to the Library website.

## Activity 6004 – Circulation Services

### PROGRAM MEASUREMENTS

|                                     | <u>Budget<br/>Projection</u> | <u>Year to Date</u> |
|-------------------------------------|------------------------------|---------------------|
| Total Items Circulated              | 310,000                      | 112,945             |
| Item Circulated Per Capita/Year*    | 4.99                         | 1.82                |
| Weekly Hours of Opening             | 44                           | 44                  |
| Average User Visits Per Day         | 991                          | 985                 |
| Total User Visits Per Year          | 330,000                      | 162,438             |
| New Cardholders Registered          | 3,500                        | 1,723               |
| Library Cardholders                 | 58,500                       | 54,695              |
| # of Requests for Items Checked Out | 1,250                        | 426                 |
| Overdue Notices-Processed           | 6,200                        | 2,570               |

\*Based on population figure of 62,063

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Investigate adding a credit/debit payment system allowing patrons to pay fees and/or fines using a credit or debit card for ease of payment and convenience.

Status: Circulation staff conducted several meetings with City personnel to discuss options for credit card services at the library. It was determined to hold off implementation until conditions are optimal.
2. Goal: Research new technologies in patron self checkout to expedite customer service.

Status: Staff continued to research new self-checkout possibilities that are compatible with the library computer system in order to provide a more user-friendly, fast and enjoyable experience.

## Activity 6005 – LAMP Literacy Program

### PROGRAM MEASUREMENTS

|                                  | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------|------------------------------|---------------------|
| Number of Students Participating | 1,500                        | 620                 |
| Number of Student Hours          | 29,000                       | 11,000              |
| Number of Tutors                 | 100                          | 42                  |
| Number of Tutor Volunteer Hours  | 4,300                        | 1,500               |
| Number of Tutors Trained         | 75                           | 15                  |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Develop an effective 24/7 online course that offers Citizen Preparation to the community's adult residents unable to attend onsite Citizenship classes.

Status: LAMP staff has begun researching online content for citizenship preparation that can be loaded onto iPads for circulation.
2. Goal: Develop an alternative online tutor training course for interested parties to complete if they are unable to attend the scheduled trainings at the library.

Status: Acting Literacy Administrator has registered for an online tutor training pilot program to gather ideas for LAMP's own training course.
3. Goal: Restructure the Reading Rockets program to focus on students with a determined need, working more closely with local elementary schools.

Status: Staff has restructured the Reading Rockets program to target students at risk and reading two grades below their level.

## Activity 6006 – Children’s Services

### PROGRAM MEASUREMENTS

|                                         | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------------------|------------------------------|---------------------|
| Reference Transactions (Children’s)     | 10,500                       | 4,700               |
| Children’s Reading Programs             | 420                          | 160                 |
| Children’s Reading Programs’ Attendance | 14,500                       | 9,000               |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Partner with Monterey Park schools and districts to publicize library services and to teach students and parents how to use library resources.

Status: Children’s Services staff initiated strong outreach and partnership efforts to all local schools including making 8 school visits and hosting 29 field trips to the library, serving a total of 1,100 children, parents and teachers, as well as delivery of monthly library calendars and flyers.
2. Goal: Create monthly technology and computer classes for school aged children.

Status: The library offers monthly afterschool computer classes on how to use the library catalog for research and how to use computer programs such as Word, Excel and Publisher. The *Tween* programs also included technological programming such as podcasting for young people.
3. Goal: Expand programming for children ages infant to 12 years of age to include additional creative and arts based programs and bilingual storytimes.

Status: Children’s Services began a monthly literacy and arts program called *Marvelous Mondays* for children ages 5-12 and implemented an *Afterschool Art* program featuring open-ended creative arts for school aged children. Staff continues to offer the monthly arts and sensory program *Little Explorers* for infants through preschoolers, as well as monthly *Tween* programs for children ages 8-12.

**City of Monterey Park  
Public Works  
Mid Year Report**

**Activity 4201 – Community Transportation**

**PROGRAM MEASUREMENTS**

|                                            | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------|------------------------------|---------------------|
| Grant Funding                              |                              |                     |
| MTA National Transit Data Reporting Funds* | \$109,200                    | Pending             |
| Fixed-Route Transit:                       |                              |                     |
| Total Passengers                           | 325,000                      | 157,520             |
| Passenger per Revenue Service Hour         | 17.30                        | 16.66               |
| Cost per Passenger                         | \$2.01                       | \$2.55              |
| Employee Transportation Program:           |                              |                     |
| Average Vehicle Ridership                  | 1.15                         | 1.18                |
| % of Employees Ridesharing                 | 17%                          | 24%                 |

\*Beginning FY2017, the MTA National Transit Data Reporting is no longer through MTA. MTA staff is awaiting approval of MOU execution as of December 2016.

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: Explore online trip planners for Spirit Bus riders to access real-time information. Provide bus riders with the ability to estimate the arrival time of the next bus via their smartphones or computers.

Status: Spirit Bus stops have been uploaded onto Google Maps. Staff will solicit proposals from companies that can provide real-time information on the Google Map platform.

## Activity 4202 – Street Maintenance

### PROGRAM MEASUREMENTS

|                                                                                                                                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Roadway Maintenance:</b>                                                                                                              |                              |                     |
| Potholes Repaired                                                                                                                        | 3,000                        | 1,917               |
| Utility Cuts Repaired (new)                                                                                                              | 30                           | 44                  |
| <i>This program makes permanent repairs to the roadway after water services are installed.</i>                                           |                              |                     |
| <b>Sidewalk Maintenance:</b>                                                                                                             |                              |                     |
| Sidewalk Repair (Sq. Ft.)                                                                                                                | 3,500                        | 1,689               |
| <i>This program eliminates trip hazards in the right-of-way by cutting tree roots and constructing new sidewalk sections.</i>            |                              |                     |
| Sidewalk Grinds                                                                                                                          | 200                          | 71                  |
| <i>This program eliminates trip hazards in the right-of-way by grinding down hazardous areas on sidewalks that are 1/2 inch or less.</i> |                              |                     |
| <b>Curb and Gutter Maintenance:</b>                                                                                                      |                              |                     |
| Curb and Gutter Repair (Ln. Ft.)                                                                                                         | 150                          | 110                 |
| <i>This program repairs curb and gutter that impede the flow of water or causes pooling.</i>                                             |                              |                     |
| <b>Other Maintenance Items</b>                                                                                                           |                              |                     |
| Bus Shelters Pressure Washed                                                                                                             | 280                          | 123                 |
| Shopping Carts Picked Up                                                                                                                 | 250                          | 211                 |
| Signs Removed from Right of Way                                                                                                          | 125                          | 76                  |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Cross-train staff in different disciplines including traffic and sanitary sewer.

Status: Training continues with the new Maintenance Workers.



2. Goal: Train all field employees in the operation of the 1.5 cubic yard Cement Mixer, Pot Hole / Patch Truck and the skid steer loader (Bobcat). This will create a more efficient operation in the Public Works Maintenance Division operations.

Status: Continue to train all new employees in the operation of these equipments.

### **Activity 4203 – Storm Drain Maintenance**

#### **PROGRAM MEASUREMENTS**

|                                                                                                                                                                              | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Storm Drain Maintenance:</b>                                                                                                                                              |                              |                     |
| Number of catch basins and grates cleaned annually*                                                                                                                          | 800                          | 399                 |
| <b>Slope Drain Inspection Program:</b>                                                                                                                                       |                              |                     |
| Number of slope drains inspected<br>(this includes re-inspections)<br><i>Slope drains are inspected annually to insure unrestricted flow of storm water from properties.</i> | 11                           | 11                  |

\* Los Angeles County had been contracted to clean out catch basins.

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Stencil 2<sup>nd</sup> phase of storm drain locations to comply with the Los Angeles County storm water permit requirements.

Status: Completed. It is currently in the 3<sup>rd</sup> phase.

2. Goal: Continue program to identify new locations that require additional cleaning due to storm drain inserts preventing debris from entering the storm drain.

Status: Ongoing.

## Activity 4204 – Sanitary Sewer Maintenance

### PROGRAM MEASUREMENTS

|                                                                                  | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Main Line Cleaning:</b>                                                       |                              |                     |
| Miles of main lines cleaned                                                      | 100                          | 81                  |
| Miles of Problem Lines Cleaned                                                   | 90                           | 71                  |
| <b>Sewer Stoppages:</b>                                                          |                              |                     |
| Number of sewer stoppages                                                        | 5                            | 1                   |
| Percentage of stoppages responded to within one hour after normal working hours. | 100%                         | 100%                |
| <b>Video Taping:</b>                                                             |                              |                     |
| Number of linear feet of video taped                                             | 70,000                       | 70,000              |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Complete final phase of installing signage at manholes in easement areas. Many signs have been destroyed and it is important that residents are educated about the importance of keeping manholes accessible.

Status: Completed.

2. Goal: Develop a sewer manhole labeling system through the Sanitary Sewer Master Plan to identify locations for maintenance activities

Status: To be accomplished through a contract with a consulting firm.

3. Goal: Train staff on use of new sewer vactor truck, including video camera equipment.

Status: Ongoing.

## Activity 4205 – Street Cleaning

### PROGRAM MEASUREMENTS

|                                                               | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|---------------------------------------------------------------|------------------------------|---------------------|
| <b>Number of Complaints:</b>                                  | 4                            | 2                   |
| <i>Reflects the number of problems reported by residents.</i> |                              |                     |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Respond to residential complaints within 24 hours and work with contractor to resolve these issues.

Status: Responded to residential complaints within 12 hours and work with contractor to resolve these issues.

## Activity 4206 – Traffic Control

### PROGRAM MEASUREMENTS

|                                                                                                                               | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Street Painting:</b>                                                                                                       |                              |                     |
| Miles striped                                                                                                                 | 65                           | 44                  |
| Crosswalks repainted                                                                                                          | 15                           | 51                  |
| <b>Sign Maintenance:</b>                                                                                                      |                              |                     |
| Stop signs replaced                                                                                                           | 12                           | 10                  |
| Regulatory and warning signs replaced                                                                                         | 60                           | 83                  |
| Number of new stop sign installations                                                                                         | 1                            | 2                   |
| Regulatory and warning signs maintained                                                                                       | 1,000                        | 741                 |
| Percentage of safety related regulatory signs replaced with either temporary or permanent signs within 1 hour of notification | 100%                         | 100%                |

|                                                                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Traffic Work Orders:</b>                                              |                              |                     |
| <i>New projects or changes to existing<br/>traffic control measures.</i> | 20                           | 15                  |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Begin first of four phase program to replace round street sign posts with new break away sign posts. Citywide installation of breakaway sign posts will reduce the City's liability.

Status: Completed. It is currently in the second phase.

### **Activity 4207 – Street Lighting**

#### **PROGRAM MEASUREMENTS**

|                                   | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------------|------------------------------|---------------------|
| <b>Street Light Maintenance:</b>  |                              |                     |
| Number of Street Lights Re-lamped | 60                           | 12                  |
| Service Requests                  | 130                          | 12                  |
| Received                          | 130                          | 12                  |
| Completed                         |                              |                     |

\*Post FY2014 includes service requests for Edison-owned street lights as well as City-owned.

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Replace existing lighting timers with self-adjusting or photocell light controls at all City parks.

Status: 25% of the photocell light controls have been completed.

## Activity 4208 – Refuse Collection

### PROGRAM MEASUREMENTS

|                                                                                           | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------------------------------------------|------------------------------|---------------------|
| Curbside service accounts                                                                 | 14,305                       | 12,488              |
| Bin service accounts                                                                      | 1,079                        | 1,079               |
| City hauler tons collected<br>(Self-hauled tons not included)                             | 54,990                       | 24,220              |
| AB 939 diversion rate (year reported)*<br>Tons per capita. Target is 5.0 tons per person. | 3.5                          | 3.5                 |

\*The Budget Projection included additional services accounts. The correct number of curbside accounts is 12,488.

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Execute a new trash contract for both residential and commercial hauler service that would assist the City in achieving a higher diversion rate.

Status: The contract for residential and commercial franchises is tentatively scheduled for City Council's approval in January 2017.

## Activity 4210 – Building Maintenance

### PROGRAM MEASUREMENTS

|                                                                                                                                      | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Number of Service Requests:</b><br><i>Service requests originate from City departments.</i>                                       | 500                          | 187                 |
| <b>Number of Special Work Orders:</b><br><i>Special work orders are for services that go beyond the scope of normal maintenance.</i> | 6                            | 8                   |

## **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Install automatic toilets and waterless urinals at City facilities.

Status: 25% percent of the automatic toilet flushers have been installed. It needs additional study for the Waterless Urinal replacement.

2. Goal: Upgrade door handles to meet ADA requirements.

Status: 25% of the door handles have been replaced.

### **Activity 4211 – Motor Pool Shop**

#### **PROGRAM MEASUREMENTS**

|                                           | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------|------------------------------|---------------------|
| Number of preventive maintenance services | 310                          | 122                 |
| Number of smog checks completed           | 43                           | 42                  |
| Compressed Natural Gas (CNG) in gallons*  | 63,000                       | 40,554              |
| Propane                                   |                              |                     |
| Gallons purchased                         | 4,500                        | 1,240               |
| Gasoline Fuel Unleaded 87 Octane          |                              |                     |
| Gallons purchased                         | 41,550                       | 14,981              |
| Average price per gallon                  | \$3.50                       | \$2.07              |
| Gasoline Fuel Unleaded 89 Octane          |                              |                     |
| Gallons purchased                         | 70,000                       | 27,009              |
| Average price per gallon                  | \$4.20                       | \$2.25              |
| Diesel Fuel                               |                              |                     |
| Gallons purchased                         | 24,000                       | 6,500               |
| Average price per gallon                  | \$4.50                       | \$2.09              |

\*Generated from CNG Station at City Yard.

## **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Assist Police Department with implementation of vehicle leasing for unmarked police units.

Status: Four of the leased vehicles have been delivered; still waiting for the last two vehicles, estimated time of arrival is January 2017.

## Activity 4212 - Engineering

### PROGRAM MEASUREMENTS

|                                                                                                    | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| Capital Improvement Projects (CIP)<br>commenced and/or completed                                   | 10                           | 26                  |
| Dollar value of CIP projects completed (\$<br>millions)                                            | 12.0                         | 26.6                |
| Subdivisions Processed:                                                                            |                              |                     |
| <i>Tentative Tract Maps</i>                                                                        | 1                            | 5                   |
| <i>Tentative Parcels Maps</i>                                                                      | 1                            | 0                   |
| <i>Final Tract Maps</i>                                                                            | 2                            | 0                   |
| <i>Final Parcel Maps</i>                                                                           | 2                            | 3                   |
| <i>Lot Line Adjustments Reviewed</i>                                                               | 2                            | 0                   |
| Conditional Use Permits Reviewed                                                                   | 2                            | 6                   |
| -Variances Reviewed                                                                                | 0                            | 0                   |
| Site and Plan Checks for Building Permits                                                          | 150                          | 55                  |
| Concrete, Excavation, Utilities,<br>Transportation, Sewer, Water,<br>Undergrounding Permits Issued | 240                          | 222                 |
| Grading Permits Issued                                                                             | 15                           | 1                   |
| Traffic Engineering Issues Investigated                                                            | 25                           | 15                  |
| Slurry Seal Preventive Maint (sqft)<br>(14-year cycle)                                             | 750,000                      | 717,000             |

### 2016-2017 GOALS AND OBJECTIVES

- Goal: In anticipation of the completion of the Olson Residential Subdivision, Market Place Development and Southern California Edison Mesa Substation Project, design street improvements on Potrero Grande Dr./Pomona Bl. between Arroyo Dr. and Garfield Ave.



Status: A contract was awarded to RKA Consulting Group to prepare construction plans, specifications and engineer's estimate for the Potrero Grande Drive Beautification project. The design work is in progress and the project is anticipated to be advertised for bids in the Spring 2017.

2. Goal: Design and construct new bike lanes on Garvey Ave. from Monterey Pass Rd. to Garfield Ave.; Monterey Pass Rd. from Garvey Ave. to Floral Drive; and Cesar Chavez Ave./Riggin St. from Vancouver Ave. to Fulton Ave.

Status: The bike lane design and traffic analysis was completed by a consultant (TEP) for both the Monterey Pass Rd./Garvey Ave. and Cesar Chavez Ave./Riggin St. segments. The Cesar Chavez/Riggin segment has been reviewed by the Traffic Commission, and will be presented to the City Council for approval in January 2017. The Monterey Pass/Garvey segment will require additional public outreach and coordination with future street widening and underground utility projects on Monterey Pass Road.

3. Goal: Paint house numbers on the street curbs in front of all properties. This will provide a clear and visible means of identifying property addresses in order to improve emergency response; facilitate the delivery of goods and services; and generally assist the public in finding a specific address.

Status: Staff is currently preparing bid specifications, and the project is anticipated to be advertised for bids in the Spring 2017.

4. Goal: Provide inspection and general oversight of the private development projects anticipated to be under construction. The anticipated projects include the Courtyard Marriott, Market Place, and Mesa Substation.

Status: Rough grading is now underway at the Market Place project. Based on the developer's overall construction schedule, staff is soliciting proposals from each of the on-call engineering consultants to inspect the on- and off-site roadway, parking lot, utility and drainage improvements. The Courtyard Marriott and Mesa Substation projects are still in various stages of plan review and agency approval.

## **Activity 4220- Administration**

### **PROGRAM MEASUREMENTS**

Continue to monitor and improve the efficiency the water system as a whole. This will include minimizing water loss through identifying opportunities to implement methods and practices to accurately track the water used in operation. Identify and pursue opportunities to minimize energy costs, purchased water while maximizing the local production of well water.

## **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Increase support for development and implementation of programs to improve the efficiency of water production, customer service and conservation programs.

Status: Staff has established productive relationships with Central Basin Municipal Water District (CBMWD), San Gabriel Valley Municipal Water District (SGVMWD), and Southern California Edison (SCE) for water production and conservation efforts for the residents and businesses of Monterey Park.

2. Goal: Implement recommendations that are defined in the Water Master Plan and the Urban Water Management Plan.

Status: Staff is working on the Centralized Groundwater Treatment project to improve water quality and increase water production.

3. Goal: Explore contracts that can improve upon the production and delivery of water to the residents.

Status: Staff has established maintenance contracts with approved contractors to perform required maintenance on the City's water system as needed. Staff will continue to monitor the progress and evaluate the results to establish and define short term and long term goals.

## **Activity 4221- Water Commercial**

### **PROGRAM MEASUREMENTS**

|                                                                               | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Meter Exchange Program</b>                                                 |                              |                     |
| Meters changed ¾" – 2"                                                        | Completed in<br>FY2015       | N/A                 |
| <b>Large Water Meter Installation/<br/>Upgrades: 3" – 8" meters</b>           |                              |                     |
| Meter installation upgrades                                                   | 20                           | 3                   |
| Total meters installed to field-testable<br>and/or field-repairable standards | 96                           | 96                  |
| <b>Water Turn-ons and Turn-offs:</b>                                          | 3,000                        | 1,467               |

|                               | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------|------------------------------|---------------------|
| <b>Work orders completed:</b> | 6,500                        | 3,821               |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Upgrade 20 large meters to current Automatic Meter Reading (AMR) standards.  
 Status: Three meters have been upgraded. Staff is in the process of securing a grant from San Gabriel Municipal Water District to complete this work.
2. Goal: Verify the functionality of all new meters that were changed in the AMR meter upgrade capital project.  
 Status: From the 3,821 work orders that have been generated, no issues have been detected with the new meters.
3. Goal: Initiate fire line meter upgrades to current AMR standard meters.  
 Status: Staff is researching grant funding to finance the upgrades.
4. Goal: Increase the frequency of meter reading from bi-monthly to monthly, or bi-weekly, in order to provide for more useful online data.  
 Status: Working with Support Services Division to implement a new billing system that will interface with the new finance software.
5. Goal: Perform Cross Connection Surveys at select commercial properties.  
 Status: Coordinating with Los Angeles County Health Department to schedule inspections/surveys as needed.

### **Activity 4222- Water Production**

#### **PROGRAM MEASUREMENTS**

|                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------|------------------------------|---------------------|
| <b>Water Production:</b> |                              |                     |
| (Acre-feet/year)         | 9,557                        | 7,910               |
| (Million gallons/year)   | 3,113                        | 2,577               |
| (Million gallons/day)    | 8.53                         | 7.06                |

|                                                                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------------------------------|------------------------------|---------------------|
| <b>Well Water Electrical Efficiency<br/>Operational Testing Program:</b> |                              |                     |
| Number tested (12 total sites, 9 operable wells)                         | 8                            | 8                   |
| <b>Cathodic Protection System Testing<br/>Program:</b>                   |                              |                     |
| Number tested (5 sites total, 8 reservoirs)                              | 8                            | 8                   |

### **2016-2017 GOALS AND OBJECTIVES**

- Goal: Rehabilitate existing well to increase pumping reliability and efficiency.  
  
Status: Well and pump service contract is being established. Well redevelopment is scheduled to be performed when contract is awarded.
- Goal: Replace existing Brightwood Booster discharge piping with new pump control and plug valves.  
  
Status: Pump control and plug valves have been purchased. Distribution staff is establishing a field service contract. Once contract is established, contractor will complete the project.
- Goal: Install new air compressor system at the La Loma Booster station surge tank unit.  
  
Status: New air compressor system has been installed.

### **Activity 4223- Water Distribution**

#### **PROGRAM MEASUREMENTS**

|                                                          | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------------------------------------|------------------------------|---------------------|
| <b>Water Valve Exercising:</b>                           |                              |                     |
| Valves exercised <sup>(1)</sup>                          | 1,000                        | 800                 |
| 2,070 valves should be exercised annually <sup>(2)</sup> | 48%                          | 39%                 |
| <b>New Water Services Installed:</b>                     | 36                           | 42                  |
| <b>Water Services Repaired:</b>                          | 42                           | 42                  |
| <b>Water Mains Repaired:</b>                             | 24                           | 30                  |

|                                                                                                 | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| Gate Valves Repaired:                                                                           | 5                            | 9                   |
| 1) Unable to fully implement program in current and previous years due to staffing limitations. |                              |                     |
| 2) In FY2013-14, three valves were added to the system.                                         |                              |                     |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Advance the leak detection program that identifies distribution system leaks.  
  
Status: Additional hours have been dedicated this program. D-5, E-5 and E-4 valve areas have identified to reduce water loss and potential damage.
2. Goal: Evaluate system valves to improve operation, accessibility and functionality.  
  
Status: Identified three locations for improved operations: South Atlantic pressure regulators, 10" pressure sustaining valve at Casuda Canyon, and 6" pressure reducing valve at Ridgecrest and Longhill.
3. Goal: Install four new water main blow offs on the dead ends located throughout the system.  
  
Status: Two have been installed: 1379 Sunnsylope and 1690 Starbird.
4. Goal: Replace five broken or inoperative gate valves in the distribution system.  
  
Status: Completing the bidding process for valve replacement/maintenance services. Upon contract execution, contractor will receive notice to proceed to complete valve replacements.

### **Activity 4226- Well 5 VOC Treatment Plant**

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Work with the Water Quality Authority (WQA) and the Environmental Protection Agency (EPA) to optimize the Delta facility operations and reimbursement for expenses.  
  
Status: Ongoing.
2. Goal: Design and construct a centralized advanced-oxidation treatment plant using UV oxidation technology to treat 1,4-dioxane, N-Nitroso-dimethylamine (NDMA), and other volatile organic (VOC) chemicals. Secure incentives and additional funding to offset operational and maintenance cost of the new treatment system.

Status: Prop 84 grant funds have been secured for the project. Design-Build Team and construction consultant have been hired through bidding processes. The kick-off meeting was held on December 7, 2016.

### **Activity 4227- Well 12 VOC Treatment Plant**

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Perform inspection of Air Stripping Tower as required by the California Department of Public Health Operation and Maintenance Permit.

Status: Ongoing.

2. Goal: Replace acid and caustic chemical feed pump systems.

Status: Bidding process for chemical system replacement services is being completed. Work is scheduled to be performed when contract is awarded

### **Activity 4233- Water Interconnection/Purchase**

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Minimize the purchase of water from the San Gabriel Valley Water Company.

Status: Proactively maintaining well and treatment plants to minimize the need to purchase water.

### **Activity 6516 - Parkway Maintenance**

#### **PROGRAM MEASUREMENTS**

|                      | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------|------------------------------|---------------------|
| Street Trees Trimmed | 2,700                        | 2,373               |
| Street Trees Planted | 250                          | 37                  |
| Street Trees Removed | 105                          | 129                 |
| Service Requests     | 280                          | 107                 |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Continue the renovation of the entrance medians, West Garvey in particular, from the Fremont-West Garvey Bridge to Casuda Canyon.

Status: Two targeted entrance medians completed: Hellman and Garfield, and Hellman and New.

W. Garvey medians: Tree and shrub removal completed, irrigation overhaul and new planting covering the six medians (34,000 sq. ft.) scheduled for March 2017.

2. Goal: Clear and replace hazardous and intrusive trees identified in various areas throughout the city, including eucalyptus at the West Garvey-Fremont bridge, and the east side of the South Atlantic corridor, at the frontage road from El Repetto to Brightwood.

Status: The arborist reports covering these two areas were commissioned, completed, and submitted to Division 8/16. The W. Garvey/Fremont Bridge eucalyptus removal (18 of 24) is scheduled for February 2017. The plans for S. Atlantic corridor are currently undergoing evaluation.

### **Activity 6517- Parks**

#### **PROGRAM MEASUREMENTS**

|                            | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|----------------------------|------------------------------|---------------------|
| Park Service Requests      | 150                          | 116                 |
| Number of Special Projects | 18                           | 10                  |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Continue the rehabilitation/renovation of the recently cleared valley area to the north of Garvey Ranch Park. This area can increase the useable footprint of the park.

Status: This consideration is on hold and currently not under development. Chain link fencing in disrepair on the east border of this area (700') is on schedule to be replaced January 2017.

2. Goal: Complete the improvements at Edison Hiking Trail. Currently 75% complete, remaining items include installation of drinking fountains, ADA sidewalk upgrades at the entrances and intersections, information kiosks, and trail / hike distance markers.

Status: All remaining components have been installed. This improvement project has been completed as of August 2016. The Grand Opening hike was held on November 12, 2016.



**City of Monterey Park  
Recreation & Community Services Department  
Mid Year Report**

**Activity 6502 – Facilities Supervision**

**PROGRAM MEASUREMENTS**

|                           | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|---------------------------|------------------------------|---------------------|
| Gymnasium (daily avg.)    | 103                          | 85                  |
| Hours of Facilities Use – |                              |                     |
| Youth Group               | 707                          | 396                 |
| Private Group             | 665                          | 582                 |
| Facility Reservation      | 185                          | 252                 |

**2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve Community Beautification & Participation: Develop facility, park and playground maintenance/repair checklists. Review checklist on a monthly basis. Any maintenance/repair items identified during routine inspections will be inputted into 'GoMPK' system for immediate attention and correction.

Status: Checklists were turned in each month by part-time staff. Majority of issues were small repairs such as fixing lights, restocking vending machines, AC repairs, no internet connection in facilities and new filters for drinking fountains. Staff reported facility issues into 'Go MPK' system and repairs were taken care of in a timely manner.

## Activity 6503- Aquatics

### PROGRAM MEASUREMENTS

|                                                  | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------|------------------------------|---------------------|
| Total Number of Users                            | 63,000                       | 39,225              |
| Instructional Class Attendance                   | 2,500                        | 1,925               |
| Hours of Use by:                                 |                              |                     |
| Instructional Classes                            | 770                          | 577                 |
| Private Groups                                   | 1,600                        | 845                 |
| School Groups                                    | 1,700                        | 850                 |
| Public Swim                                      | 500                          | 460                 |
| % of Operating Expenses<br>Defrayed by User Fees | 30%                          | 30%                 |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Improve safety at City facilities: Work closely with the Public Works Department to improve the filtration, heating, and recirculation systems at Barnes Park Pool, which will meet the current and future Health department codes. Barnes Park pool is over 50 years old and in need of a major renovation.

Status: The heater system was upgraded in the beginning of the fiscal year. Two Ray Pack heaters were installed that keep the water at a constant 83 degrees Fahrenheit. We plan to go out to bid for the filtration system in the third quarter of the fiscal year.

2. Goal: Improve community wide beautification. Work closely with the Public Works Department to continue to improve and repair Barnes pool facility. Improvements to include upgraded and drought tolerant landscaping, improved plumbing, locker room wall, floor repairs and painting.

Status: Project went out to bid in at the end of the calendar year. The request for bids includes a new heater, storage tank, recirculation pump and water softener. The improvements will eliminate the calcium buildup throughout the building, circulate hot water to be more water efficient and improve the water temperature of the showers. Landscaping was completed early in August and has reduced the watering to a few times a week.

## **Activity 6505- Langley Senior Center**

### **PROGRAM MEASUREMENTS**

|                                                | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------|------------------------------|---------------------|
| Sr. Citizen Lunches served                     | 35,000                       | 23,175              |
| Home Delivered Lunches                         | 12,000                       | 6100                |
| Volunteer Hours                                | 34,500                       | 16,256              |
| Education & Recreational<br>Classes Attendance | 82,500                       | 52,855              |
| Health Care Screenings                         | 2,400                        | 675                 |
| In Home Care Contacts                          | 750                          | 35                  |
| Trips & Tours                                  | 725                          | 490                 |
| Billiards, Table Tennis, Exercise<br>Machines  | 90,000                       | 53,900              |

### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Expand Langley Center business hours and services to operate 7 days/week.

Status: In July Langley Center extended normal operating hours to include Saturdays and Sundays 8am-2pm. This service has allowed for additional fitness, billiards and table tennis opportunities. Two new Saturday fitness classes have been added for the Winter 2017 Senior session.
2. Goal: Expand “drop in” Internet Café, allowing seniors an additional social opportunity in the computer room while accessing computers and the internet.

Status: In July the Internet Café was introduced and implemented during the summer of 2016 however we have since lost our instructor and are seeking a new instructor.

3. Goal: Install additional handicap spaces and speed bumps in the Langley parking lot.

Status: Project is on hold due to funding. No additional funding was approved in this year's budget for this project

### **Activity 6506- Day Care**

#### **PROGRAM MEASUREMENTS**

|                                                      | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|------------------------------------------------------|------------------------------|---------------------|
| Barnes Child Care Center<br>Average Daily Attendance | 38                           | 20                  |
| % of Operating Expenses<br>Defrayed by User Fees     | 100%                         | 100%                |
| Enrollment- Summer                                   | 65                           | 60                  |
| Enrollment – Tiny Tots/Summer                        | 40                           | 36                  |
| Enrollment – Tiny Tots                               | 38                           | 33                  |

#### **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve organizational effectiveness and safety: All Staff will attend First Aid/CPR and Epipen (used for anaphylactic shock) assistance training, continuing to give staff the proper knowledge to handle an emergency situation.

Status: Staff has been attending training through the American Red Cross, Heart Association, and are now certified Pediatric First Aid, CPR AED. Staff will continue to take workshops throughout the year offered by the Aquatics Department.

2. Goal: Improve organizational effectiveness: Have staff attend a workshop conducted by the Crisis Prevention Institute on best practices in dealing with special needs participants.

Status: Training workshops through the Crisis Prevention Institute is still pending due to high cost group rates. Staff is in the process of researching alternative organizations that will offer more affordable group rates.

## Activity 6507- Recreational Activities

### PROGRAM MEASUREMENTS

|                                     | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-------------------------------------|------------------------------|---------------------|
| Adult Sports Teams*                 | 135                          | 30                  |
| Specialized Recreation-             |                              |                     |
| Activities Enrollment: Youth        | 3,700                        | 1451                |
| Adult                               | 1,500                        | 802                 |
| Total Activity Revenue<br>Collected | \$375,000                    | \$118,500           |

### 2016-2017 GOALS AND OBJECTIVES

2. Goal: Improve organizational efficiency: Meet with 20 contract instructors on a quarterly basis to effectively evaluate and survey their classes to identify strengths and areas of potential improvement.

Status: Staff has met with contract class instructors this quarter and discussed strengths and areas of needed improvements for some classes. Classes that were lacking attendance were given suggestions on how to improve their attendance. Some ideas given were additional advertising such as fliers, social media and showcases of classes. Classes such as child education, language classes and martial arts are very popular with participants.

\* Field availability was given to youth sports leagues to accommodate an increase in youth organizations, thus reducing the available time to only 1 day per week for Adult sports.

## Activity 6508 – Community Participation

### PROGRAM MEASUREMENTS

|                                                                                                        | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|--------------------------------------------------------------------------------------------------------|------------------------------|---------------------|
| Total Number of Volunteer Hours                                                                        | 30,500                       | 17,205              |
| Number of Community Service<br>Court Allocated/Referral Volunteers*                                    | 10                           | 0                   |
| Number of Regular Volunteers                                                                           | 480                          | 260                 |
| Estimated Savings to City for<br>Volunteer Hours Based on National<br>Standard Rate (\$23.07 per hour) | \$703,635                    | \$392,767           |
| Total Number of Special Events                                                                         | 38                           | 32                  |
| Number of Clubs, Groups and<br>Organizations Participating in Special<br>Events                        | 45                           | 25                  |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Implement three (3) “Movies in the Park” events that will move locations each time in order to encourage the community to visit and enjoy more park locations in the city.

Status: This summer the Recreation & Community Services Department assisted the Recreation & Park Commission and Community Participation Commission with two, “Movies in the Park” events.

2. Goal: Work with volunteer committees to put on five Centennial events in this fiscal year – three concerts, a short film contest, a prosperity dinner celebrating the last 100 years, Centennial monument & Time Capsule ceremony, and a MPK Centennial 5K Run/Walk.

Status: All events have been completed successfully.

\*Referrals come through court system

## Activity 6509 – Media Productions

### PROGRAM MEASUREMENTS

|                                                           | <u>Budget<br/>Projected</u> | <u>Year-to-Date</u> |
|-----------------------------------------------------------|-----------------------------|---------------------|
| Internet webcast total views                              | 6,000                       | 1,857               |
| Number of Programs Shown<br>on MPK-TV (including repeats) | 1,800                       | 805                 |
| MPK-TV YouTube Channel<br>Views                           | 5,900                       | 3,589               |

### 2016-2017 GOALS AND OBJECTIVES

1. Goal: Improve organizational effectiveness: Improve council chamber lighting, and/or improve council chamber video projection facilities.  
  
Status: Council chamber video projection system has been installed and is operational. Vendor is completing punch list items.

## Activity 6511- Langley Center

### PROGRAM MEASUREMENTS

|                                   | <u>Budget<br/>Projection</u> | <u>Year-to-Date</u> |
|-----------------------------------|------------------------------|---------------------|
| Dial-A-Ride                       |                              |                     |
| Senior Passengers                 | 6,199                        | 2,576               |
| Handicapped Passengers            | 2,049                        | 744                 |
| Transit Miles                     | 25,563                       | 8,793               |
| MTA Passes                        | 2300                         | 741                 |
| Taxi Coupons for low income       | 265                          | 160                 |
| Senior Citizen Specialized Trips* | 148                          | 6                   |



## **2016-2017 GOALS AND OBJECTIVES**

1. Goal: Improve organizational efficiency: Offer group market and mall excursions to Langley participants.

Status: Dial-A-Ride scheduled 4 holiday trips in November and December for Dial-A-Ride members to shop at Target (Alhambra) and Wal-Mart (San Gabriel) with a total of 6 passengers who registered and attended the excursions.

2. Goal: Improve organizational efficiency: Implement and expand new contracted direct ride Taxi Service to increase ridership and meet the increasing transportation needs of Monterey Park Seniors.

Status: A pilot program was implemented in May of 2016 and is ongoing. The taxi program has provided additional transportation service to approximately 30 riders each month.

3. Goal: Improve organizational effectiveness: Implement monthly leisure seminars that provide instruction on smart phone application usage to include applications like UBER and LYFT to seniors.

Status: Seminars are being discussed for implementation before the end of the fiscal year.

\*Specialized trips were cancelled due to insurance issues with the transportation company from July – October. Services have since reconvened.