

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

Final

**REGULAR MEETING
MONTEREY PARK CITY HALL COUNCIL CHAMBERS
320 WEST NEWMARK AVENUE, MONTEREY PARK, CA 91754**

**Wednesday
September 19, 2012
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.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the City Council/Agency Board less than 72 hours before this scheduled meeting shall be available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-prk.ca.us/home/index.asp>.

PUBLIC COMMENTS ON AGENDA ITEMS

Any member of the public wishing to address the City Council regarding any item on this Agenda will need to fill out a speaker card and then please return it to the City Clerk prior to the announcement of the Agenda Item.

Speakers are afforded five (5) minutes per individual on each published agenda item. The Public will be allowed consolidation with another speaker's time not to exceed two (2) minutes for each speaker wishing to forego his or her opportunity. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on the individual Agenda item. In the event that there are a large number of speakers on a particular agenda item, the Council may in the interest of being able to timely conduct business reduce the amount of time allotted to each speaker and/or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the City Clerk's Office twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Office of the City Clerk and are available for public inspection during regular business hours.

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

CALL TO ORDER Mayor
FLAG SALUTE The Monterey Park Police Explorers
ROLL CALL Mitchell Ing, David Lau, Teresa Real Sebastian, and Anthony Wong

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

**2. PRESENTATION: September is
 NATIONAL PREPAREDNESS MONTH**

National Preparedness Month is a nationwide effort held each September to encourage Americans to take simple steps to prepare for emergencies in their homes, businesses, and schools.

Accepting Proclamation: Chief Jim Birrell and Captain Matt Hallock

Items on the Consent Calendar are considered to be routine, ongoing business and will be enacted by one motion. There is no separate discussion on consent items unless a Council Member/Agency Member or citizen so requests, in which event the item is removed from the Consent Calendar and considered separately. Individuals wishing to address the City Council/Agency on any item must first complete a speaker card provided by the City Clerk and must return it to the City Clerk prior to the Council's/Agency's consideration of the Consent Calendar. The City Clerk will not accept cards after the item has been taken up. Time limit for individual comments is five minutes.

Consent Calendar – Approval By Minute Motion

(SA) CONSENT CALENDAR CONSISTS OF ITEMS 3 TO 6

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Recommendations: 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 **September 19, 2012 totaling \$1,294,249.64** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

4. (SA) INVESTMENT REPORT AS OF AUGUST 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Recommendations: It is recommended that the City Council

- (1) Receive and file the investment report as of August 2012; and
- (2) take such additional, related, action that may be desirable.

5. (SA) MINUTES

Approval of Minutes from regular meetings of July 18, 2012 and August 15, 2012; and special meetings of August 8, 2012 (5:30 pm) and August 8, 2012 (7:00 pm) of the Successor Agency to the former Monterey Park Redevelopment Agency.

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

- (1) approve the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meetings of July 18, 2012 and August 15, 2012; and special meetings of August 8, 2012 (5:30 pm) and August 8, 2012 (7:00 pm); and
- (2) take such additional, related, action that may be desirable.

6. (SA) ADOPT RESOLUTION NO. _____ AMENDING THE HOUSING ASSET FORM FOR THE TRANSFER OF HOUSING ASSETS TO THE HOUSING SUCCESSOR AGENCY

Pursuant to Health and Safety Code Section 34176(a), on July 26, 2012, City staff transmitted a list of all housing assets held by the former Redevelopment Agency to the Department of Finance ("DOF") to meet the August 1, 2012 deadline established by AB 1484 (the "Housing Inventory Form"). This item would amend the Housing Inventory Form to include an asset inadvertently left off of the list, namely repayment of the Supplemental Educational Revenue Augmentation Fund ("SERAF") payments owed by the Successor Agency to the City.

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

- (1) Adopt Resolution No. _____ amending the Housing Asset Form for the transfer of Housing Assets to the Housing Successor Agency; and
- (2) take such additional, related, action that may be desirable.

(HSA) CONSENT CALENDAR CONSISTS OF ITEM 7 TO 8

7. (HSA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Housing Successor Agency) approve all disbursements.

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

- (1) approve payment of warrants and adopt Resolution No. _____ of the Housing Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **September 19, 2012 totaling \$278.89** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

8. (HSA) MINUTES

Approval of Minutes from regular meeting of July 18, 2012; and special meeting of August 8, 2012 (7:00 pm) of the Housing Successor Agency to the former Monterey Park Redevelopment Agency.

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

- (1) approve the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular meeting of July 18, 2012; and special meeting of August 8, 2012 (7:00 pm); and
- (2) take such additional, related, action that may be desirable.

CITY CONSENT CALENDAR CONSISTS OF ITEMS 9 TO 16

9. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Recommendations: 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 **September 19, 2012 Totaling \$1,376,845.25** and specifying the funds out of which the same are to be paid; and
- (2) take such additional, related, action that may be desirable.

10. INVESTMENT REPORT AS OF AUGUST 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Recommendations: It is recommended that the City Council

- (1) Receive and file the investment report as of August 2012; and
- (2) take such additional, related, action that may be desirable.

11. MINUTES

Approval of Minutes from the City Council Regular Meetings of July 18, 2012 and August 15, 2012; and the Special Meetings of August 8, 2012 (5:30 pm), August 8, 2012 (7:00 pm), August 15, 2012 (5:30 pm) and August 17, 2012 (11:30 am).

Recommendations: It is recommended that the City Council

- (1) approve the minutes from the City Council Regular Meetings of July 18, 2012 and August 15, 2012; and the Special Meetings of August 8, 2012 (5:30 pm), August 8, 2012 (7:00 pm), August 15, 2012 (5:30 pm) and August 17, 2012 (11:30 am); and
- (2) take such additional, related, action that may be desirable.

12. ASSISTANCE TO FIREFIGHTERS GRANT AWARD OF BID FOR EXTRICATION EQUIPMENT

The City Council approved a request to accept the FY2011 Assistance to Firefighter's Grant at its February 15, 2012 Council Meeting. The Grant will allow the Department to purchase extrication equipment for use in emergency incident responses.

Recommendations: It is recommended that the City Council

- (1) Award the bid to Fire Service Specification & Supply "FS3" (Holmatro Rescue Tools) for \$59,655.71;
- (2) Expend \$11,931.14 from the Public Safety Impact Fund to fulfill the City's 20 percent match requirement; and
- (3) take such additional, related, action that may be desirable.

13. AMERICAN RED CROSS SHELTER AGREEMENT

The American Red Cross contacted the Fire Department in February 2012 to establish emergency shelters within the City at designated facilities. By this agreement, the American Red Cross will partner with the City to establish emergency procedures in case of a disaster. It will also reimburse any expense incurred by the City during shelter activation.

Recommendations: It is recommended that the City Council

- (1) Approve and accept the American Red Cross Shelter Agreement to become effective November 1, 2012;
- (2) Authorize the City Manager to execute the agreement in a form approved by the City Attorney; and
- (3) take such additional, related, action that may be desirable.

14. SLURRY SEAL OF VARIOUS STREETS – ACCEPTANCE OF WORK AND FINAL PAYMENT

The project involved the application of an asphalt emulsion slurry seal on various residential streets and restoring the existing traffic striping and pavement markings. The area of streets slurry sealed was generally bounded by Atlantic Boulevard, Riggins Street, Pomona Boulevard, and Saturn Street.

Recommendations: It is recommended that the City Council

- (1) accept the slurry seal work completed by Roy Allan Slurry Seal Inc.;
- (2) authorize the filing of a Notice of Completion and payment of the retention which will be held for 35 days as required by law; and
- (3) take such additional, related, action that may be desirable.

15. TRANSIT CENTER AT EAST LOS ANGELES COLLEGE - ADDITIONAL INSPECTION SERVICES AND FUNDING ALLOCATION

The project involves the construction of a new 7-bay bus transit center integrated with the East Los Angeles College (ELAC) campus adjacent to Collegian Avenue. The remaining work to be completed includes construction of the reinforced concrete pavement and walkway/boarding areas, sidewalk, and driveway aprons; and installation of bus shelters, benches, landscaping, irrigation, and electrical services. A full-time inspector is required to oversee the work and carefully document all construction activities in accordance with Federal requirements. Due to numerous contract change orders (approved by the City Council on August 15, 2012), the project construction has been extended by an additional 60 working days. Therefore, staff is requesting an increase in the amount to cover the cost of the additional inspection services.

Recommendations: It is recommended that the City Council

- (1) increase Savannah Tech's purchase order from \$74,300 to \$124,300 to cover the additional inspection services needed for the Transit Center project;
- (2) adjust the City's local match allocation from \$7,430 to \$12,430 accordingly; and
- (3) take such additional, related, action that may be desirable.

16. THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT(CAPER) APPROVAL

Federal regulations require Monterey Park to submit to the U.S. Department of Housing and Urban Development (HUD), a Consolidated Annual Performance and Evaluation Report. This report is submitted 90 days after the end of the program year and describes the housing and community development strategies, projects, and activities.

Recommendations: It is recommended that the City Council

- (1) Approve the Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2011-12;
- (2) Authorize the City Manager to submit the CAPER to the U.S. Department of Housing and Urban Development (HUD); and
- (3) take such additional, related, action that may be desirable.

17. ORAL AND WRITTEN COMMUNICATIONS

Communication by the Public is an important part of the Local Government Process. Per Monterey Park Municipal Code Section 2.04.030, Oral and Written Communications from the public is to take place immediately following Consent Calendar Business. Any individual wishing to address the Council under Oral and Written Communications needs to complete a Speaker Card provided by the City Clerk and then please return it the City Clerk prior to the City Council taking up this item.

The City Clerk will call members of the public that have submitted speaker cards. The City Clerk will call the public in the same order that the speaker cards are received except that the Clerk may group and present the speaker cards by first calling all persons in favor of an issue and all persons opposed, and finally those with neutral comments.

PUBLIC HEARING

18. CLIMATE ACTION PLAN

ADOPT RESOLUTION NO. _____ APPROVING A NEGATIVE DECLARATION FOR THE MONTEREY PARK CLIMATE ACTION PLAN (CAP) AND ADOPTING THE CAP BY REFERENCE

INTRODUCE ORDINANCE NO. _____ AMENDING THE MONTEREY PARK MUNICIPAL CODE TO ADD REGULATIONS IMPLEMENTING THE CLIMATE ACTION PLAN

In 2009, the Department of Energy awarded the City the Energy Efficiency and Conservation Block Grant in the amount of \$100,000 to prepare a Climate Action Plan (CAP). The Climate Action Plan is a guiding document that lays out a strategy including specific policy recommendations that the city can use to address climate change and reduce its greenhouse gas emissions.

Recommendations: It is recommended that the City Council

- (1) Open public hearing, hear staff, hear audience, close public hearing;
- (2) Adopt Resolution No. _____ approving a negative declaration for the Monterey Park Climate Action Plan (CAP) and adopting the CAP by reference;
- (3) Waive first reading and introduce Ordinance No. _____ amending the Monterey Park Municipal Code to add Regulations implementing the Climate Action Plan;
- (4) Schedule second reading and adoption of Ordinance on October 3, 2012; and
- (5) take such additional, related, action that may be desirable.

UNFINISHED BUSINESS

None.

NEW BUSINESS

19. ADOPT RESOLUTION NO. _____ DECLARING ITS INTENTION TO ESTABLISH AN UNDERGROUND UTILITY DISTRICT ON MONTEREY PASS ROAD FROM GARVEY AVENUE TO FLORAL DRIVE

The establishment of an Underground Utility District on Monterey Pass Road from Garvey Avenue to Floral Drive is ultimately intended to create a vibrant office-professional district on Monterey Pass Road and help generate future revenues for the City. This project would be the City's fifth major Rule 20A undergrounding project since 1968.

Recommendations: It is recommended that the City Council

- (1) adopt Resolution No. _____ declaring the City Council's intention to establish an Underground Utility District on Monterey Pass Road from Garvey Avenue to Floral Drive;
- (2) set the date for the Public Hearing on October 17, 2012; and
- (3) take such additional, related, action that may be desirable.

20. EMAIL NEWSLETTER TO REPLACE CASCADES NEWSPAPER

The Cascades Newspaper is a primary promotional tool for special events, new programs, and community activities, an informational resource on City Programs, and features articles from the Alhambra Unified School District and East Los Angeles College. It is currently delivered monthly, except for January and August and top stories are translated into Chinese and Spanish. Staff is recommending going to an electronic format via a subscription. This format would eliminate news deadline requirements that can render articles obsolete and allow the City and outside vendors to link articles to its websites. Staff is also recommending publishing a quarterly Recreation and Community Services Class Brochure to promote the recreational classes available and will also be available on-line.

Recommendations: It is recommended that the City Council

- (1) Approve the elimination of the Cascades Newspaper;
- (2) Authorize the development and distribution of an electronic newsletter;
- (3) Authorize the production of a quarterly Recreation guide; and
- (4) take such additional, related, action that may be desirable.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council communications and committee reports from Council Representatives of specific organizations

CLOSED SESSION

None.

ADJOURN

Staff Report City of Monterey Park

September 19, 2012

To: Paul Talbot, City Manager

From: Annie Yaung, CPFO, Financial Services Manager

Subject: Warrant Register for Successor Agency to the Former Community Redevelopment Agency of September 5, 2012

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.

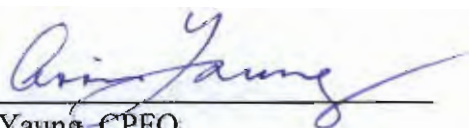
Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 59-70 (SA).

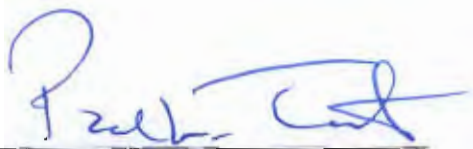
Fiscal Impact

Disbursements from all SA funds total \$1,294,249.64.

Recommendation

Adopt SA Resolutions approving payment of warrants.

By: 
Annie Yaung, CPFO
Financial Services Manager

Approval: 
Paul Talbot
City Manager

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 5TH DAY OF SEPTEMBER 2012
TOTALING \$1,294,249.64 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	\$ 1,279,295.31
Merged Project Projects	14,954.33
Total	<u>\$ 1,294,249.64</u>

PASSED, APPROVED AND ADOPTED THE 19TH DAY OF SEPTEMBER 2012.

Mitchell Ing
City of Monterey Park,
California

ATTEST:

David M. Barron, CMC, City Clerk
City of Monterey Park,
California

Resolution No. SA-_____
Page 2

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 19th day of September 2012 by the following vote.

AYES:
NOES:
ABSTAIN:
ABSENT:

David M. Barron, CMC, City Clerk
City of Monterey Park,
California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0860-801-1203-32050	29.24	INTERNET/PHONE SERVICE		59	29.24
BANK AMERICARD	0860-801-1203-33200	95.00	7/12 STMT-TRAINING		60	
	0870-801-1203-33200	95.00	7/12 STMT-TRAINING		60	190.00
UNION BANK-CORPORATE TRUST	0860-101	1,273,446.86	2002 A/G BONDS		61	1,273,446.86
TOTAL FOR PREPAID WARRANTS						1,273,666.10

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
THE CHINATOWN SERVICE CENTER	0860-801-1203-31950	2,500.00	COMMUNITY PROGRAM		62	2,500.00
DAILY JOURNAL CORPORATION	0860-801-1203-34050	151.20	LEGAL NOTICE		63	151.20
GOVCONNECTION INC	0860-801-1203-21350	92.41	COMPUTER SUPPLIES		64	
	0870-801-1203-21350	92.41	COMPUTER SUPPLIES		64	184.82
JENKINS & HOGIN, LLP	0860-801-1203-31600	2,800.00	LEGAL-SA		65	
	0870-801-1203-31600	2,800.00	LEGAL-SA		65	
	0870-801-1203-31600	4,925.00	LEGAL-ATLANTIC TIMES SQUARE		65	10,525.00
LA CORP CENTER OWNERS ASSO	0870-801-1203-38100	2,565.00	7/12 ASSO. DUES-CORP.CENTER	70314	66	
	0870-801-1203-38100	2,565.00	8/12 ASSO. DUES-CORP.CENTER	70314	66	5,130.00
NATIONAL CONSTRUCTION RENTALS	0870-801-1203-31100	66.06	FENCE RENTAL-540 W.GARVEY		67	66.06
OCE IMAGISTICS INC	0870-801-1203-37500	344.59	COPIER SUPPLIES		68	344.59
OFFICE DEPOT INC.	0860-801-1203-21250	180.60	OFFICE SUPPLIES		69	180.60
PAUL, PLEVIN, SULLIVAN & CONNAUGHTON	0870-850-1203-31600	1,501.27	LEGAL-ATLANTIC TIME SQUARE	69596	70	1,501.27
TOTAL FOR PRINTED WARRANTS						20,583.54

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

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TOTAL FOR PREPAID WARRANTS	1,273,666.10
TOTAL FOR PRINTED WARRANTS	20,583.54
TOTAL WARRANTS	1,294,249.64
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	3
TOTAL CHECKS PRINTED	9
TOTAL CHECKS ISSUED	12

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012
FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0860	ATLANTIC/GARVEY CAP PROJECTS	1,273,571.10	5,724.21	1,279,295.31
0870	MERGED CAPITAL PROJECTS	95.00	14,859.33	14,954.33
	TOTAL	1,273,666.10	20,583.54	1,294,249.64

Staff Report City of Monterey Park

DATE: September 19, 2012
TO: Paul Talbot, City Manager
FROM: Annie Yaung, Financial Services Manager
SUBJECT: Successor Agency Monthly Investment Report – August 2012

DISCUSSION

As of July 31, 2012 invested funds for the City of Monterey Park is as follows:

• Acting as the SA to the Former Redevelopment Agency	\$ 24,466.69
• Acting as the SA for 2002 Bonds	5,598,785.60
• Acting as the Housing SA	5,593,119.41
• Acting as the SA (RORF)	<u>3,083,007.00</u>

\$ 14,299,378.70

RECOMMENDATION

Receive and file the monthly investment report.

By: _____

Annie Yaung, CPFO
Financial Services Manager

Approved: _____

Paul Talbot
City Manager

**CITY OF MONTEREY PARK
AS THE SUCCESSOR AGENCY
TO THE FORMER REDEVELOPMENT AGENCY
INVESTMENT REPORT
AS OF AUGUST 31, 2012**

INSTITUTION NAME	MATURITY DATE	INTEREST RATE FOR THE MONTH	% OF PORTFOLIO	AMOUNT
BANK BALANCES:				
• Acting as the SA to the Former Redevelopment Agency				\$ 24,466.69
• Acting as the SA for 2002 Bonds				5,598,785.60
• Acting as the Housing SA				5,593,119.41
• Acting as the SA (RORF)				<u>3,083,007.00</u>
Total Bank Balances				<u>\$ 14,299,378.70</u>

**(*) DUE TO THE ELIMINATION OF THE REDEVELOPMENT AGENCY, THE CITY WITHDREW
THE ENTIRE REDEVELOPMENT INVESTMENTS ON JANUARY 31, 2012. FUNDS ARE DEPOSITED
IN FOUR BANK ACCOUNTS.**

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 5 (SA)

DATE: September 19, 2012

TO: Paul Talbot, City Manager
FROM: David M. Barron, City Clerk
SUBJECT: Successor Agency (SA) Minutes

Attached are minutes for approval by City Council for the following meetings:

- July 18, 2012
- August 8, 2012 (Special Meeting 5:30 p.m.)
- August 8, 2012 (Special Meeting 7:00 p.m.)
- August 15, 2012

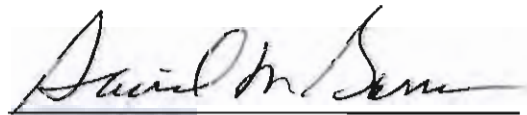
FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Council acting on behalf Successor Agency to the former Redevelopment Agency approved the minutes.

By:



David M. Barron
City Clerk (E)

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
JULY 18, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, July 18, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:01 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Wong, Real Sebastian, Ing, Lau

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Young, Interim City Librarian Arvizu, Acting Economic Development Specialist Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Manager Talbot reported that Item No. 11 will be continued to the next council meeting.

2. PRESENTATION: None.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 6

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

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 3 - 6, and reading resolutions and ordinances by title only and waiving further reading thereof.

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.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted **Resolution No. SA-13** on Consent Calendar.

Resolution No. SA-13, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **July 18, 2012 TOTALING \$2,375,383.07** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. (SA) INVESTMENT REPORT AS OF JUNE 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency received and filed the investment report as of June 2012 on Consent Calendar.

5. (SA) MINUTES

Approval of Minutes from the special meeting of June 20, 2012, and the regular meetings of May 16, 2012 and June 6, 2012 of the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency special meeting of June 20, 2012, and regular meetings of May 16, 2012, and June 6, 2012 on Consent Calendar.

NEW BUSINESS

6. (SA) ADOPT RESOLUTION NO. SA - 14 APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JANUARY TO JUNE 2013

Staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider approving the Third Recognized Obligation Payment Schedule for the period covering January-June 2013.

Action Taken: The City Council adopted **Resolution No. SA - 14** approving a recognized obligation payment schedule (ROPS) and Successor Agency Administrative Budget for January to June 2013 on Consent Calendar.

Resolution No. SA-14, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE AND ADMINISTRATIVE BUDGET PURSUANT TO HEALTH AND SAFETY CODE SECTION 34177

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

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
AUGUST 8, 2012**

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, August 8, 2012 at 5:30 p.m.

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

CALL TO ORDER:

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

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

Also Present: City Manager Talbot, City Attorney Hensley, Human Resources Director Cody, Economic Consultant Yoshizaki

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION – The City Council adjourned to Closed Session at 5:30 p.m.

1. (SA) CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION–
GOVERNMENT CODE § 54956.9(a). ATLANTIC TIMES SQUARE, LLC et al v.
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, et al., LASC CASE NO:
BC134212

Action Taken: No reportable action taken during Closed Session.

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

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
AUGUST 8, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 8, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Young, Interim City Librarian Arvizu, Acting Economic Development Consultant Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Clerk Barron clarified that there is a correction to both the HSA and City Council June 20, 2012 minutes. He informed the council that corrections will be made and filed on Item No. 6 to add Mayor Ing's vote.

2. PRESENTATION: STRATEGIC PLAN UPDATE

City Manager Talbot presented the staff report summarizing the city's strategic objectives and goals. He informed the council: (1) the city will be recognizing city volunteers with a picnic at Barnes Park on September 15, 2012; (2) the Financial Rate Study and Water Rate Study final draft report has been completed and will be presented to the council; (3) staff continues to conduct meetings to ensure financial stability and employee future benefits; (4) the city will be completing the installation of the wayfinding signs with new trash cans and sidewalk benches to be placed at all bus stops throughout the city; (5) Police Chief Smith held the city's first parking meeting on July 24, 2012 to address parking concerns with residents along Garvey and Hellman

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.

Avenue; and (6) the Planning Commission will be submitting a development agreement for the Market Place to council with a implemented goal date set by 11/01/2012.

Action Taken: Received and Filed.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 5

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

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 3 - 5, and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted **Resolution No., SA-15** on Consent Calendar.

Resolution No. SA-15, entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (SA) ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED 8TH DAY OF **AUGUST 2012 TOTALING \$515,469.75** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. (SA) MINUTES

Approval of Minutes from the regular meeting of June 20, 2012, the Successor Agency to the former Monterey Park Redevelopment Agency.

Action Taken: The City Council approved the minutes from the Successor Agency to the former Monterey Park Redevelopment Agency regular meeting of June 20, 2012 on Consent Calendar.

5. (SA) ATLANTIC TIMES SQUARE PROJECT AMENDED TOLLING AGREEMENT

Atlantic Times Square II, LLC and the former Redevelopment Agency entered into a tolling agreement in 2010 (amended in 2011) relating to the ongoing enforcement action by the Department of Labor Standards Enforcement ("DLSE"). Atlantic Times Square asked that the tolling agreement be updated to reflect the change in parties, i.e., the dissolution of the Redevelopment Agency and the Successor Agency's assumption of all obligations and liabilities. The draft tolling agreement does not alter any legal position of either party; it simply reflects the changes imposed by AB 1X 26.

Action Taken: The City Council authorized the City Manager to execute the amended Tolling Agreement on behalf of the Successor Agency and present it to the Oversight Board for approval on August 17, 2012 on Consent Calendar.

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

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
REGULAR MEETING
AUGUST 15, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 15, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Yaung, Police Chief Smith, Acting Economic Development Specialist Ramirez, Interim City Librarian Arvizu

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Manager Talbot pulled Item No. 16 as the Developer has cured their Notice of Default.

PRESENTATION: Stephanie Wiggins, from the Los Angeles County Metropolitan Transportation Authority (Metro) discussed the Express Lanes pilot demonstration program overseen by Metro, Caltrans and several other mobility partners to improve traffic flow and provide enhanced travel options on the I-10 and I-110 Freeways in Los Angeles County.

2. APPOINTMENT TO PLANNING COMMISSION, SEAT 1

Pursuant to Monterey Park Municipal Code § 2.64.010, Council Member David T. Lau nominated Peter Chan to the Planning Commission. If appointed by the City Council, Mr. Chan would assume Seat No. 1 on the Commission. The Commission's

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.

responsibilities are listed in Monterey Park Municipal Code § 2.64.030.

Action Taken: None. This item was continued with direction from the City Manager to bring back at a future council meeting.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 4

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

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 3 - 4, and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

Action Taken: The City Council approved the payment of warrants and adopted **Resolution No. SA-17** of the Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated **August 15, 2012 totaling \$223,228.34** and specifying the funds out of which the same are to be paid.

Resolution No. SA-17 entitled:

A RESOLUTION OF THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **August 15, 2012 totaling \$223,228.34** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

4. (SA) INVESTMENT REPORT AS OF JULY 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency received and filed the investment report as of July 2012 on Consent Calendar.

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

Staff Report

The Successor Agency to the Former Monterey Park Redevelopment Agency

DATE: September 19, 2012

TO: MAYOR ING AND MONTEREY PARK CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY TO THE FORMER REDEVELOPMENT AGENCY

FROM: DONNA M. RAMIREZ, ACTING ECONOMIC DEVELOPMENT SPECIALIST

SUBJECT: RESOLUTION APPROVING AN AMENDMENT TO THE HOUSING SUCCESSOR AGENCY HOUSING ASSET INVENTORY FORM

SUMMARY

Pursuant to Health and Safety Code Section 34176(a), on July 26, 2012, City staff transmitted a list of all housing assets held by the former Redevelopment Agency to the Department of Finance ("DOF") to meet the August 1, 2012 deadline established by AB 1484 (the "Housing Inventory Form"). This item would amend the Housing Inventory Form to include an asset inadvertently left off of the list, namely repayment of the Supplemental Educational Revenue Augmentation Fund ("SERAF") payments owed by the Successor Agency to the City.

DISCUSSION

On January 11, 2012, the City of Monterey Park voted to retain the housing assets and functions of the Redevelopment Agency, assumed the transfer of such assets, and thereby agreed to serve as the Successor Housing Agency for the Redevelopment Agency pursuant to Health and Safety Code Section 34176. Since that date, the City has performed all housing-related functions of the former Redevelopment Agency as the Housing Successor Agency. On June 27, 2012, a clean-up bill to the redevelopment dissolution legislation (AB x1 26) was enacted by the State Legislature ("AB 1484"). AB 1484 required that Successor Agency staff submit an inventory of all housing assets held by the former Redevelopment Agency to DOF before August 1, 2012. An inventory of the housing assets was prepared by the Successor Agency as part of its Housing Inventory Form for the former Redevelopment Agency that it sent to the DOF on July 26, 2012.

The Council desires to amend the Housing Inventory Form to include repayment of the SERAF payments owned by the City (as Housing Successor Agency) to the Low/Mod Income Housing Fund. Such repayments were properly included on the Successor Agency's Recognized Obligation Payments Schedule (ROPS) approved by the Oversight Board but were inadvertently excluded from the Housing Inventory Form. (Attachment 2-Revised Housing Asset Form). Staff will send the revised Form and Resolution to the DOF upon approval.

FISCAL IMPACT

N/A

RECOMMENDATION

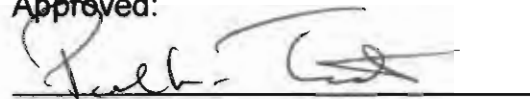
It is recommended that the Oversight Board:

1. Approve the Resolution amending the Housing Asset Inventory Form.



Donna M. Ramirez
Economic Development Specialist

Approved:



Paul Talbot
City Manager

Attachments:

1. Resolution amending the Housing Asset Form
2. Amended Housing Asset Form

S.A. RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL ACTING AS THE HOUSING SUCCESSOR AGENCY TO THE MONTEREY PARK REDEVELOPMENT AGENCY AMENDING THE HOUSING INVENTORY FORM

The City Council does resolve as follows:

Section 1. The City Council finds and declares that:

- A. California Health and Safety Code Section 34176(a) provides that the city that authorized the creation of a redevelopment agency may elect to retain the housing assets and functions previously performed by the redevelopment agency;
- B. By its Resolution No. 11455, adopted on January 11, 2012, the City Council of the City of Monterey Park ("City Council") made an election to serve as the successor agency for the Monterey Park Redevelopment Agency under Part 1.85 (the "Successor Agency");
- C. By its Resolution No. 11456, adopted on January 1, 2012, the City Council made an election to retain the housing assets and functions of the Redevelopment Agency, assumed the transfer thereof, and thereby agreed to serve as the Successor Housing Agency to the former Redevelopment Agency pursuant to Health and Safety Code Section 34176 and other applicable law;
- D. Pursuant to Resolution No. 11456 and Section 34176, the City of Monterey Park has accepted all rights, powers, duties, obligations and housing assets of the former Redevelopment Agency related to housing, including any real property or personal property acquired for low and moderate income housing purposes; any funds that are encumbered by an enforceable obligation to build or acquire low and moderate income housing; any loan or grant receivable funded from the Low and Moderate Income Housing Fund ("LMI Fund") that requires occupancy by persons of low or moderate income; any funds derived from rents or operation of properties acquired for low and moderate income housing; any repayments of loans or deferrals owed to the LMI Fund; any indebtedness obligation proceeds issued for the purpose of affordable housing; and any other housing assets authorized for transfer to the Housing Successor Agency pursuant to Section 34176;
- E. Pursuant to Health and Safety Code Section 34176(a), on July 26, 2012, City staff transmitted a list of all housing assets held by the former Redevelopment Agency to the Department of Finance to meet the August 1, 2012 deadline established by AB 1484 (the "Housing Inventory Form").
- F. On August 17, 2012, the Oversight Board to the Successor Agency approved a resolution memorializing the transfer of all housing assets from the Redevelopment Agency to the City.

- G. The Council desires to amend the Housing Inventory Form to include repayment of the Supplemental Educational Revenue Augmentation Fund payments owed by the Successor Agency to the City. Such repayments were properly included on the Successor Agency's Recognized Obligation Payments Schedule but were inadvertently excluded from the Housing Inventory Form.

Section 2. *Amendment to Housing Inventory Form.* The City Council hereby adopts the Amended Housing Inventory Form attached as Exhibit A to this Resolution.

Section 3. *Authorization.* City staff is hereby authorized and directed, jointly and severally, to do any and all things which they may deem necessary or advisable to effectuate this Resolution, including providing a copy of this Resolution to the Department of Finance.

Section 4. *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 City Council and applicable law. The findings and determinations constitute the independent findings and determinations of the Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

Section 5. *Summaries of Information.* All summaries of information in the findings, which precede this Section, are based on the substantial evidence in the record including, without limitation, verbal and documentary evidence submitted to the Council. 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 6. The City Clerk is directed to certify the adoption of this Resolution; record this Resolution in the book of the City's original resolutions; and make a minute of the adoption of the Resolution in the City's records and the minutes of this meeting.

Section 7. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED, APPROVED, AND ADOPTED this 19th day of September, 2012.

Mitchell Ing, Mayor

ATTEST:

David Barron
City Clerk

S. A. Resolution No. _____
September 19, 2012
Page 3

State of California)
County of Los Angeles) ss.
City of Monterey Park)

I DAVID M. BARRON, CMC, City Clerk of the City of Monterey Park, California, HEREBY CERTIFY that the above and foregoing Resolution was duly passed and adopted by the Successor Agency to the Monterey Park Redevelopment Agency at its regular meeting held on the 19th day of September, 2012, by the following vote, to wit:

AYES;
NOES;
ABSENT:
ABSTAIN:

Dated this 19th day of September 2012.

David Barron, CMC, City Clerk
Monterey Park, California

APPROVED AS TO FORM:

MARK D. HENSLEY, City Attorney

By: _____

**DEPARTMENT OF FINANCE
HOUSING ASSETS LIST
ASSEMBLY BILL X1 26 AND ASSEMBLY BILL 1484
(Health and Safety Code Section 34176)**

Revision 2

Former Redevelopment Agency: Community Redevelopment Agency of City of Monterey Park

Successor Agency to the Former Redevelopment Agency: City of Monterey Park Acting as the Successor Agency to the Former Redevelopment Agency

Entity Assuming the Housing Functions of the former Redevelopment Agency: City of Monterey Park Acting as the Housing Successor Agency

Entity Assuming the Housing Functions Contact Name: Jim Basham Title: Community Development Director Phone (626) 307-1315 E-Mail Address: jbasham@montereypark.ca.gov

Entity Assuming the Housing Functions Contact Name: Donna Ramirez Title: Acting Econ. Development Specialist Phone (626) 307-1385 E-Mail Address: dramirez@montereypark.ca.gov

All assets transferred to the entity assuming the housing functions between February 1, 2012 and the date the exhibits were created are included in this housing assets list.
The following Exhibits noted with an X in the box are included as part of this inventory of housing assets:

Exhibit A - Real Property	☒
Exhibit B- Personal Property	☒
Exhibit C - Low-Mod Encumbrances	☒
Exhibit D - Loans/Grants Receivables	☒
Exhibit E - Rents/Operations	☒
Exhibit F- Rents	☒
Exhibit G - Deferrals revised	☒

"The Successor Agency has provided the following information using the form provided by the Department of Finance to comply with the August 1, 2012 deadline to submit such information.
The filing of this form is not intended to waive any right the Successor Agency may have to challenge the legality of all or any portion of this form or the use of the information contained herein by the Department of Finance or other state agencies."

Prepared By: Jim Basham and Donna Ramirez

Date Prepared: 7/25/2012 Revised: 9/11/12

City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset a/	Legal Title and Description	Carrying Value of Asset	Total square footage	Square footage reserved for low-mod housing	Is the property encumbered by a low-mod housing covenant? b/	Source of low-mod housing covenant b/	Date of transfer to Housing Successor Agency	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition by the former RDA	Interest in real property (option to purchase, easement, etc.)
1	Low/Mod Housing	APN 5265-015-007 321 E. Pomona Bl.	\$816,433.04	4,112	4,112	Yes	HOME & 20% Set-aside	1/11/2012	\$81,491.04 Acquisition \$304,601 rehab	\$0.00	\$734,942.00 HOME-Acquisition	12/4/2006	n/a
2	Low/Mod Housing	APN 5265-015-008 325 E. Pomona Bl.	\$703,078.33	4,112	4,112	Yes	HOME & 20% Set-aside	1/11/2012	\$703,078.33 Acquisition	\$0.00	\$479,226.00 HOME-Rehab	4/2/2009	n/a
3	Low/Mod Housing	APN 5265-015-011 341 E. Pomona Bl.	\$769,848.12	4,112	4,112	Yes	HOME	1/11/2012		0.00	\$769,848.12 HOME Acquisition	9/30/2009	n/a
4	Low/Mod Housing	APN 5265-015-043 371 E. Pomona Bl.	\$769,848.12	4,112	4,112	Yes	HOME & 20% Set-aside	1/11/2012	\$50,000.00 Acquisition	\$0.00	\$721,078.33 HOME-Acquisition	7/14/2009	n/a
5	Low/Mod Housing	APN 5256-008-029 534 N. Chandler Av.	\$1,588,238.23	7,902	7,902	Yes	HOME & 20% Set-aside	1/11/2012	\$1,588,238.23 Acquisition	\$0.00	\$423,320.00 HOME-Rehab	2/19/2010	n/a
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a/ Asset types may include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements

City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of Asset - a/	Description	Carrying Value of Asset	Date of transfer to Housing Successor Agency	Acquisition cost funded with Low-Mid Housing Fund monies	Acquisition costs funded with other RDA funds	Acquisition costs funded with non-RDA funds	Date of acquisition by the former RDA
1	a/ Appliance	321 E. Pomona (4 units): 18.1 cu ft 28" refrigerator	\$1,650.00	1/11/2012	\$1,650.00	\$0	\$0	*12/20/11
2	a/ Appliance	321 E. Pomona: 30" gas range	\$1,200.00	1/11/2012	\$1,200.00	\$0	\$0	*12/20/11
3	a/ Appliance	321 E. Pomona: Washers & dryers	\$2,800.00	1/11/2012	\$2,800.00	\$0	\$0	*1/03/12
4	a/ Appliance	325 E. Pomona (4 units): Washers & Dryers	\$1,400.00	1/11/2012	\$1,400.00	\$0	\$0	*4/01/09
5	a/ Appliance	341 E. Pomona (4 units): Washers & Dryers	\$1,400.00	1/11/2012	\$1,400.00	\$0	\$0	*9/01/09
6	a/ Appliance	371 E. Pomona (4 units): 18.1 cu ft 28" refrigerator	\$1,650.00	1/11/2012	\$1,650.00	\$0	\$0	*12/20/12
7	a/ Appliance	371 E. Pomona: 30" gas range	\$1,200.00	1/11/2012	\$1,200.00	\$0	\$0	*12/20/12
8	a/ Appliance	371 E. Pomona: Washers & Dryers	\$1,400.00	1/11/2012	\$1,400.00	\$0	\$0	*9/01/11
9	a/ Appliance	534 N. Chandler (9 units): Washers & Dryers	\$2,800.00	1/11/2012	\$2,800.00	\$0	\$0	*8/01/12
10								
11								
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*Purchase date to the best of our knowledge

a/ Asset types any personal property provided in residences, including furniture and appliances, all housing-related files and loan documents, office supplies, software licenses, and mapping programs, that were acquired for low and moderate income housing purposes, either by purchase or through a loan, in whole or in part, with any source of funds.

City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of housing built or acquired with enforceably obligated funds a/	Date contract for Enforceable Obligation was executed	Contractual counterparty	Total amount currently owed for the Enforceable Obligation	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant b/	Current owner of the property	Construction or acquisition cost funded with Low-Mod Housing Fund monies	Construction or acquisition costs funded with other RDA funds	Construction or acquisition costs funded with non-RDA funds	Date of construction or acquisition of the property
1	None										
2											
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a/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

b/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

	Was the Low-Mid Housing Fund amount issued for a loan or a grant?	Amount of the loan or grant	Date the loan or grant was issued	Person or entity to whom the loan or grant was issued	Purpose for which the funds were loaned or granted	Are there contractual requirements specifying the purposes for which the funds may be used?	Repayment data, if the funds are for a loan	Interest rate of loan	Current outstanding loan balance
1	Loan-30 yr foregivable	\$35,000.00	3/10/1997	Frederick & Sookie Tam-351 Bloom Drive	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & interest	5% after 6th yr	\$53,152.00
2	Loan-30 yr foregivable	32,000.00	3/27/1997	Anthony Zuniga-300 W. Floral Drive	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$48,522.00
3	Loan-30 yr foregivable	\$32,960.00	6/25/1997	Thomas Keung & Patsy Ip-636 W. Gleason Street	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$49,571.00
4	Loan-30 yr foregivable	\$24,400.00	6/26/1997	Carlos & Doris Valencia-427 Avondale Avenue	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$36,694.00
5	Loan-30 yr foregivable	\$35,000.00	9/3/1997	David Ly-528 W. Gleason Street	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$52,303.00
6	Loan-30 yr foregivable	\$25,000.00	11/20/1998	Andres Diosado III-2001 Clover Drive	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$35,842.00
7	Loan-30 yr foregivable	\$17,750.00	1/5/1999	Du & Trinh Ho-645 S. Garfield Avenue	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$25,336.00
8	Loan-30 yr foregivable	\$20,000.00	9/8/1999	Yu Jun Guo & Zeng Xin Cal-123 S. Ramona Ave D.	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$27,874.00
9	Loan-30 yr foregivable	\$20,000.00	12/2/1999	Mao Yin Wi & Keiko Wei-1393 Terbush Drive	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$27,641.00
10	Loan-30 yr foregivable	\$20,000.00	1/11/2000	Chi-Ying Guan-601 S. Lincoln Avenue	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$27,532.00
11	Loan-30 yr foregivable	\$20,000.00	7/5/2001	Joey & Tammy Tang-2213 Findlay Avenue	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$26,049.00
12	Loan-30 yr foregivable	\$20,000.00	8/12/2001	Tri Li Gy & Manh Diep-210 Everett Avenue	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$25,945.00
13	Loan-30 yr foregivable	\$35,000.00	6/12/2003	Haydee Murga-153 Casuda Canyon #B	First-time Homebuyer Program	Yes	*30-yr foregivable loan/principal & Interest	5% after 6th yr	\$24,112.00
14	Deferred Loan	\$11,435.00	5/22/1998	Evangelina Carrillo-1706 Whitehurst Drive	Critical Maintenance	Yes	Payable upon transfer of ownership	5%	\$19,538.00
15	Deferred Loan	\$9,650.00	6/30/2000	Moisen-2120 Graylock Avenue	Critical Maintenance	Yes	Payable upon transfer of ownership	5%	\$15,470.00
16	Deferred Loan	\$15,758.00	3/20/2002	Benjamin Gee-1820 Sunrise Drive	Critical Maintenance	Yes	Payable upon transfer of ownership	5%	\$23,907.00
17	Deferred Loan	\$14,000.00	8/16/2006	Nai & Yan Chan-730 Ojai Circle	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$16,491.00
18	Deferred Loan	\$2,790.00	1/2/2008	David Castellanos-1218 Mabel Avenue	Critical Maintenance	Yes	Payable upon transfer of ownership	2.7%	\$3,133.00
19	Deferred Loan	\$2,450.00	6/18/2009	Betty Moreno Chu-309 E. Floral	Critical Maintenance	Yes	Payable upon transfer of ownership	2.65%	\$2,651.00
20	Deferred Loan	\$10,270.00	4/29/2010	Christopher Philpott-1912 Palm Avenue	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$10,956.00
21	Deferred Loan	\$570.00	6/30/2010	Christopher Philpott-same	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$605.00
22	Deferred Loan	\$11,000.00	5/19/2010	David Abajian-1571 Lunar Drive	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$11,717.00
23	Deferred Loan	\$4,565.00	1/19/2011	Florence Randall-430 Brightwood	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$4,771.00
24	Deferred Loan	\$5,750.00	3/16/2011	Celia Fink-206 Ransom Way	Critical Maintenance	Yes	Payable upon transfer of ownership	3%	\$5,983.00
	*Payable upon change of ownership.								

*Payable upon change of ownership.

City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Type of payment a/	Type of property with which they payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent/operation is associated with (if applicable)
1	a/ \$1,840.75*	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	1
2	a/ \$2,112.55*	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	2
3	a/ \$2,487.41*	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	3
4	a/ \$4,165.52*	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	4
5	a/ \$3,919.12*	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	5
6									
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17									
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19									
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a/ May include revenues from rents, operation of properties, residual receipt payments from developers, conditional grant repayments, costs savings and proceeds from refinancing, and principal and interest payments from homebuyers subject to

*This item is the revenue from the coin operated laundry machines.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

**City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)**

Item #	Type of payment a/	Type of property with which the payments are associated b/	Property owner	Entity that collects the payments	Entity to which the collected payments are ultimately remitted	Purpose for which the payments are used	Is the property encumbered by a low-mod housing covenant?	Source of low-mod housing covenant c/	Item # from Exhibit A the rent is associated with (if applicable)
1	a/ \$14,828.53	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	1
2	a/ \$9,650.20	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	2
3	a/ \$16,110.59	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	3
4	a/ \$14,460.24	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	4
5	a/ \$17,376.88	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	5
6	a/ \$38,470.99	low/mod hsg	RDA	Ramona Properties	Housing Successor	Maintenance/Operation	Yes	Set-aside/HOME	Existing Balance
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8									
9									
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*Current cash balance in H S A

a/ May include rents or home loan payments.

b/ May include low-mod housing, mixed-income housing, low-mod housing with commercial space, mixed-income housing with commercial space.

c/ May include California Redevelopment Law, tax credits, state bond indentures, and federal funds requirements.

City of Monterey Park Acting as the Housing Successor Agency
Inventory of Assets Received Pursuant to Health and Safety Code section 34176 (a) (2)

Item #	Purpose for which funds were deferred	Fiscal year in which funds were deferred	Amount deferred	Interest rate at which funds were to be repaid	Current amount owed	Date upon which funds were to be repaid
1	Housing Deferral Repayment Agreement	1997	\$1,814,222	non interest bearing	\$1,186,222	2024-2039
2	Housing Fund Repayment of SERAF Loan	2009-10	2,601,898	0	\$1,561,138	2015-2016
3	Housing Fund Repayment of SERAF Loan	2010-11	\$535,685	Varied (LAIF)	\$428,548	2016-2017
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Staff Report City of Monterey Park

September 19, 2012

To: Paul Talbot, City Manager

From: Annie Yaung, CPFO, Financial Services Manager

Subject: Warrant Register for Housing Successor Agency to the Former
Community Redevelopment Agency of September 5, 2012

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 Housing Successor Agency to the Former Community Redevelopment Agency (Housing SA). I also certify that there are monies available for the payments thereof. Please note that amounts being paid by the Housing SA funds in this warrant register represented expenditures incurred, which are pending for approval by the Oversight Board.

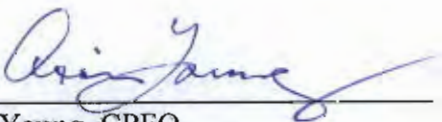
Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 17 (Housing SA).

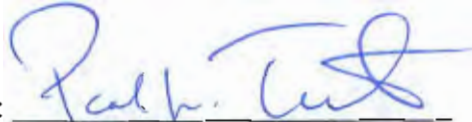
Fiscal Impact

Disbursements from the Housing Successor Agency fund total \$278.89.

Recommendation

Adopt the Housing Successor Agency Resolution approving payment of warrants.

By: 
Annie Yaung, CPFO
Financial Services Manager

Approval: 
Paul Talbot
City Manager

RESOLUTION NO. HOUSING SA-_____

**A RESOLUTION OF THE
HOUSING SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED 5TH DAY OF SEPTEMBER 2012
TOTALING \$278.89 AND SPECIFYING THE FUNDS OUT
OF WHICH THE SAME ARE TO BE PAID**

THE HOUSING SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY
DOES 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:

Housing Successor Agency	\$ 278.89
Total	<u>\$ 278.89</u>

PASSED, APPROVED AND ADOPTED THE 19TH DAY OF SEPTEMBER 2012.

Mitchell Ing
City of Monterey Park,
California

ATTEST:

David M. Barron, CMC, City Clerk
City of Monterey Park,
California

Resolution No. SA-_____

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STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
HOUSING SUCCESSOR AGENCY TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY)
OF CITY OF MONTEREY PARK)

I hereby certify that this resolution was duly adopted by the
Housing Successor Agency to the Former Community Redevelopment Agency,
at a regular meeting held on the 19th day of September 2012 by the following vote.

AYES:

NOES:

ABSTAIN:

ABSENT:

David M. Barron, CMC, City Clerk
City of Monterey Park,
California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
SOUTHERN CALIFORNIA EDISON CO.	0880-801-1204-38100	173.66	ELECTRICITY-325 E.POMONA		17	
	0880-801-1204-38100	3.81	ELECTRICITY-371 E.POMONA		17	
	0880-801-1204-38100	101.42	ELECTRICITY-534 N.CHANDLER		17	
						278.89
	TOTAL FOR PREPAID WARRANTS					278.89

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

5

TOTAL FOR PREPAID WARRANTS	278.89
TOTAL FOR PRINTED WARRANTS	0.00
TOTAL WARRANTS	278.89
TOTAL VOID CHECKS	0
TOTAL PREPAID CHECKS	1
TOTAL CHECKS PRINTED	0
TOTAL CHECKS ISSUED	1

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012
FUND SUMMARY

6

FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0880	CITY/HOUSING SUCCESSOR AGENCY	278.89	0.00	278.89
	TOTAL	278.89	0.00	278.89

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 8 (HSA)

DATE: September 19, 2012

TO: Paul Talbot, City Manager
FROM: David M. Barron, City Clerk
SUBJECT: Housing Successor Agency (HSA) Minutes

Attached are minutes for approval by City Council for the following meetings:

- July 18, 2012
- August 8, 2012 (Special Meeting 7:00 p.m.)

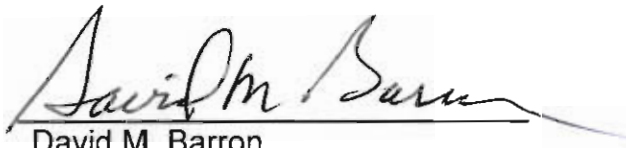
FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Council acting on behalf Successor Agency to the former Redevelopment Agency approved the minutes.

By:



David M. Barron
City Clerk (E)

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
JULY 18, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, July 18, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:01 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Wong, Real Sebastian, Ing, Lau

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Yaung, Interim City Librarian Arvizu, Acting Economic Development Specialist Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Manager Talbot reported that Item No. 11 will be continued to the next council meeting.

2. PRESENTATION: None.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 6

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

See Successor Agency Minutes.

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.

4. (SA) INVESTMENT REPORT AS OF JUNE 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency Minutes.

5. (SA) MINUTES

Approval of Minutes from the special meeting of June 20, 2012, and the regular meetings of May 16, 2012 and June 6, 2012 of the Successor Agency to the former Monterey Park Redevelopment Agency.

See Successor Agency Minutes.

NEW BUSINESS

6. (SA) ADOPT RESOLUTION NO. SA - 14 APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JANUARY TO JUNE 2013

Staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider approving the Third Recognized Obligation Payment Schedule for the period covering January-June 2013.

See Successor Agency Minutes.

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

(HSA) CONSENT CALENDAR CONSISTS OF ITEMS 7 TO 8

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

Action Taken: The City Council acting on behalf of the Housing Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item Nos. 7 - 8, and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

7. (HSA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Housing Successor Agency) approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. HSA – 7** of the Housing Successor Agency to the former Monterey Park Redevelopment Agency allowing certain claims and demands per warrant register dated July 18, 2012 totaling \$440.32 and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. HSA – 7, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **July 18, 2012 TOTALING \$440.32** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

8. (HSA) MINUTES

Approval of Minutes from the regular meetings of May 16, 2012 and June 6, 2012 of the Housing Successor Agency to the former Monterey Park Redevelopment Agency Meeting.

Action Taken: The City Council approved the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular Meetings of May 16, 2012, and June 6 2012 on Consent Calendar.

This is the end of Housing Successor Agency (HSA) items.

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
SPECIAL MEETING
AUGUST 8, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 8, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Young, Interim City Librarian Arvizu, Acting Economic Development Consultant Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Clerk Barron clarified that there is a correction to both the HSA and City Council June 20, 2012 minutes. He informed the council that corrections will be made and filed on Item No. 6 to add Mayor Ing's vote.

2. PRESENTATION: STRATEGIC PLAN UPDATE

City Manager Talbot presented the staff report summarizing the city's strategic objectives and goals. He informed the council: (1) the city will be recognizing city volunteers with a picnic at Barnes Park on September 15, 2012; (2) the Financial Rate Study and Water Rate Study final draft report has been completed and will be presented to the council; (3) staff continues to conduct meetings to ensure financial stability and employee future benefits; (4) the city will be completing the installation of the wayfinding signs with new trash cans and sidewalk benches to be placed at all bus stops throughout the city; (5) Police Chief Smith held the city's first parking meeting on July 24, 2012 to address parking concerns with residents along Garvey and Hellman

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.

Avenue; and (6) the Planning Commission will be submitting a development agreement for the Market Place to council with a implemented goal date set by 11/01/2012.

Action Taken: Received and Filed.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 5

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

See Successor Agency Minutes

4. (SA) MINUTES

Approval of Minutes from the regular meeting of June 20, 2012, the Successor Agency to the former Monterey Park Redevelopment Agency.

See Successor Agency Minutes

5. (SA) ATLANTIC TIMES SQUARE PROJECT AMENDED TOLLING AGREEMENT

Atlantic Times Square II, LLC and the former Redevelopment Agency entered into a tolling agreement in 2010 (amended in 2011) relating to the ongoing enforcement action by the Department of Labor Standards Enforcement ("DLSE"). Atlantic Times Square asked that the tolling agreement be updated to reflect the change in parties, i.e., the dissolution of the Redevelopment Agency and the Successor Agency's assumption of all obligations and liabilities. The draft tolling agreement does not alter any legal position of either party; it simply reflects the changes imposed by AB 1X 26.

See Successor Agency Minutes

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

(HSA) CONSENT CALENDAR CONSISTS OF ITEM 6

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

Action Taken: The City Council acting on behalf of the Housing Successor Agency of the former Monterey Park Redevelopment Agency approved and adopted Item No. 6 and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

6. (HSA) MINUTES

Approval of Minutes from the regular meeting June 20, 2012 of the Housing Successor Agency to the former Monterey Park Redevelopment Agency Meeting.

Action Taken: The City Council approved the minutes from the Housing Successor Agency to the former Monterey Park Redevelopment Agency regular Meeting of June 20, 2012 on Consent Calendar.

This is the end of Housing Successor Agency (HSA) items.

Staff Report City of Monterey Park

September 19, 2012

To: Paul Talbot, City Manager
From: Annie Yaung, CPFO, Financial Services Manager
Subject: Warrant Register for the City of Monterey Park of September 5, 2012

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.

Disbursements will be made from the funds referenced in the attached Resolution in Warrants numbered 273573-273809.

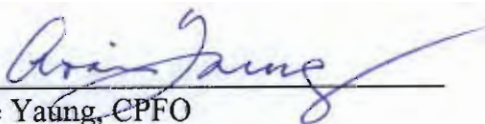
Fiscal Impact

Disbursements from all funds total \$1,376,845.25.

Recommendation

Adopt City Resolutions approving payment of warrants.

By:


Annie Yaung, CPFO
Financial Services Manager

Approval:


Paul Talbot
City Manager

RESOLUTION NO.
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS
PER WARRANT REGISTER DATED 5TH DAY OF SEPTEMBER 2012
TOTALING \$1,376,845.25 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	\$ 361,663.31
Retirement Fund	5,450.00
State Gas Tax Fund	2,151.48
Prop 1B-Street Improvement Fund	28,863.81
Refuse Fund	405,524.21
City Shop Fund	28,115.73
General Liability Fund	3,905.69
Technology Internal Service Fund	597.97
Payroll Clearing Account	14,511.89
Public Safety Impact Fee	1,867.42
Special Deposits Fund	26,647.36
Business Improvement Area #1	4,725.00
Workers Comp. Fund	6,666.67
Water Fund	41,271.12
Water Treatment Fund	1,787.50
OPA Proposition A	3,326.29
Measure R Fund	11,158.79
POST	1,890.09
Home Housing Program	108,700.85
Recreation Fund	3,891.24
Asset Forfeiture	8,895.24
Prop C	136,296.75
CDBG Fund	21,662.50
Maintenance District 93-1	25,722.46
Prop A - Per Parcel Grant	2,138.00
SAFETEA-LU Grant	32,793.77
Recreation Grant (075)	9,065.88
Maintenance Grant (075)	13,850.00
MTA Grant (Montebello)	8,198.44
ELAC Instructional Serv Prog	1,573.33
MTA Call Grant (Gignage)	51,000.37
LACMTA Funds	277.20
Target Grant (2010)	856.11
Local History Digital Resource	150.00
Transforming Lives After 50	1,015.05
Assistance to Firefighter-City	633.73
 TOTAL	 <u>\$ 1,376,845.25</u>

PASSED, APPROVED AND ADOPTED THE 19TH DAY OF SEPTEMBER 2012.

Mitchell Ing
City of Monterey Park, California

ATTEST

David M. Barron, CMC, City Clerk
City of Monterey Park, California

RESOLUTION NO. 11220

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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 19th day of September 2012 by the following vote of the Council:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSTAINED:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:

David M. Barron, CMC, City Clerk
City of Monterey Park, California

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
COUNCIL MEETING DATE 09/05/2012

4

PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AMC CARD PROCESSING SERVICES INC	0075-450-0075-08370	675.00	EMPLOYEE SERVICES PROGRAM		273614	
	0010-801-1801-32200	9.95	EMPLOYEE SERVICES PROGRAM		273614	
						684.95
AMERICAN WATER WORKS INC	0110-850-4202-23600	10,861.95	STREET-PRESSURE WASHER	69547	273573	
						10,861.95
ANTHEM BLUE CROSS	0010-801-5102-12330	6,818.64	9-10/12 MEDICAL INSURANCE		273615	
						6,818.64
AT & T	0010-801-3112-32050	5.06	7/12 PHONE SERVICE		273574	
	0010-801-3114-32050	3.79	7/12 PHONE SERVICE		273574	
						8.85
	0092-801-4222-32050	112.14	7/12 PHONE SERVICE		273586	
	0022-801-4206-32050	601.84	7/12 PHONE SERVICE		273586	
	0010-801-3112-32050	196.71	7/12 PHONE SERVICE		273586	
						910.69
	0010-801-3113-32050	34.84	8/12 PHONE SERVICE		273587	
						34.84
AT&T	0010-801-1404-32050	984.59	INTERNET/PHONE SERVICE		273588	
	0010-801-1408-32050	237.41	INTERNET/PHONE SERVICE		273588	
	0043-801-1404-32050	704.18	INTERNET/PHONE SERVICE		273588	
	0092-801-1404-32050	855.09	INTERNET/PHONE SERVICE		273588	
	0010-801-3112-32050	7,706.80	INTERNET/PHONE SERVICE		273588	
	0010-801-3113-32050	28.89	INTERNET/PHONE SERVICE		273588	
	0010-801-3114-41100	31.41	INTERNET/PHONE SERVICE		273588	
	0010-801-6502-32050	333.20	INTERNET/PHONE SERVICE		273588	
	0010-801-6517-32050	128.20	INTERNET/PHONE SERVICE		273588	
	0010-801-1801-32050	29.47	INTERNET/PHONE SERVICE		273588	
	0010-801-6001-32050	411.11	INTERNET/PHONE SERVICE		273588	
	0022-801-4202-32050	590.81	INTERNET/PHONE SERVICE		273588	
	0109-801-6511-32050	132.69	INTERNET/PHONE SERVICE		273588	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
AT&T	0010-801-3201-32050	1,824.10	INTERNET/PHONE SERVICE		273588	13,997.95
	0010-801-4209-32050	513.23	INTERNET/PHONE SERVICE		273616	
	0010-801-1301-32050	28.99	INTERNET/PHONE SERVICE		273616	
	0092-801-4220-32050	394.92	INTERNET/PHONE SERVICE		273616	
	0092-801-4222-32050	1,298.35	INTERNET/PHONE SERVICE		273616	
	0010-801-1408-32050	2,554.07	INTERNET/PHONE SERVICE		273616	
	0010-801-3112-32050	1,702.72	INTERNET/PHONE SERVICE		273616	
	0010-801-3201-32050	851.36	INTERNET/PHONE SERVICE		273616	
	0010-801-6001-32050	283.79	INTERNET/PHONE SERVICE		273616	
	0169-801-2201-32050	283.79	INTERNET/PHONE SERVICE		273616	7,911.22
BANK AMERICARD	0010-801-1101-22670	18.48	7/12 STMT-REFRESHMENTS		273589	
	0010-801-1101-33200	1,643.45	7/12 STMT-ICA CONFERENCE		273589	
	0010-801-1201-33200	37.92	7/12 STMT-TRAINING		273589	1,699.85
BETH RYAN - TRUST	0010-801-6505-11200	2,578.28	LEAVE BALANCE		273590	
	0109-801-6511-11200	1,104.98	LEAVE BALANCE		273590	3,683.26
JAMES BIRRELL	0010-801-3210-39400	49.32	REIMBURSE-FIRE-REFRESHMENTS		273591	49.32
EDWIN BUCHANAN	0160-801-3101-39400	980.15	POLICE-TRAINING		273617	980.15
CALIFORNIA PROFESSIONAL FIREFIGHTER	0065-464	552.00	FIRE-LTD INSURANCE 8/12		273575	552.00
CALIFORNIA WATER SERVICE CO.	0092-801-4222-36300	195.50	WATER SERVICE 7/12		273576	195.50
CATO (CALIF ASSOC OF TACTICAL	0160-801-3101-39400	85.00	POLICE-TRAINING		273592	85.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CHARTER COMMUNICATIONS	0010-801-1404-32050	70.26	INTERNET/CABLE SERVICE		273577	
	0010-801-3112-32050	29.05	INTERNET/CABLE SERVICE		273577	
	0043-801-1404-32050	51.77	INTERNET/CABLE SERVICE		273577	
	0092-801-1404-32050	62.87	INTERNET/CABLE SERVICE		273577	
	0092-801-4220-32050	19.64	INTERNET/CABLE SERVICE		273577	
	0010-801-3201-32050	410.39	INTERNET/CABLE SERVICE		273577	
						643.98
	0010-801-1404-32050	70.26	INTERNET/CABLE SERVICE		273593	
	0010-801-3112-32050	29.05	INTERNET/CABLE SERVICE		273593	
	0043-801-1404-32050	51.77	INTERNET/CABLE SERVICE		273593	
VICTORIA CHAVEZ	0092-801-1404-32050	62.87	INTERNET/CABLE SERVICE		273593	
	0092-801-4220-32050	19.64	INTERNET/CABLE SERVICE		273593	
						233.59
	0075-450-0075-08350	100.19-	VOID CHECK		268656	
						100.19-
	0075-450-0075-08500	221.92-	VOID CHECK		271254	
						221.92-
	0075-450-0075-08500	221.92	REIMBURSE-HOLLYWOOD BOWL EXP		273594	
						221.92
	0075-450-0075-08350	100.19	REFUND-LIABILITY INSURANCE FEE		273595	
CHEVRON INC						100.19
	0060-801-4211-22250	1,601.90	7/12-FUEL SERVICE		273596	
						1,601.90
CHINO VALLEY INDEPENDENT FIRE	0010-801-3205-39400	300.00	FIRE PRV-TRAINING		273578	
						300.00
CITY OF MONTEREY PARK	0092-450-0092-09000	1,940.00	REFUND-WATER DEPOSIT		273597	
	0092-701-0092-07510	1,588.54-	WATER USAGE		273597	
	0092-701-0092-07510	93.08	REFUND-WATER		273597	
						444.54

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
DIVERSIFIED RISK INSURANCE	0075-450-0075-08350	387.36	SPECIAL EVENT INSURANCE		273598	387.36
FRANK DUKE	0160-801-3101-39400	980.15	POLICE-TRAINING		273599	980.15
E C CONSTRUCTION CO.	0342-850-5003-91750	23,063.94	STREET REPAIR-ELAC TRANSIT CTR	68636	273600	40,992.21
	0345-850-5003-91750	5,765.98	STREET REPAIR-ELAC TRANSIT CTR	68636	273600	
	0342-850-5003-91750	9,729.83	STREET REPAIR-ELAC TRANSIT CTR	68636	273600	
	0345-850-5003-91750	2,432.46	STREET REPAIR-ELAC TRANSIT CTR	68636	273600	
GOVERNMENT FINANCE OFFICERS	0010-801-1403-31950	425.00	GFOA-APPLICATION FEE		273618	425.00
LEAGUE OF CALIFORNIA CITIES	0010-801-1301-39400	250.00	CITY CLERK-TRAINING		273601	250.00
	0010-801-1301-39400	100.00	CITY CLERK-TRAINING		273602	100.00
MONTEREY PARK PETTY CASH	0092-801-1408-32050	52.92	PETTY CASH-REFRESHMENTS		273579	405.99
	0010-801-4212-39300	30.00	PETTY CASH-TRAINING		273579	
	0092-801-4223-22750	60.80	PETTY CASH-REFRESHMENTS		273579	
	0010-801-1201-33200	31.00	PETTY CASH-PARKING		273579	
	0010-801-3210-22750	5.97	PETTY CASH-SUPPLIES		273579	
	0075-450-0075-08420	98.59	PETTY CASH-REFRESHMENTS		273579	
	0092-801-4221-24150	21.74	PETTY CASH-REPAIRS		273579	
	0010-801-1101-33200	30.00	PETTY CASH-TRAINING		273579	
	0010-801-3101-22670	74.97	PETTY CASH-SUPPLIES		273579	
	0092-801-4222-21350	5.30	PETTY CASH-SUPPLIES		273603	
	0092-801-4220-21350	86.96	PETTY CASH-SUPPLIES		273603	
	0092-801-4220-21350	43.48	PETTY CASH-SUPPLIES		273603	
	0092-801-4220-21350	86.96	PETTY CASH-SUPPLIES		273603	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
MONTEREY PARK PETTY CASH	0010-801-1301-33100	23.32	PETTY CASH-MILEAGE		273603	
	0010-801-3201-32200	12.95	PETTY CASH-MILEAGE		273603	
	0010-801-3103-22800	70.00	PETTY CASH-K9 BOARDING		273603	
						328.97
	0010-801-1703-33200	5.55	PETTY CASH-MILEAGE		273619	
	0010-801-1703-21250	54.83	PETTY CASH-OFFICE SUPPLIES		273619	
	0010-801-1702-33200	30.00	PETTY CASH-TRAINING		273619	
	0010-801-6503-31150	63.66	PETTY CASH-REFRESHMENTS		273619	
	0010-801-6503-31150	59.80	PETTY CASH-REFRESHMENTS		273619	
	0010-801-6503-31150	89.01	PETTY CASH-REFRESHMENTS		273619	
						302.85
MP-QZ SISTER CITIES ASSOCIATION	0075-450-0075-09080	5,000.00	STUDENT EXCHANGE PROGRAM		273604	
	0075-450-0075-09080	1,500.00	STUDENT EXCHANGE PROGRAM		273604	
	0075-450-0075-09080	1,000.00	STUDENT EXCHANGE PROGRAM		273604	
						7,500.00
NATIONAL FIRE PROTECTION ASSN.	0431-801-5004-99712	633.73	FIRE-CODE BOOK		273605	
	0071-801-5004-99712	153.32	FIRE-CODE BOOK		273605	
						787.05
ND ELECTRICAL CONSTRUCTION, INC.	0166-850-5003-91909	9,739.60	BUS SHELTERS & SIGNS	69502	273606	
	0353-850-5003-91909	51,000.37	BUS SHELTERS & SIGNS	69502	273606	
	0166-801-5003-91909	68,351.71	BUS SHELTERS & SIGNS	70319	273606	
						129,091.68
OMEGA CONTRACTORS	0343-850-5004-91513	9,065.88	PARKS RESTROOM PROJECT	69508	273620	
						9,065.88
JOO THAM ONG	0010-801-1403-39300	405.00	PAYROLL TRAINING		273621	
						405.00
PACIFIC TELEMAGEMENT SERVICES	0010-801-6502-32050	228.00	PHONE SERVICE		273580	
						228.00
	0010-801-6502-32050	228.00	PHONE SERVICE		273622	

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PREPAID WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						228.00
PRIVATE MEDICAL CARE, INC.	0065-461	2,599.83	8/12-DENTAL INSURANCE		273581	2,599.83
REYES ATHLETICS	0010-801-6506-22750	556.80	RECREATION-DAY CARE T-SHIRT		273607	
	0010-801-6506-22750	783.00	RECREATION-DAY CARE T-SHIRT		273607	1,339.80
RIVERSIDE MARRIOTT	0136-801-3101-33250	282.40	TRAINING-POST POLICE		273608	282.40
ROMA MURPHY & HOROWITZ	0010-801-4210-38400	1,650.00	SOUTHLAND-SMOKE ALARM		273613	
	0010-801-6502-38400	1,650.00	SOUTHLAND-SMOKE ALARM		273613	
	0071-801-3112-38400	1,650.00	SOUTHLAND-SMOKE ALARM		273613	
	0092-801-4221-38400	1,650.00	SOUTHLAND-SMOKE ALARM		273613	6,600.00
SBC LONG DISTANCE	0010-801-1408-32050	33.04	PHONE SERVICE-712		273623	
	0010-801-3112-32050	22.03	PHONE SERVICE-712		273623	
	0010-801-1408-32050	11.01	PHONE SERVICE-712		273623	
	0010-801-6001-32050	3.67	PHONE SERVICE-712		273623	
	0169-801-2201-32050	3.67	PHONE SERVICE-712		273623	73.42
RUBEN SEMERENA	0160-801-3101-39400	980.15	POLICE-TRAINING		273624	980.15
SOUTHERN CALIFORNIA EDISON CO.	0152-701-0152-05451	118.22	ELECTRICITY-325 E.POMONA		273625	
	0152-701-0152-05453	68.36	ELECTRICITY-341 E.POMONA		273625	
	0152-701-0152-05452	59.84	ELECTRICITY-371 E.POMONA		273625	
	0152-701-0152-05455	23.78	ELECTRICITY-534 N.CHANGLER		273625	270.20
SPRINT CORPORATION	0160-801-3115-38400	1,412.65	POLICE-DATA SERVICE	70217	273610	1,412.65
THE STANDARD	0065-458	3,913.65	8/12-LTD INSURANCE		273582	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						3,913.65
THE GAS COMPANY (DBA)	0060-801-4211-22250	134.32	GAS SERVICE		273583	134.32
	0010-801-3114-36200	29.35	GAS SERVICE		273611	29.35
UNITED PARCEL SERVICE	0010-801-1403-32200	6.34	5/26-8/11/12 DELIVERY SERVICES		273626	
	0010-801-1407-32200	299.43	5/26-8/11/12 DELIVERY SERVICES		273626	
	0010-801-3101-32200	10.18	5/26-8/11/12 DELIVERY SERVICES		273626	
	0010-801-3205-32200	125.87	5/26-8/11/12 DELIVERY SERVICES		273626	
	0060-801-4211-32200	19.96	5/26-8/11/12 DELIVERY SERVICES		273626	461.78
UNITED STATES POST OFFICE	0092-801-4221-32200	10,000.00	POSTAGE-WATER BILLS		273584	10,000.00
VERIZON WIRELESS	0010-801-3220-32050	227.14	WIRELESS DATA SERVICE		273612	
	0349-801-3201-39400	38.01	WIRELESS DATA SERVICE		273612	
	0010-801-3201-32050	36.55	WIRELESS DATA SERVICE		273612	
	0010-801-3201-32050	173.17	WIRELESS DATA SERVICE		273612	
	0010-801-3205-32050	74.86	WIRELESS DATA SERVICE		273612	549.73
VISION SERVICE PLAN-CA	0065-466	2,755.07	8/12-VISION PLAN		273585	2,755.07
CHESTER S YOSHIZAKI	0010-801-1201-31950	1,106.25	CONSULTANT-7/12		273627	1,106.25
TOTAL FOR PREPAID WARRANTS						275,684.92

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
A & D TRANSPORTATION LP	0109-801-4201-31950	609.00	CHARTER BUS-RECREATION PROGRAM		273628	
	0109-801-4201-31950	632.63	CHARTER BUS-RECREATION PROGRAM		273628	
						1,241.63
ADCO SERVICES INC	0176-801-6516-31190	2,113.33	LANDSCAPE SERVICES	70275	273629	
						2,113.33
AFFILIATED SYSTEMS, INC.	0010-801-1801-39550	435.00	PRE-EMPLOYMENT PHYSICAL		273630	
						435.00
AIR CLEANING SYSTEMS	0010-801-3210-38400	632.09	FIRE-REPAIR ENGINE 63	70164	273631	
						632.09
ALL AMERICAN ASPHALT	0028-850-5001-91915	28,863.81	STREET RESURFACING	69513	273632	
						28,863.81
AMTECH ELEVATOR SERVICES	0010-801-6001-38100	645.99	ELEVATOR MAINTENANCE		273633	
						645.99
ARC IMAGING RESOURCE - CALIFORNIA	0043-801-4212-38400	163.30	ENGINEERING-PRINTER	70321	273634	
						163.30
ARGIL BLDG. MATERIAL CO.	0010-801-4202-22400	82.65	STREET-CONCRETE	70089	273635	
	0010-801-4202-22400	218.04	STREET-CONCRETE	70089	273635	
	0010-801-4202-22400	82.65	STREET-CONCRETE	70089	273635	
						383.34
ARMORCAST PRODUCTS CO.	0092-801-4221-23300	6,026.29	WATER-METER COVERS	70158	273636	
						6,026.29
ASTRO PLUMBING SUPPLY CO (DBA)	0010-801-4210-23300	835.96	BUILDING-PLUMBING SUPPLIES	70096	273637	
						835.96
ATHENS SERVICES	0022-801-4205-41200	40.00	STREET SWEEPING		273638	
						40.00
	0043-801-4208-41200	404,152.95	REFUSE COLLECTION		273639	
						404,152.95
BARTEL ASSOCIATES LLC	0012-801-5102-31850	2,950.00	ACTUARIAL SERVICE/ MASS MUTUAL	70317	273640	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,950.00
ELEAZAR BECERRA	0010-701-0010-02010	75.00	REFUND-BUS.LIC.DOUBLE PAYMENT		273641	75.00
BOREC AMERICA INC	0010-701-0010-02010	75.00	REFUND-BUSINESS LICENSE		273642	75.00
DOUGLASS M BURDICK	0010-701-0010-07960	96.31	REFUND-AMBULANCE FEE		273643	96.31
CAAD LLC	0092-801-4220-32200	845.60	WATER-MAILING SERVICE		273644	845.60
CALED	0010-801-1110-39300	570.00	CMO-MEMBERSHIP		273645	570.00
CALIFORNIA BACKGROUND INVESTIGATORS	0010-801-3210-39400	275.00	FIRE-TRAINING		273646	275.00
CALIFORNIA CONSULTING, LLC	0075-450-0075-08915	2,035.00	CONSULTING SERVICES		273647	2,035.00
CALIFORNIA HISPANIC COMMISSION	0169-850-2201-41250	2,250.00	COMMUNITY PROGRAM	69498	273648	4,875.00
	0169-850-2201-41250	2,625.00	COMMUNITY PROGRAM	69498	273648	
CARL WARREN & COMPANY	0062-801-5101-35600	360.00	LIABILITY CLAIM ADMIN FEES		273649	1,502.69
	0062-801-5101-35600	493.76	LIABILITY CLAIM-K.KLEIN		273649	
	0062-801-5101-35600	366.78	LIABILITY CLAIM-G.VILLA		273649	
	0062-801-5101-35600	282.15	LIABILITY CLAIM ADMIN FEES		273649	
EDWARD CENDEJAS	0010-701-0010-02010	90.00	REFUND-BUSINESS LICENSE		273650	90.00
CHEMSEARCH DIVISION (DBA)	0043-801-4208-22170	400.24	PUBLIC WORK-CHEMICALS		273651	400.24
CINTAS CORPORATION	0092-801-4221-22300	38.18	WATER-UNIFORMS		273652	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
CINTAS CORPORATION	0092-801-4222-22300	68.70	WATER-UNIFORMS		273652	
	0092-801-4223-22300	70.50	WATER-UNIFORMS		273652	
						177.38
CLEANCIERGE INC.	0010-801-3210-39050	346.26	FIRE-UNIFORM CLEANING		273653	
						346.26
COBRA FIRE PROTECTION	0010-801-6505-38400	387.94	FIRE SYSTEM MAINTENANCE	70241	273654	
	0159-801-6507-31160	281.24	FIRE SYSTEM MAINTENANCE	70241	273654	
						669.18
COME LAND MAINTENANCE COMPANY	0010-801-6505-38250	390.00	7/12-JANITORIAL SERVICE	70285	273655	
	0178-801-6505-38250	371.00	7/12-JANITORIAL SERVICE	70285	273655	
	0010-801-6505-38250	2,400.00	7/12-JANITORIAL SERVICE	70285	273655	
	0109-801-6511-38250	800.00	7/12-JANITORIAL SERVICE	70285	273655	
	0010-801-6505-38250	390.00	7/12-JANITORIAL SERVICE	70285	273655	
	0178-801-6505-38250	371.00	7/12-JANITORIAL SERVICE	70285	273655	
	0010-801-6505-38250	2,400.00	7/12-JANITORIAL SERVICE	70285	273655	
	0109-801-6511-38250	800.00	7/12-JANITORIAL SERVICE	70285	273655	
	0178-801-6502-38250	373.00	7/12-JANITORIAL SERVICE	70296	273655	
	0178-801-6502-38250	373.00	7/12-JANITORIAL SERVICE	70296	273655	
	0010-801-6502-38250	273.00	7/12-JANITORIAL SERVICE	70229	273655	
	0178-801-6502-38250	325.00	7/12-JANITORIAL SERVICE	70229	273655	
	0010-801-6502-38250	273.00	7/12-JANITORIAL SERVICE	70229	273655	
	0178-801-6502-38250	325.00	7/12-JANITORIAL SERVICE	70229	273655	
	0010-801-3113-38250	1,950.00	7/12-JANITORIAL SERVICE	70205	273655	
	0010-801-6517-38250	75.00	7/12-JANITORIAL SERVICE	70287	273655	
	0010-801-6517-38250	75.00	8/12-JANITORIAL SERVICE	70287	273655	
						11,964.00
MALLORIE CONTRERAS	0010-701-0010-03630	53.00	REFUND-PARKING CITATION		273656	
						53.00
CORPORATE BILLING, LLC	0060-801-4211-23500	73.85	FLEET-PARTS UNIT 991		273657	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						73.85
CORVEL ENTERPRISE COMP INC	0080-801-8301-20000	6,666.67	8/12 WORKER'S COMP ADMIN FEE	70200	273658	6,666.67
CREATIVE BUS SALES INC	0060-801-4211-23500	90.82	FLEET-PARTS-UNIT 982		273659	90.82
DAILY JOURNAL CORPORATION	0356-801-5003-91916	277.20	LEGAL NOTICE		273660	277.20
DAPEER ROSENBLIT & LITVAK	0010-801-1702-31600	2,082.29	7/12 LEGAL FEES	70239	273661	2,082.29
DATA WEST CORPORATION	0092-801-4221-38400	1,740.00	SYSTEM SUPPORT	70259	273662	1,740.00
DECALS BY DESIGN	0109-801-4201-31950	1,797.44	SPIRIT BUS DECALS (1)		273663	1,797.44
DEPARTMENT OF JUSTICE	0010-801-1801-39550	288.00	7/12-FINGERPRINT PROCESSING		273664	
	0010-701-0010-03710	32.00	6/12-FINGERPRINT PROCESSING	70260	273664	
	0010-801-1801-39550	96.00	7/12-FINGERPRINT PROCESSING		273664	
	0010-701-0010-03710	571.00	7/12-FINGERPRINT PROCESSING		273664	
	0010-701-0010-03710	32.00	7/12-FINGERPRINT PROCESSING	70260	273664	1,019.00
LYNETTE M. DOMINGO	0159-801-6507-31910	208.00	INSTRUCTOR-RECREATION CLASS		273665	208.00
IRMA DOMINGUEZ	0010-701-0010-07960	79.94	REFUND-AMBULANCE FEE		273666	79.94
	0010-701-0010-07960	79.94	REFUND-AMBULANCE FEE		273667	79.94
DUNN-EDWARDS CORPORATION	0010-801-4210-23100	28.62	BUILDING-PAINT SUPPLIES		273668	28.62
EAST LOS ANGELES COLLEGE	0169-850-2201-41250	4,000.00	COMMUNITY PROGRAM	69459	273669	

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						4,000.00
ELAC CLASSIFIED SOCIAL ASSOC	0075-450-0075-08110	200.00	REFUND-FIREWORKS DEPOSIT		273670	200.00
EMPIRE CLEANING SUPPLY	0010-801-4210-22150	666.17	JANITORIAL SUPPLIES	70104	273671	
	0010-801-6517-22150	828.15	JANITORIAL SUPPLIES	70249	273671	
	0010-801-6505-22150	1,177.44	JANITORIAL SUPPLIES	70231	273671	2,671.76
ESRI INC	0349-801-3201-39400	1,535.32	FIRE-TRAINING	70192	273672	1,535.32
FEDERAL EXPRESS CORP.	0010-801-1802-32200	33.71	DELIVERY SERVICE		273673	
	0010-801-6502-32200	22.96	DELIVERY SERVICE		273673	
	0010-801-1403-32200	22.55	DELIVERY SERVICE		273673	
	0010-801-4212-31500	50.06	DELIVERY SERVICE		273673	129.28
FENSCO SERVICES INC	0010-801-6517-23050	265.00	PW-FENCE REPAIR	70282	273674	265.00
FESS PARKER'S DOUBLETREE	0010-801-3210-39400	439.83	FIRE-TRAINING		273675	439.83
CANDELARIA FIERRO	0010-701-0010-07960	124.75	REFUND-AMBULANCE FEE		273676	124.75
FILEKEEPERS, LLC	0010-801-1802-31950	189.76	STORAGE SERVICE		273677	189.76
FLEMING F CHEN M D INC	0010-701-0010-02010	90.00	REFUND-BUSINESS LINCENSE		273678	90.00
FORD OF MONTEBELLO	0060-801-4211-23500	126.59	FLEET-REPAIR UNIT 013	70019	273679	126.59
JOHN C. FU	0010-701-0010-06200	1,723.00	REFUND-PERMIT FEE		273680	1,723.00

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
GARVEY EQUIPMENT COMPANY	0060-801-4211-23500	27.48	FLEET-SUPPLIES UNIT 003		273681	
	0010-801-6517-23050	81.24	FLEET-SUPPLIES	70250	273681	
	0010-801-6517-23050	33.56	FLEET-SUPPLIES	70250	273681	
	0010-801-6517-23050	54.68	FLEET-SUPPLIES	70250	273681	
	0010-801-6517-23050	37.41	FLEET-SUPPLIES	70250	273681	234.37
GENERAL DYNAMICS ITRONIX CORPORATIO	0160-801-3115-38400	359.17	POLICE-PARTS		273682	359.17
GILBARCO INC.	0060-801-4211-31950	154.43	FLEET-TECH SERVICE-RENEWAL		273683	154.43
JONATHAN GIN	0010-801-3210-22750	15.80	FIRE-REIMBURSEMENT-SUPPLIES		273684	15.80
DAVID GOETZ	0010-801-1801-39400	1,200.00	REIMBURSE-TUITION		273685	1,200.00
GOVCONNECTION INC	0160-801-3115-38400	20.31	COMPUTER SUPPLIES		273686	
	0160-801-3115-38400	83.17	COMPUTER SUPPLIES		273686	
	0063-850-5002-99055	424.02	COMPUTER SUPPLIES		273686	
	0063-850-5002-99055	173.95	COMPUTER SUPPLIES		273686	701.45
GOVERNMENT FINANCE OFFICERS	0010-801-1403-39350	50.00	GFOA-SUBSCRIPTION		273687	50.00
GRAND PRIX TIRE & AUTO CENTER	0060-801-4211-23500	50.00	FLEET-PARTS UNIT 013	70022	273688	50.00
JIE GUO	0159-801-6507-31940	1,398.00	INSTRUCTOR-RECREATION CLASS		273689	1,398.00
H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	31.07	FLEET-PARTS UNIT 905	70023	273690	
	0060-801-4211-23500	127.39	FLEET-PARTS UNIT 639	70023	273690	
	0060-801-4211-23500	18.96	FLEET-PARTS UNIT 960	70023	273690	
	0060-801-4211-23500	189.94	FLEET-PARTS UNIT 960	70023	273690	

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H & H AUTO PARTS WHOLESALE	0060-801-4211-23500	9.20	FLEET-PARTS UNIT 960	70023	273690	
	0060-801-4211-23500	20.66	FLEET-PARTS UNIT 982	70023	273690	
	0060-801-4211-23500	14.36	FLEET-PARTS-CREDIT	70023	273690	
						382.86
BING HAN	0010-801-3104-22310	29.90	REIMBURSE-POLICE-UNIFORMS		273691	
						29.90
HD SUPPLY WATERWORKS, LTD.	0092-801-4223-23300	2,854.15	WATER-SUPPLIES	70303	273692	
						2,854.15
HDL COREN & CONE	0010-850-1403-31950	695.00	CAFR STATISTICAL REPORT		273693	
						695.00
HEALTH SOURCE MSO	0010-701-0010-07960	382.12	REFUND-AMBULANCE FEE		273694	
						382.12
	0010-701-0010-07960	135.18	REFUND-AMBULANCE FEE		273695	
						135.18
JILLIAN HERBERT	0010-801-1801-39400	600.00	REIMBURSE-TUITION		273696	
						600.00
LIANG YEE HEUNG	0010-701-0010-02010	60.00	REFUND-BUSINESS LICENSE		273697	
						60.00
HIGA'S AUTOMATIC TRANSMISSION	0060-801-4211-38400	102.04	FLEET REPAIR-UNIT 994	70025	273698	
						102.04
HIGHSMITH LLC	0010-801-6004-22450	19.74	LIBRARY-SUPPLIES		273699	
						19.74
HINDERLITER, DE LLAMAS & ASSOC.	0010-801-1403-31400	4,200.00	CONTRACT SERVICES-PROPERTY TAX	70004	273700	
						4,200.00
HOME DEPOT CREDIT SERVICES	0092-801-4210-23050	26.44	HARDWARE SUPPLIES	70085	273701	
	0010-801-4202-22400	8.67	HARDWARE SUPPLIES	70085	273701	
	0010-801-6517-23050	30.32	HARDWARE SUPPLIES	70251	273701	
	0010-801-4206-23100	159.78	HARDWARE SUPPLIES	70085	273701	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HOME DEPOT CREDIT SERVICES	0010-801-4206-23100	8.66	HARDWARE SUPPLIES-CREDIT	70085	273701	
	0010-801-6517-23050	187.02	HARDWARE SUPPLIES	70251	273701	403.57
HOUSING RIGHTS CENTER	0169-850-2201-41200	10,000.04	FAIR HOUSING	69336	273702	10,000.04
YUPO BOB HUNG	0010-801-1801-39400	1,508.70	REIMBURSE-TUITION		273703	1,508.70
JACK IHARA	0010-701-0010-07960	250.75	REFUND-AMBULANCE FEE		273704	250.75
INTER VALLEY POOL SUPPLY	0010-801-6503-23050	342.02	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	684.04	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	593.42	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	291.34	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	421.68	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	383.34	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	230.01	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	221.49	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	536.68	POOL CHEMICAL	70315	273705	
	0010-801-6503-23050	430.88	POOL CHEMICAL	70315	273705	4,134.90
IRON MOUNTAIN OFF-SITE DATA	0010-801-1403-31700	269.23	7/12-COMPUTER TAPE STORAGE	70003	273706	269.23
MARK ISHIDA	0159-801-6507-31910	442.00	INSTRUCTOR-RECREATION CLASS		273707	442.00
JDS TANK TESTING AND REPAIR INC	0060-801-4211-31950	280.00	DESIGNATED OPERATOR FEE	70027	273708	280.00
JENKINS & HOGIN, LLP	0010-801-1601-31600	2,410.74	LEGAL-GENERAL LITIGATION		273709	
	0010-801-1601-31600	15,000.00	LEGAL-GENERAL SERVICES		273709	
	0010-801-1601-31600	6,698.00	LEGAL-ATHENS		273709	

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JENKINS & HOGIN, LLP	0010-801-1601-31600	7,699.50	LEGAL-CHAN		273709	
	0010-801-1601-31600	261.00	LEGAL-ORCHARD		273709	
	0075-450-0075-09204	4,000.00	LEGAL-MARKET PLACE		273709	
	0075-450-0075-09201	9,450.00	LEGAL-TOWNE CENTER		273709	
	0093-801-4226-31600	255.36	LEGAL-SEMOU		273709	
	0093-801-4227-31600	255.36	LEGAL-SEMOU		273709	
	0093-801-4228-31600	255.36	LEGAL-SEMOU		273709	
	0093-801-4229-31600	255.36	LEGAL-SEMOU		273709	
	0093-801-4230-31600	255.36	LEGAL-SEMOU		273709	
	0093-801-4231-31600	255.35	LEGAL-SEMOU		273709	
	0093-801-4232-31600	255.35	LEGAL-SEMOU		273709	
						47,306.74
JHM SUPPLY INC	0010-801-6517-23300	605.42	IRRIGATION SUPPLIES	70252	273710	
	0010-801-6517-23300	163.72	IRRIGATION SUPPLIES	70252	273710	
						769.14
JIM'S AUTOMOTIVE SERVICE	0060-801-4211-38400	49.95	FLEET-REPAIR-UNIT 053	70028	273711	
						49.95
GUSTAVO JIMENEZ JR	0136-801-3101-33250	150.00	POLICE-POST TRAINING		273712	
						150.00
	0136-801-3101-33250	508.38	POLICE-POST TRAINING		273713	
						508.38
RICHARD KAGEYAMA	0159-801-6507-31910	321.75	INSTRUCTOR-RECREATION CLASS		273714	
						321.75
LAW OFFICES OF WINSTON PHAN	0010-701-0010-02010	90.00	REFUND-BUSINESS LICENSE		273715	
	0010-701-0010-02010	96.00	REFUND-BUSINESS LICENSE		273715	
						186.00
LAWN MOWER CORNER/KNG POWER EQUIPMENT	0060-801-4211-23500	734.07	FLEET-PARTS UNIT 003	70029	273716	
	0060-801-4211-23500	93.59	FLEET-PARTS UNIT 003	70029	273716	
	0060-801-4211-38400	348.00	FLEET-PARTS UNIT SC75	70029	273716	

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LAWN MOWER CORNER/KNG POWER EQUIPME	0010-801-4203-22750	500.00	STREET-SUPPLIES		273716	
	0010-801-4203-23300	1,129.50	STREET-SUPPLIES		273716	
	0022-801-4202-22100	850.00	STREET-SUPPLIES		273716	
	0176-801-6516-38500	59.81	PARKS-SUPPLIES	70279	273716	
	0176-801-6516-38500	123.92	PARKS-SUPPLIES	70279	273716	
	0176-801-6516-38500	34.78	PARKS-SUPPLIES	70279	273716	
	0176-801-6516-38500	194.67	PARKS-SUPPLIES	70279	273716	4,068.34
LEAGUE OF CALIFORNIA CITIES	0010-801-1101-22670	110.00	CMO-TRAINING		273717	110.00
TINA LEE	0159-701-0159-07010	140.00	REFUND-RECREATION CALSS		273718	140.00
LEXIPOL LLC	0160-801-3101-39400	3,600.00	POLICE-POLICY MANUALS	70306	273719	3,600.00
SI LI	0010-701-0010-07960	250.75	REFUND-AMBULANCE FEE		273720	250.75
LIEBERT CASSIDY WHITMORE	0010-801-1601-31600	474.00	LEGAL-GENERAL		273721	
	0010-801-1601-31600	73.50	LEGAL-P.KIM		273721	
	0010-801-1601-31600	16,716.49	LEGAL-ORCHARD		273721	17,263.99
LIFE SAFETY CONSULTING & ENGINEERIN	0010-701-0010-06330	300.00	FIRE-PLAN CHECK	70182	273722	
	0010-701-0010-06330	262.50	FIRE-PLAN CHECK	70182	273722	562.50
LIFE-ASSIST INC	0010-801-3220-24200	152.51	FIRE-MEDICAL SUPPLIES	70197	273723	
	0010-801-3220-24200	754.09	FIRE-MEDICAL SUPPLIES	70197	273723	906.60
HAO XIAO LIU	0010-701-0010-02500	326.40	REFUND-WINDOWS PERMIT		273724	
	0010-701-0010-02600	45.60	REFUND-WINDOWS PERMIT		273724	
	0010-450-1701-02530	17.60	REFUND-WINDOWS PERMIT		273724	

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VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
HAO XIAO LIU	0010-450-1703-02520	8.80	REFUND-WINDOWS PERMIT		273724	398.40
LOS ANGELES TIMES	0010-801-3113-39350	49.60	SUBSCRIPTION		273725	49.60
ADAM MALOUF	0092-801-1801-39400	600.00	REIMBURSE-TUITION		273726	600.00
MANAGED HEALTH NETWORK INC	0010-801-1801-31950	840.84	EAP PREMIUM-9/12		273727	840.84
MANNING & KASS, ELLROD, RAMIREZ, TF	0062-801-5101-31600	803.00	CLAIM SERVICES-S.RODRIGUE		273728	2,403.00
	0062-801-5101-31600	1,600.00	CLAIM SERVICES-S.RODRIGUE		273728	
MARAVILLA FOUNDATION	0010-701-0010-02900	64.00	REFUND-MECHANICAL PERMIT		273729	64.00
MATHESON TRI-GAS, INC.	0022-801-4206-23900	68.83	STREET-SUPPLIES		273730	68.83
MED TECH RESOURCE INC	0010-801-3103-22750	17.58	POLICE-SUPPLIES		273731	17.58
MERCI	0152-801-5004-99009	108,430.65	COMMUNITY PROGRAM	70201	273732	108,430.65
MIDORI LANDSCAPE INC	0344-801-5002-99290	2,790.00	LANDSCAPING	70274	273733	6,975.00
	0075-450-0075-08915	1,395.00	LANDSCAPING		273733	
	0344-801-5002-99290	2,790.00	LANDSCAPING	70274	273733	
MISSION SUPER HARDWARE	0010-801-6517-23100	49.41	HARDWARE SUPPLIES		273734	
	0010-801-6517-23100	35.67	HARDWARE SUPPLIES		273734	
	0010-801-3210-22750	47.33	HARDWARE SUPPLIES	70196	273734	
	0010-801-6517-23050	76.79	HARDWARE SUPPLIES	70253	273734	
	0010-801-6517-23050	39.39	HARDWARE SUPPLIES	70253	273734	

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						248.59
MOBILE VISION IN CAR VIDEO	0010-801-3103-38400	19,466.30	POLICE-MOBILE IN CAR SYSTEM	70210	273735	19,466.30
MONOPRICE, INC	0010-801-3114-21350	255.90	COMPUTER SUPPLIES	70211	273736	255.90
MONTEREY CAR WASH INC	0060-801-4211-38400	942.00	CAR WASHES	70006	273737	942.00
MR. ROOTER PLUMBING (DBA)	0010-801-4210-38100	1,100.00	PLUMBING SERVICES	70107	273738	15,871.20
	0010-801-4210-38100	9,500.00	PLUMBING SERVICES	70107	273738	
	0010-801-4210-38100	900.66	PLUMBING SERVICES	70107	273738	
	0010-801-4210-38100	1,124.00	PLUMBING SERVICES	70107	273738	
	0010-801-4210-38100	288.54	PLUMBING SERVICES	70107	273738	
	0010-801-4210-38100	2,958.00	PLUMBING SERVICES	70107	273738	
MV TRANSPORTATION, INC	0166-801-4201-31960	57,092.44	SPIRIT BUS OPERATIONS-7/12	70325	273739	54,821.99
	0109-701-0109-07680	2,641.95-	SPIRIT BUS FARE-7/12		273739	
	0109-801-4201-31950	91.50	CHARTERS-7/12	70325	273739	
	0166-801-4201-31960	280.00	SPIRIT BUS OPERATIONS-7/12	70325	273739	
NAT READ COMMUNICATIONS, INC.	0166-801-4201-39300	833.00	8/12-710 FREEWAY CONSULTING		273740	833.00
NATIONAL IMPRINT CORPORATION	0010-801-3120-39700	279.50	POLICE-CRB SUPPLIES		273741	791.70
	0010-801-3120-39700	392.20	POLICE-911 STICKERS		273741	
	0010-801-3120-39700	120.00	POLICE-CRB SUPPLIES		273741	
NEC BUSINESS NETWORK SOLUTIONS	0010-801-3112-38400	1,606.00	PHONE LINE SERVICE	70308	273742	3,847.36
	0010-801-3112-38400	2,241.36	PHONE LINE SERVICE		273742	
NEW WORLD SYSTEMS CORP	0010-801-3115-38400	141,854.00	POLICE-SYSTEMS MAINTENANCE	70273	273743	

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						141,854.00
NORMAN A TRAUB ASSOCIATES	0010-801-1801-31950	2,411.60	INVESTIGATIVE SERVICE		273744	
	0010-801-1801-31950	6,016.32	INVESTIGATIVE SERVICE		273744	
	0010-801-1801-31950	6,954.20	INVESTIGATIVE SERVICE		273744	
						15,382.12
NORTHROP GRUMMAN	0092-801-4221-38400	3,371.00	WATER-SUPPLIES	70316	273745	
						3,371.00
OCE FINANCIAL SERVICES INC.	0010-801-1406-39250	609.43	COPY MACHINE RENTAL	70269	273746	
	0010-801-1801-39250	609.43	COPY MACHINE RENTAL	70269	273746	
	0010-801-6502-39250	609.44	COPY MACHINE RENTAL	70269	273746	
						1,828.30
OFFICE DEPOT INC.	0010-801-1703-21350	30.54	OFFICE SUPPLIES	70062	273747	
	0010-801-1701-24100	20.49	OFFICE SUPPLIES	70062	273747	
	0010-801-1801-21350	61.92	OFFICE SUPPLIES		273747	
	0010-801-1801-21350	17.32-	OFFICE SUPPLIES-CREDIT		273747	
	0010-801-1801-21350	24.34-	OFFICE SUPPLIES-CREDIT		273747	
	0010-801-1801-21350	24.34	OFFICE SUPPLIES		273747	
	0010-801-1801-21350	30.63	OFFICE SUPPLIES		273747	
	0010-801-1801-21350	24.34-	OFFICE SUPPLIES-CREDIT		273747	
	0010-801-1801-21350	24.34	OFFICE SUPPLIES		273747	
	0010-801-1801-21350	5.68-	OFFICE SUPPLIES-CREDIT		273747	
	0010-801-1801-21350	1.31-	OFFICE SUPPLIES-CREDIT		273747	
	0010-801-1801-21350	0.32-	OFFICE SUPPLIES-CREDIT		273747	
	0092-801-4212-21350	6.75	OFFICE SUPPLIES		273747	
	0092-801-4212-21350	13.69	OFFICE SUPPLIES		273747	
	0092-801-4212-21350	65.46	OFFICE SUPPLIES		273747	
	0092-801-4212-21350	12.91-	OFFICE SUPPLIES-CREDIT		273747	
	0092-801-4212-21350	7.72	OFFICE SUPPLIES		273747	
	0010-801-3104-39100	48.94	OFFICE SUPPLIES		273747	

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OFFICE DEPOT INC.	0092-801-4212-21350	496.01	OFFICE SUPPLIES		273747	
	0010-801-3114-21350	1,243.55	OFFICE SUPPLIES	70214	273747	
	0010-801-3114-21350	212.81	OFFICE SUPPLIES	70214	273747	
	0010-801-3210-21250	89.66	OFFICE SUPPLIES	70195	273747	
	0010-801-3210-21350	433.26	OFFICE SUPPLIES	70195	273747	
	0010-801-3210-22750	83.20	OFFICE SUPPLIES	70195	273747	
	0176-801-6516-21350	42.85	OFFICE SUPPLIES	70294	273747	
	0010-801-1101-21350	57.03	OFFICE SUPPLIES		273747	
	0010-801-6001-21350	2.51	OFFICE SUPPLIES		273747	
	0010-801-6001-21350	84.02	OFFICE SUPPLIES		273747	
	0010-801-6001-21350	19.86	OFFICE SUPPLIES		273747	
	0010-801-6004-22450	59.43	OFFICE SUPPLIES		273747	
	0010-801-6006-22450	192.91	OFFICE SUPPLIES		273747	
	0010-801-6001-21350	31.12	OFFICE SUPPLIES		273747	
	0075-450-0075-08270	162.66	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	185.86	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	531.05	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	88.78	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	75.73	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	80.48	OFFICE SUPPLIES		273747	
	0010-801-6001-21350	43.05	OFFICE SUPPLIES		273747	
	0427-801-6002-22750	53.15	OFFICE SUPPLIES		273747	
	0010-801-1702-21350	55.81	OFFICE SUPPLIES	70062	273747	
	0010-801-1101-21350	64.70	OFFICE SUPPLIES		273747	
	0010-801-1101-21350	241.90	OFFICE SUPPLIES		273747	
						4,879.99
OFFICE SOLUTIONS	0010-801-1407-21350	258.07	OFFICE SUPPLIES	70261	273748	
	0092-801-4221-21350	343.11	OFFICE SUPPLIES	70261	273748	
	0010-801-1404-22750	350.71	OFFICE SUPPLIES	70002	273748	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
OFFICE SOLUTIONS	0010-801-1701-21350	71.73	OFFICE SUPPLIES	70063	273748	
	0010-801-1702-21250	13.18	OFFICE SUPPLIES	70063	273748	
						1,036.80
ON TRAC	0010-801-1701-31950	5.88	COURIER SERVICES		273749	
						5.88
OTM INC	0010-701-0010-02010	75.00	REFUND-BUSINESS LICENSE		273750	
						75.00
PARAMOUNT PAINTING INC (DBA)	0010-801-4210-38100	1,600.00	BLDG MAINT-FIRE STATION #1		273751	
						1,600.00
PARKHOUSE TIRE, INC.	0060-801-4211-23500	714.87	FLEET-TIRES	70044	273752	
	0060-801-3210-38400	2,945.91	FIRE-TIRES	70312	273752	
						3,660.78
CHARLES E. PICKER	0010-701-0010-06150	204.80	REFUND-INSPECTION FEE		273753	
						204.80
PITNEY BOWES CREDIT CORP.	0010-801-1408-37200	266.00	MAIL MACHINES RENTAL		273754	
						266.00
POINTARTS CORP.	0075-450-0075-08500	543.75	TALENT SHOW BANNER		273755	
						543.75
PREFERRED ALLIANCE INC	0010-801-1801-31900	87.00	DRIVER TESTING		273756	
						87.00
PRUDENTIAL OVERALL SUPPLY	0060-801-4211-22150	26.64	FLEET-SHOP RAGS	70047	273757	
	0010-801-3210-22150	18.64	FLEET-SHOP RAGS	70047	273757	
	0060-801-4211-22150	26.64	FLEET-SHOP RAGS	70047	273757	
	0010-801-3210-22150	18.64	FLEET-SHOP RAGS	70047	273757	
	0060-801-4211-22300	28.85	FLEET-UNIFORMS	70047	273757	
	0060-801-4211-22300	28.85	FLEET-UNIFORMS	70047	273757	
						148.26
PVP COMMUNICATIONS INC	0010-801-3102-22300	53.93	POLICE-RADIO EQUIPMENT REPAIR		273758	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						53.93
PYRO-COMM SYSTEMS, INC	0010-801-6001-38400	135.00	LIBRARY-FIRE ALARM		273759	135.00
R S D REFRIGERATION	0010-801-4210-38150	149.67	AIR CONDITIONING PARTS	70111	273760	149.67
JEAN RADAVIDH	0010-701-0010-07960	100.00	REFUND-AMBULANCE FEE		273761	100.00
RED WING SHOE STORES	0010-801-6517-22300	242.48	SAFETY BOOTS		273762	242.48
RENEGADE ARMOR, LLC	0010-801-3103-22300	922.95	POLICE-SUPPLIES		273763	1,964.40
	0010-801-3103-22300	1,041.45	POLICE-SUPPLIES		273763	
AMARANTA REYES	0010-701-0010-07960	21.83	REFUND-AMBULANCE FEE		273764	21.83
RI-TEC INDUSTRIAL PRODUCTS	0010-801-6517-23100	670.00	PARKS-SUPPLIES		273765	670.00
RIVERSIDE COUNTY SHERIFFS DEPT	0136-801-3101-33250	208.00	POLICE-POST TRAINING		273766	208.00
S C FUELS (DBA)	0060-801-4211-22250	15,314.35	FUEL 8/12	70050	273767	15,314.35
SHERATON SAN DIEGO HOTEL & MARINA	0136-801-3101-33250	283.65	POLICE-POST TRAINING		273768	283.65
SHRED-IT LOS ANGELES	0010-801-3114-38400	115.46	SHREDDING SERVICES		273769	276.10
	0010-801-3114-38400	160.64	SHREDDING SERVICES		273769	
SMS INC	0010-801-3115-38400	682.00	SERVER MAINTENANCE		273770	682.00
SONG OF SONGS MUSIC STUDIO (DBA)	0159-801-6507-31910	174.25	INSTRUCTOR-RECREATION CLASS		273771	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						174.25
SOUTH COAST AIR QUALITY	0060-801-4211-41100	183.80	AQMD-EMISSIONS FEES		273772	
	0060-801-4211-41100	115.56	AQMD-EMISSIONS FEES		273772	
	0060-801-4211-41100	494.65	AQMD-EMISSIONS FEES		273772	
	0060-801-4211-41100	115.56	AQMD-EMISSIONS FEES		273772	
						909.57
SOUTHEAST CONSTRUCTION PRODUCT	0010-801-4202-22400	45.89	STREET-SUPPLIES	70093	273773	
						45.89
SOUTHERN CALIFORNIA LIBRARY COOPER	0010-801-6001-39300	3,132.00	LIBRARY-MEMBERSHIP	70305	273774	
						3,132.00
ST. THOMAS AQUINAS SCHOOL	0075-450-0075-08110	200.00	REFUND-FIREWORKS DEPOSIT		273775	
						200.00
THE STANDARD	0065-464	4,691.34	9/12-LTD INSURANCE		273776	
						4,691.34
STAPLES BUSINESS ADVANTAGE	0010-801-3210-21250	90.54	OFFICE SUPPLIES		273777	
	0010-801-3210-21350	59.99	OFFICE SUPPLIES		273777	
						150.53
STETSON ENGINEERS, INC,	0092-801-4220-39700	2,952.61	NPDES PERMIT APPLICATION SVC.	70134	273778	
						2,952.61
REGGIE STEVENS	0159-801-6507-31910	175.00	INSTRUCTOR-RECREATION CLASS		273779	
						175.00
STRATUS TECHNOLOGIES, INC.	0160-801-5002-99315	394.49	POLICE-SERVER UPGRADE		273780	
						394.49
SUPREME TROPHIES & GIFTS CO.	0010-801-1101-39250	43.50	NAMEPLATE		273781	
						43.50
SYSTEMS FOR PUBLIC SAFETY	0136-801-3101-33250	137.00	POLICE-POST TRAINING		273782	
						137.00
	0136-801-3101-33250	163.00	POLICE-POST TRAINING		273783	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						163.00
TECHSOUP STOCK (DBA)	0424-801-6003-22750	150.00	LIBRARY-SOFTWARE		273784	150.00
THE CHRYSALIS CENTER	0077-801-1111-31950	4,725.00	BID MAINTENANCE		273785	4,725.00
THORSON MOTOR CENTER	0060-801-4211-23500	270.61	FLEET-PARTS UNIT 948		273786	
	0060-801-4211-38400	1,420.50	FLEET-PARTS UNIT 948		273786	
	0060-801-4211-38400	191.48-	FLEET-PARTS UNIT 948-CREDIT		273786	1,499.63
TOM'S CLOTHING & UNIFORMS INC	0010-801-3104-22310	54.38	UNIFORMS-J.FLORES	70218	273787	
	0010-801-3102-22310	24.22	UNIFORMS-R.JULIAN	70218	273787	
	0010-801-3102-22310	97.88	UNIFORMS-D.GIANNONE	70218	273787	
	0010-801-3101-22320	146.81	UNIFORMS-B.CUEVAS	70218	273787	
	0010-801-3101-22320	102.76	UNIFORMS-L.DENG	70218	273787	
	0010-801-3101-22320	59.70	UNIFORMS-H.JOHNSON	70218	273787	
	0010-801-3103-22310	92.89	UNIFORMS-R.ESPARZA	70218	273787	
	0010-801-3103-22310	156.60	UNIFORMS-W.LEON	70218	273787	
	0010-801-3111-22310	78.30	UNIFORMS-W.ESTRADA	70218	273787	
	0071-801-3120-22310	64.10	UNIFORMS-L.SALAZAR	70218	273787	
	0010-801-3210-22310	117.45	UNIFORMS-R.OLIVAREZ	70185	273787	
	0010-801-3210-22310	163.13	UNIFORMS-DE LA O	70185	273787	
	0010-801-3210-22310	16.31	UNIFORMS-M.KHAIL	70185	273787	
	0010-801-3210-22310	466.54	UNIFORMSK.BIRRELL	70185	273787	
	0010-801-3210-22310	54.38	UNIFORMS-N.LIMA	70185	273787	
	0010-801-3210-22310	67.21	UNIFORMS-R.TULIUS	70185	273787	
	0010-801-3210-22310	39.15	UNIFORMS-R.RYSDON	70185	273787	
	0010-801-6517-22310	160.95	UNIFORMS-F.MARTINEZ	70295	273787	
	0010-801-6517-22310	78.30	UNIFORMS-V.BALTIERRA	70295	273787	
	0010-801-6517-22310	97.88	UNIFORMS-V.BALTIERRA	70295	273787	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						2,138.94
TRINH T. TRAN	0010-701-0010-07430	14.00	REFUND-BOOK		273788	14.00
TRUGREEN LANDCARE INC	0010-801-6517-38550	500.00	LANDSCAPE MANAGEMENT		273789	500.00
TONY URICH	0136-801-3101-33250	157.66	TRAINING-POST POLICE		273790	157.66
USA MOBILITY WIRELESS, INC	0010-801-3112-32050	121.94	PAGING SERVICES-7/12	70264	273791	251.37
	0092-801-4220-32050	4.74	PAGING SERVICES-7/12	70264	273791	
	0010-801-3112-32050	119.95	PAGING SERVICES-8/12	70264	273791	
	0092-801-4220-32050	4.74	PAGING SERVICES-8/12	70264	273791	
MARICELA VASQUEZ	0010-801-6502-31150	200.00	DAY CARE SUPPLIES		273792	200.00
VISTA PAINT CO.	0010-801-4206-23100	135.33	WATER-PAINT SUPPLIES		273793	848.21
	0010-801-6517-23100	712.88	WATER-PAINT SUPPLIES	70284	273793	
VULCAN MATERIAL CO	0110-801-4202-23600	296.84	ASPHALT	70094	273794	296.84
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	43.40	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	83.63	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	204.81	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	158.78	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	140.16	FLEET-PARTS UNIT 960	70054	273795	
	0060-801-4211-23500	3.70	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	13.05	FLEET-PARTS-CREDIT	70054	273795	
	0060-801-4211-23500	84.29	FLEET-PARTS UNIT 958	70054	273795	
	0060-801-4211-23500	141.65	FLEET-PARTS UNIT 994	70054	273795	
	0060-801-4211-23500	83.63	FLEET-PARTS UNIT 639	70054	273795	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
WARREN DISTRIBUTING, INC.	0060-801-4211-23500	33.93	FLEET-PARTS UNIT 899	70054	273795	
	0060-801-4211-23500	18.81	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	148.44	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	5.37	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	18.84	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	18.84	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	26.93	FLEET-PARTS UNIT 894	70054	273795	
	0060-801-4211-23500	123.41	FLEET-PARTS	70054	273795	
	0060-801-4211-23500	13.05-	FLEET-PARTS-CREIDT	70054	273795	
	0060-801-4211-23500	13.05-	FLEET-PARTS-CREDIT	70054	273795	
						1,299.47
WELLS FARGO BANK, N.A.	0012-801-5102-31850	2,500.00	BOND TRUSTEE FUND		273796	
						2,500.00
WELLS FARGO FINANCIAL LEASING	0010-801-1408-37200	390.22	COPIER RENTAL	70265	273797	
	0010-801-1408-37200	390.22	COPIER RENTAL	70265	273797	
						780.44
WEST COAST ARBORISTS, INC.	0344-801-5002-99290	8,270.00	LANDSCAPE MAINTENANCE SERVICE	70276	273798	
	0176-801-6516-31190	3,587.50	LANDSCAPE MAINTENANCE SERVICE	70277	273798	
	0176-801-6516-31190	1,240.00	LANDSCAPE MAINTENANCE SERVICE	70277	273798	
	0176-801-6516-31190	7,305.60	LANDSCAPE MAINTENANCE SERVICE	70277	273798	
	0176-801-6516-31190	208.00	LANDSCAPE MAINTENANCE SERVICE	70277	273798	
	0176-801-6516-31190	10,812.00	LANDSCAPE MAINTENANCE SERVICE	70277	273798	
						31,423.10
WEST SAN GABRIEL VALLEY BOYS &	0169-850-2201-41250	2,500.00	COMMUNITY PROGRAM	69370	273799	
						2,500.00
WESTERN WATER WORKS SUPPLY CO.	0092-801-4223-23350	1,380.47	WATER SUPPLIES	70126	273800	
	0092-801-4223-23300	1,158.19	WATER SUPPLIES	70126	273800	
						2,538.66
WITTMAN ENTERPRISES	0010-801-3220-31400	5,038.00	7/12-AMBULANCE BILLING SVC.	70190	273801	

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PRINTED WARRANTS

VENDOR NAME	ACCOUNT	AMOUNT	DESCRIPTION	P.O.	CHECK #	TOTAL
						5,038.00
RICKY WONG	0159-801-6507-31910	176.80	INSTRUCTOR-RECREATION CLASS		273802	176.80
THOMAS WONG	0159-801-6507-31910	499.20	INSTRUCTOR-RECREATION CLASS		273803	499.20
WURTH USA INC	0060-801-4211-23500	109.09	FLEET-SUPPLIES	70058	273804	109.09
XEROX CORPORATION	0092-801-1408-37500	403.97	COPIER RENTAL	70266	273805	3,735.96
	0092-801-1408-38400	2,164.71	COPIER RENTAL	70267	273805	
	0092-801-1408-38400	1,167.28	COPIER RENTAL	70266	273805	
MEIQIN XU	0159-701-0159-07010	75.00	REFUND-RECREATION CLASS		273806	75.00
CHRISTINA YUEH	0423-801-6006-22450	856.11	REIMBURSE-LIBRARY-SUPPLIES		273807	856.11
ZOLL MEDICAL CORPORATION	0010-801-3220-38400	6,588.75	FIRE-MEDICAL SUPPLIES	70191	273808	6,588.75
ZUMAR INDUSTRIES, INC.	0010-801-4206-23800	1,740.00	TRAFFIC-SIGNS	70084	273809	1,837.94
	0010-801-4206-23800	97.94	TRAFFIC-SIGNS	70084	273809	
TOTAL FOR PRINTED WARRANTS						1,101,160.33

CITY OF MONTEREY PARK
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TOTAL FOR PREPAID WARRANTS	275,684.92
TOTAL FOR PRINTED WARRANTS	1,101,160.33
TOTAL WARRANTS	1,376,845.25
TOTAL VOID CHECKS	2
TOTAL PREPAID CHECKS	54
TOTAL CHECKS PRINTED	182
TOTAL CHECKS ISSUED	236

CITY OF MONTEREY PARK
FINAL WARRANT REGISTER
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FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0010	GENERAL FUND	38,970.54	322,692.77	361,663.31
0012	RETIREMENT FUND	0.00	5,450.00	5,450.00
0022	STATE GAS TAX FUND	1,192.65	958.83	2,151.48
0028	PROP 1B-STREET IMPRVMT FUND	0.00	28,863.81	28,863.81
0043	REFUSE FUND	807.72	404,716.49	405,524.21
0060	CITY SHOP FUND	1,756.18	26,359.55	28,115.73
0062	GENERAL LIABILITY FUND	0.00	3,905.69	3,905.69
0063	TECHNOLOGY INTERNAL SERV FUND	0.00	597.97	597.97
0065	PAYROLL CLEARING ACCOUNT	9,820.55	4,691.34	14,511.89
0071	PUBLIC SAFETY IMPACT FEE FUND	1,803.32	64.10	1,867.42
0075	SPECIAL DEPOSITS FUND	8,660.95	17,986.41	26,647.36
0077	BUSINESS IMPROVEMENT AREA #1	0.00	4,725.00	4,725.00
0080	WORKERS COMP FUND	0.00	6,666.67	6,666.67
0092	WATER FUND	15,473.72	25,797.40	41,271.12
0093	WATER TREATMENT FUND	0.00	1,787.50	1,787.50
0109	OPA PROPOSITION A	1,237.67	2,088.62	3,326.29
0110	MEASURE R FUND	10,861.95	296.84	11,158.79
0136	POST	282.40	1,607.69	1,890.09
0152	HOME HOUSING PROGRAM	270.20	108,430.65	108,700.85
0159	RECREATION FUND	0.00	3,891.24	3,891.24
0160	ASSET FORFEITURE	4,438.10	4,457.14	8,895.24
0166	PROPOSITION C	78,091.31	58,205.44	136,296.75
0169	CDBG FUND	287.46	21,375.04	21,662.50
0176	MAINTENANCE DISTRICT 93-1	0.00	25,722.46	25,722.46
0178	PROP A - PER PARCEL GRANT	0.00	2,138.00	2,138.00
0342	SAFETEA-LU GRANT	32,793.77	0.00	32,793.77
0343	RECREATION GRANT (075)	9,065.88	0.00	9,065.88
0344	MAINTENANCE GRANT (075)	0.00	13,850.00	13,850.00

CITY OF MONTEREY PARK
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FUND SUMMARY

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FUND	DESCRIPTION	PREPAID	PRINTED	TOTAL
0345	MTA GRANT (MONTEBELLO)	8,198.44	0.00	8,198.44
0349	ELAC INSTRUCTIONAL SERV PROG	38.01	1,535.32	1,573.33
0353	MTA CALL GRANT (SIGNAGE)	51,000.37	0.00	51,000.37
0356	LACMTA FUNDS	0.00	277.20	277.20
0423	TARGET GRANT (2010)	0.00	856.11	856.11
0424	LOCAL HISTORY DIGITAL RESOURCE	0.00	150.00	150.00
0427	TRANSFORMING LIVES AFTER 50	0.00	1,015.05	1,015.05
0431	ASSISTANCE TO FIREFIGHTER-CITY	633.73	0.00	633.73
	TOTAL	275,684.92	1,101,160.33	1,376,845.25

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 10

DATE: September 19, 2012
TO: Paul Talbot, City Manager
FROM: Joseph Leon, City Treasurer
SUBJECT: Monthly Investment Report – August 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council showing the types of investments, dates of maturities, amounts of deposits, rates of interest, and the current market values for securities with maturity more than 12 months.

DISCUSSION

As of August 31, 2012 invested funds for the City of Monterey Park is \$63,174,339.49.

RECOMMENDATION

Receive and file the monthly investment report.

By: _____

Joseph Leon
City Treasurer

Approved: _____

Paul Talbot
City Manager

**CITY OF MONTEREY PARK
INVESTMENT REPORT
AS OF AUGUST 31, 2012**

INSTITUTION NAME	PURCHASE DATE	MATURITY DATE	INTEREST RATE	% OF PORTFOLIO	AMOUNT
INVESTMENTS:					
CERTIFICATES OF DEPOSIT ⁽²⁾					
AMERICAN PLUS BANK	01/11/11	01/11/13	0.65%		99,000.00
ASIAN PACIFIC NATIONAL BANK	03/02/11	03/01/13	0.90%		140,000.00
CATHAY BANK	08/14/11	08/14/13	0.80%		100,000.00
CATHAY BANK	10/07/11	10/07/12	1.10%		150,000.00
EAST WEST BANK	11/10/11	11/10/12	1.14%		250,000.00
EVERTRUST BANK	11/10/11	11/09/12	0.94%		100,000.00
EVERTRUST BANK	10/07/11	10/06/12	0.95%		150,000.00
FIRST CHOICE BANK	08/05/11	08/06/13	1.09%		240,000.00
FIRST GENERAL BANK	08/04/11	08/04/13	0.70%		200,000.00
PACIFIC WESTERN BANK	04/21/11	10/21/12	0.90%		200,000.00
PREFERRED BANK	06/06/11	06/06/13	0.90%		100,000.00
PREFERRED BANK	03/03/11	03/03/13	0.97%		140,000.00
TOMATO BANK, N.A.	03/04/11	03/04/13	1.14%		100,000.00
TOMATO BANK, N.A.	02/04/11	02/04/13	1.14%		140,000.00
U.S BANK	10/11/10	05/11/13	0.85%		200,000.00
AMERICAN EXP CENTURION BANK	12/01/11	06/10/13	0.95%		240,000.00
BARCLAYS BANK	12/01/11	12/09/13	0.90%		240,000.00
BANK OF CHINA	12/01/11	06/07/13	0.80%		240,000.00
CIT BANK	12/01/11	12/16/13	1.05%		240,000.00
GE CAPITAL RETAIL BANK	12/01/11	09/09/13	1.00%		240,000.00
GOLDMAN SACHS BANK USA	12/01/11	06/07/13	0.85%		240,000.00
SAFRA NATIONAL BANK	12/08/11	12/16/13	0.80%		240,000.00
SALLIE MAE BANK	12/08/11	12/16/13	0.90%		240,000.00
BMW NORTH AMER BANK	01/10/12	01/13/14	1.00%		240,000.00
TOTAL CDs (24)				7.07%	<u>4,469,000.00</u>
LOCAL AGENCY INVESTMENT FUND:					
LAIF - CITY					
LAIF - PUBLIC FINANCING AUTHORITY		ON DEMAND	0.360%		42,592,449.79
		ON DEMAND	0.360%		<u>16,112,889.70</u>
TOTAL LAIF				92.93%	<u>58,705,339.49</u>
TOTAL INVESTMENTS				100.00%	<u>\$ 63,174,339.49</u>
BANK BALANCE ⁽¹⁾ :					<u>\$ 3,720,010.26</u>
AVERAGE MATURITY DAYS					21
AVERAGE INTEREST RATE FOR THE MONTH					0.401%

THE CITY'S INVESTMENT HAS SUFFICIENT LIQUIDITY TO MEET THE CITY'S EXPENDITURE REQUIREMENTS FOR THE NEXT 180 DAYS. THE 180-DAY LIQUIDITY DISCLOSURE IS REQUIRED PER GOVERNMENT CODE 53646.

THERE HAVE BEEN NO VARIANCES TO THE INVESTMENT POLICY.

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 11

DATE: September 19, 2012

TO: Paul Talbot, City Manager
FROM: David M. Barron, City Clerk
SUBJECT: City Council Minutes

Attached are minutes for approval by City Council for the following meetings:

- July 18, 2012
- August 8, 2012 (Special Meeting 5:30 p.m.)
- August 8, 2012 (Special Meeting 7:00 p.m.)
- August 15, 2012 (Special Meeting 5:30 p.m.)
- August 15, 2012
- August 17, 2012 (Special Meeting 11:30 a.m.)

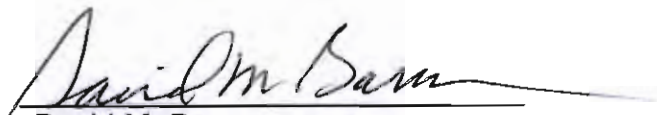
FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended that the City Council approved the minutes.

By:


David M. Barron
City Clerk (E)

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
JULY 18, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, July 18, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:01 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Wong, Real Sebastian, Ing, Lau

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Yaung, Interim City Librarian Arvizu, Acting Economic Development Specialist Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Manager Talbot reported that Item No. 11 will be continued to the next council meeting.

2. PRESENTATION: None.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 6

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

See Successor Agency Minutes

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.

4. (SA) INVESTMENT REPORT AS OF JUNE 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency Minutes

5. (SA) MINUTES

Approval of Minutes from the special meeting of June 20, 2012, and the regular meetings of May 16, 2012 and June 6, 2012 of the Successor Agency to the former Monterey Park Redevelopment Agency.

See Successor Agency Minutes

NEW BUSINESS

6. (SA) ADOPT RESOLUTION NO. SA – 14 APPROVING A RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS) AND SUCCESSOR AGENCY ADMINISTRATIVE BUDGET FOR JANUARY TO JUNE 2013

Staff requests that the City Council, acting on behalf of the Successor Agency for the former Monterey Park Redevelopment Agency, consider approving the Third Recognized Obligation Payment Schedule for the period covering January-June 2013.

See Successor Agency Minutes

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

(HSA) CONSENT CALENDAR CONSISTS OF ITEMS 7 TO 8

7. (HSA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Housing Successor Agency) approve all disbursements.

See Housing Successor Agency Minutes

8. (HSA) MINUTES

Approval of Minutes from the regular meetings of May 16, 2012 and June 6, 2012 of the Housing Successor Agency to the former Monterey Park Redevelopment Agency Meeting.

See Housing Successor Agency Minutes

This is the end of Housing Successor Agency (HSA) items.

CONSENT CALENDAR CONSISTS OF ITEMS 9 TO 21

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

Action Taken: Council Members approved and adopted Item Nos. 9 - 21, except for Item Nos. 11, 12, 13, 14, 15, 20 and 21 which were pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

9. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11497** allowing certain claims and demands per Warrant Register dated **July 18, 2012 Totaling \$2,826,009.58** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11497, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED July 18, 2012 Totaling \$2,826,009.58 AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

10. INVESTMENT REPORT AS OF JUNE 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12

months, current market values.

Action Taken: Received and filed the investment report as of June 2012 on Consent Calendar.

11.ADOPT RESOLUTION NO. _____ AMENDING RESOLUTION NOS. 8584 AND 9921 IN THEIR ENTIRETY TO ESTABLISH THE MEANS OF MAYORAL ROTATION

On June 27, 2012, a Special Council Meeting was held in which the City Council appointed the Mayor and the Mayor Pro Tem in accordance with City Council policy established by Resolution Nos. 8584 and 9921. This Resolution will amend Resolution nos. 8584 and 9921 in their entirety to establish the means of mayoral rotation for future reorganizations.

Recommendations: It is recommended that the City Council

- (1) Adopt Resolution No. _____ amending Resolution Nos. 8584 and 9921 in their entirety to establish the means of mayoral rotation; and
- (2) take such additional, related, action that may be desirable.

Action Taken: None. This item was continued to the next council meeting.

12.APPOINTMENT TO PLANNING COMMISSION, SEAT 1

Pursuant to Monterey Park Municipal Code § 2.64.010, Council Member David T. Lau nominated Tony Wong to the Planning Commission. If appointed by the City Council, Mr. Wong would assume Seat No. 1 on the Commission. The Commission's responsibilities are listed in Monterey Park Municipal Code § 2.64.030.

This item was pulled for separate discussion.

Discussion: Tony Wong responded to councils' comments stating that he was previously employed by the city as a Planning Consultant for the City of Monterey Park Public Works Department. Vice Mayor Real Sebastian informed the council of her concerns regarding the appointment of Tony Wong to Seat 1 on the Planning Commission. She recommended that the seat be fulfilled by an independent neutral third party. Mayor Ing stated that he is in agreement to Vice Mayor Real Sebastian's comments and recommendation.

Action Taken: The City Council appointed Tony Wong to Seat 1 on the Planning Commission.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion failed by the following vote:

Ayes: Council Members: Lau, Wong
Noes: Council Members: Real Sebastian, Ing
Absent: Council Members: None
Abstain: Council Members: None

13.ADOPT RESOLUTION NO. 11498 APPOINTING ELECTED OFFICIAL REPRESENTATIVES TO SPECIFIC ORGANIZATIONS

There are nine associations/organizations requiring a City representative. Pursuant to Resolution No. 10897, Council shall review all assignments and appointments shall be made upon the recommendation of the Mayor with a majority vote of approval by the City Council.

This item was pulled for separate discussion.

Discussion: Vice Mayor Real Sebastian informed the council that as a representative for the San Gabriel Valley Council of Governments, she deferred her appointment as alternate for the California Contract Cities Association to Council Member Wong.

Action Taken: The City Council adopted Resolution No.11498 appointing Elected Official representatives to specific organizations as amended by Vice Mayor Real Sebastian to defer the alternate appointment for the California Contract Cities Association to Council Member Wong.

Resolution No. 11498, entitled:

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

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

14.MINUTES

Approval of Minutes from the City Council Regular Meetings of May 16, 2012, and June 6, 2012, and the Special Meetings of June 11, 2012 (adjourned special budget meeting), June 14, 2012, June 20, 2012, June 25, 2012 and June 27, 2012.

Recommendations: It is recommended that the City Council

- (1) approve the minutes from the City Council Regular Meetings of May 16, 2012, and June 6, 2012, and the

Special Meetings of June 11, 2012 (adjourned special budget meeting), June 14, 2012, June 20, 2012, June 25, 2012 and June 27, 2012; and

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

This item was pulled for separate discussion.

Discussion: Council Member Wong informed the City Clerk of an incorrect statement on the June 6, 2012 minutes. He stated that under the Item No. 19 Proposed Action heading, the statement written "The City Council approved and authorized to have the City Attorney respond to question regarding potential litigation from the fire association." is incorrect. He clarified that the statement should be corrected to state that "The City Council approved and authorized to have the City Attorney respond to question regarding the legal opinion of the City Attorney on the transfer of the city's fire services to the Los Angeles County Fire Protection District." City Clerk Barron informed the council corrections will be made and resubmitted to the next council meeting.

Action Taken: None. This item was pulled for resubmittal.

15.ADOPT RESOLUTION NO. 11499 SUPPORTING THE CREATION OF A SAN GABRIEL MOUNTAINS NATIONAL RECREATION AREA

The San Gabriel Mountains is part of the Angeles National Forest which is one of the busiest in the country with more than 3 million visitors each year; however, the recreation area is underfunded and underserved. The Wilderness Society presented to the Environmental Commission in October 2011, a campaign entitled the San Gabriel Mountains Forever (SGMF) to expand wilderness and wild and scenic river designations and establish a new National Recreation Area. The Environmental Commission adopted a resolution in support of the SGMF and the Wilderness Society is requesting that the City Council also adopt a resolution of support.

This item was pulled for separate discussion.

Public Speakers:

- Dave Barron spoke of his support of a resolution regulating the preservice of the San Gabriel Mountains. He also stated his concerns regarding the potential impact the proposed resolution will have to local Boy Scout programs and recreational activities.
- George Sanchez from San Gabriel Mountains Forever spoke in support of the proposed resolution preserving the wilderness of the San Gabriel Mountains. He presented to the city clerk a petition signed by residents in support of the proposed resolution and a letter submitted by Congresswoman Judy Chu. He addressed the council stating the proposed bill will not have any potential impact to exclude recreational camping and activities. He also informed the council the City of Pasadena has adopted a similar resolution in support of establishing a San Gabriel Mountains National Recreation Area.

- Thomas Wong spoke on behalf of the Environmental Commission's support of creating a National Recreation Area for the San Gabriel Valley Mountains and urged the council to support a quality open space for the residents and community.

Action Taken: The City Council adopted **Resolution No. 11499** supporting the creation of a San Gabriel Mountains National Recreation Area.

Resolution No. 11499, entitled:

A RESOLUTION SUPPORTING THE CREATION OF A SAN GABRIEL MOUNTAINS NATIONAL RECREATION AREA

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

16. RENEW PROFESSIONAL SERVICE AGREEMENT WITH JON TRAW AND ASSOCIATES

Jon Traw has served as the City's part-time Building Official since October 2010. His duties include fulfilling the State of California's statutory requirement for a qualified Building Official, assisting the Community Development Department with the adoption of the 2010 Building Code and Cal Green Building standards, training of Building Division staff and code enforcement officers on the new building code provisions, assisting in the development of electronic monitoring program to track the status of the greenhouse gas reduction measures as part of the Climate Action Plan and the initial evaluation of the City's permitting processes and procedures. Mr. Traw's contract expired on June 30, 2012.

Action Taken: The City Council authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with Traw and Associates in the amount of \$72,000 to complete the tasks outlines in the scope of services on Consent Calendar.

17. EXTENSION OF MONTEREY PARK POLICE TOW SERVICE CONTRACT

On May 20, 2009, the City Council adopted Ordinance No. 2066 to regulate towing service. In conjunction with the Ordinance, the Police Department implemented a tow service policy. At the July 15, 2009 Council Meeting, the City Council approved a fixed-three-year service contract plus a three-year extension option with Navarro's Towing and Freeway Towing. The fixed contracts will expire on July 31, 2012.

Action Taken: The City Council authorized the City Manager to execute amendments to the contracts with Navarro's Tow and Freeway Tow to provide Police towing services on a rotational basis for an additional three years, on Consent Calendar.

18. CONSIDERATION OF AWARDING BANKING SERVICES CONTRACT TO BANK OF THE WEST AND ADOPT RESOLUTION NO. 11500 AUTHORIZING INVESTMENT OF PUBLIC MONIES IN THE LOCAL AGENCY INVESTMENT FUND (LAIF)

The City's service banking requirements include the processing of checks, deposits, electronic payments, credit card transactions, payroll tax deposits, account reconciliation, and on-going cash management and investment transaction support. To ensure that the City's banking services are of the highest quality and cost effectiveness, in early March, staff sent banking services requests for proposals to 11 banks. Seven were received and evaluated and the top three gave a presentation to the review panel on May 14, 2012. Bank of the West was the lowest bidder and received the highest score by the review panel. They are a California State Depository Bank and very knowledgeable with the California Government Code.

Action Taken: The City Council (1) adopted **Resolution No. 11500** authorizing investment of public monies in the Local Agency Investment fund (LAIF) and authorizing signatories on all accounts of the City and (2) authorized the City Manager to execute an agreement, in a form approved by the City Attorney, with the Bank of the West for a period of four years with an option to renew for an additional two years, on Consent Calendar.

Resolution No. 11500, entitled:

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

19. PARK RESTROOM ADA IMPROVEMENTS – ACCEPTANCE OF WORK AND FINAL PAYMENT

On March 21, 2012, the City Council awarded a contract to Omega Contractors in the amount of \$80,001 to complete the Park Restroom ADA Improvements project. The project included upgrades to nine City Park restrooms. The final cost of the project was \$90,658.83, which included \$10,657.83 in change order that included the installation of additional privacy partitions and toilet height adjustment.

Action Taken: The City Council (1) accepted the Park Restroom ADA improvements completed by Omega Contractors, (2) authorized payment of the ten percent retention billing, and (3) directed staff to file a Notice of completion, on Consent Calendar.

20. ADOPT RESOLUTION NO. 11501 APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK PROFESSIONAL CHIEF OFFICERS ASSOCIATION

ADOPT RESOLUTION NO. 11502 APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE OFFICERS' ASSOCIATION

ADOPT RESOLUTION NO. 11503 APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK POLICE OFFICERS' ASSOCIATION – CAPTAINS' UNIT

Memoranda of Understandings with the Monterey Park Professional Chief Officers Association, the Monterey Park Police Officers' Association, and the Monterey Park Police Officers' Association – Captains' Unit expired on June 30, 2012. Representatives for these bargaining units have met on numerous occasions with the Human Resources Director to discuss wages, retirement contributions, hours and other terms and conditions of employment.

This item was pulled for separate discussion and heard along with Item No. 21.

Public Speakers:

- Gus Jimenez representing the Monterey Park Police Officers' Association (POA) thanked Director of Human Resources and Risk Management Cody and City Manager Talbot for their professionalism and time during the negotiation process.

Action Taken: The City Council (1) adopted **Resolution No. 11501** approving the Memorandum of Understanding for Contract Year 2012-2014 between the City of Monterey Park and the Professional Chief Officers Association; (2) adopted **Resolution No. 11502** approving the Memorandum of Understanding for Contract Year 2012-2014 between the City of Monterey Park and the Police Officers' Association; and (3) adopted **Resolution No. 11503** approving the Memorandum of Understanding for Contract Year 2012-2014 between the City of Monterey Park and the Police Officers' Association – Captains' Unit.

Resolution No. 11501, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE PROFESSIONAL CHIEF OFFICERS ASSOCIATION

Resolution No. 11502, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE POLICE OFFICERS' ASSOCIATION

Resolution No. 11503, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE POLICE OFFICERS' ASSOCIATION – CAPTAINS' UNIT.

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

Ayes: Council Members: Lau, Wong, Ing
Noes: Council Members: Real Sebastian
Absent: Council Members: None
Abstain: Council Members: None

21. ADOPT RESOLUTION NO. 11504 AMENDING THE PERCENTAGE PAID BY THE EMPLOYER OF THE EMPLOYEES' CONTRIBUTION TO THE CALIFORNIA PUBLIC EMPLOYEE RETIREMENT SYSTEM

With the adoption of the Resolutions approving the Memorandums of Understanding with the Monterey Park Police Officers' Association, the Captains Unit of the Monterey Park Police Officers' Association, and the Monterey Park Professional Chief Officers' Association, the California Public Employee Retirement System requires a resolution specifying the amount the employer and the employee shall pay towards the employer paid member contributions.

This item was pulled for separate discussion and heard along with Item No. 20. Motion was taken together with Item No. 20.

Action Taken: The City Council adopted **Resolution No. 11504** amending the percentage paid by the employer of the employees' contribution to the California Public Employee Retirement System.

Resolution No. 11504, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CALIFORNIA, AMENDING THE PERCENTAGE PAID BY THE EMPLOYER OF THE EMPLOYEES' CONTRIBUTION TO THE CALIFORNIA PUBLIC EMPLOYEE RETIREMENT SYSTEM.

22. ORAL AND WRITTEN COMMUNICATIONS

- Nancy Arcuri spoke of her attendance at the Ad Hoc Fire Committee Meeting on July 9, 2012 and is requesting the City Attorney's opinion on Measure J.

PUBLIC HEARING (Open public hearing, hear staff, hear audience, close public hearing)

Mayor Ing opened the public hearing at 9:08 p.m. and closed the public hearing at 9:09 p.m. as there were no speakers registered.

23. ADOPT RESOLUTION NO. 11505 FOR CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPT THE CMP LOCAL DEVELOPMENT REPORT

The Los Angeles County Metropolitan Transportation Authority (MTA) requires the City to submit the 2011/2012 CMP Local Development Report and Self-Certification Resolution to maintain compliance with the Congestion Management Program.

Action Taken: The City Council adopted **Resolution No. 11505** for the City to be in conformance with the Congestion Management Program (CMP) and adopt the CMP Local Development Report.

Resolution No. 11505, entitled:

A RESOLUTION OF CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

UNFINISHED BUSINESS

None.

RECESSED - The City Council recessed at 9:11 p.m.

RECONVENED – The City Council reconvened with all council members present at 9:17 p.m.

NEW BUSINESS

24. INTRODUCTION OF ORDINANCE – 1st READING AMENDING ORDINANCE NO. 2091 BANNING SMOKING IN OUTDOOR PUBLIC AREAS

The City Council adopted Ordinance No. 2091 on June 6, 2012 regarding banning smoking in outdoor public areas. The City Council has asked for an amendment to Ordinance No. 2091 to include provisions for designated smoking areas.

Action Taken: The City Council (1) introduced and waived the first reading of the Ordinance amending Ordinance No. 2091 to include provisions for designated smoking areas; and (2) scheduled the second reading and adoption for the City Council's next regular meeting.

Ordinance – 1st Reading, entitled:

AN ORDINANCE AMENDING ORDINANCE NO. 2091 THAT BANS SMOKING IN OUTDOOR PUBLIC AREAS

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

25. CONSIDERATION OF ADOPTING AN ORDINANCE TO RESCIND ORDINANCE NO. 2090 REGARDING THE TOWNE CENTER DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MAGNUS SUNHILL GROUP, LLC

On May 29, 2012, the City Council adopted Ordinance 2090, approving a development agreement between Magnus Sunhill Group, LLC and the City, which provided certain regulations governing development of the project. On June 8, 2012, the City received a notice of default from Trustee Corps that Magnus Sunhill was in default of a loan related to project property. On June 25, 2012, the City Council introduced and waived a first reading of on Ordinance to rescind Ordinance No. 2090 based upon the Notice of Default. The City Council has scheduled a Special Council Meeting on July 16, 2012 to consider an agreement between Magnus Sunhill and City stating that Magnus Sunhill has until August 1, 2012 to deliver to the City written confirmation from Bio Profit Series I, LLC or Trustee Corps that the Notice of Default has been cured or otherwise rescinded, therefore staff recommends that if Council approved the Agreement on July 16, 2012, this matter be continued to August 1, 2012.

Discussion: Council Member Wong left the dais and abstained from discussion due to a potential conflict of interest stating that he is representing the buyer and seller for a property adjacent to the Towne Center project.

Action Taken: The City Council continued its consideration of the Ordinance to rescind Ordinance No. 2090 until its next regular meeting on August 1, 2012.

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

Ayes: Council Members: Lau, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: Wong
Abstain: Council Members: None

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Council Member Lau informed the residents of his attendance with Council Member Wong, Vice Mayor Real Sebastian, and Mayor Ing at the ICA Conference from July 12, 2012 – July 15, 2012 and spoke of emergency preparedness during a major earthquake and/or natural disaster. Council Member Wong also spoke of the ICA Conference informing the residents to be prepared with any emergency. He recommended the city

council propose a bike plan for the residents following the City of Long Beach and City of Glendale's presentation at the ICA Conference. Vice Mayor Real Sebastian discussed earthquake preparedness actions following the Disaster Devastation presentation at the ICA Conference. She spoke of her attendance at the Brown Act Enforcement Education Forum presented by the Los Angeles County Prosecutions Association discussing the Brown Act. Lastly, Vice Mayor Real Sebastian informed the residents that Elder Park Pool will be reopened on July 19, 2012 – August 17, 2012 with recreational swim on Monday-Saturday from 2:00 p.m. – 4:00 p.m. and night swim on Wednesdays from 7:00 p.m. – 9:00 p.m. She apologized to the residents for the late start and stated that the city will be opening the pool free of charge during recreation swim until July 28, 2012. Mayor Ing spoke of his attendance at the San Gabriel Valley Economic Partnership meeting with Metro and CalTrans transportation representatives. He informed the residents that he has invited transportation officials from Metro and CalTrans to the City Council Meeting on August 15, 2012 to discuss the 710 and 10 Freeway toll lane proposals. Mayor Ing also invited the residents to attend the city's Farmers' Market Grand Opening on Friday, July 20, 2012 from 4:00 p.m. – 8:00 p.m. at the Bruggemeyer Library parking lot featuring food trucks, demonstrations, and live entertainment for the entire family.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 9:55 p.m.

David M. Barron, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
AUGUST 8, 2012**

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, August 8, 2012 at 5:30 p.m.

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

CALL TO ORDER:

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

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

Also Present: City Manager Talbot, City Attorney Hensley, Human Resources Director Cody, Economic Consultant Yoshizaki

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION – The City Council adjourned to Closed Session at 5:30 p.m.

1. **(SA) CONFERENCE WITH LEGAL COUNSEL, EXISTING LITIGATION–
GOVERNMENT CODE § 54956.9(a). ATLANTIC TIMES SQUARE, LLC et al v.
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, et al., LASC CASE NO:
BC134212**

See Successor Agency Minutes

2. **CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA
GOVERNMENT CODE § 54957.6**

City Negotiators: Paul L. Talbot, City Manager, Tom Cody, Human Resources Director

Employee Organizations: Bargaining Units Monterey Park Firefighters' Association (MPFFA), Service Employees' International Union (SEIU), Local 721; Mid-Management Association; Confidential Employees' Unit; (CEA)

**3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT
CODE § 54956.8**

Property: Assessor's Id No 5275-003-016
2300 Greenwood Ave Monterey Park Ca 91755
Assessor's Id No 5275-003-002
900 Potrero Grande Dr. Monterey Park Ca 91755
Agency Negotiators: Paul Talbot, City Manager, Mark Hensley, City Attorney,
Chet Yoshizaki, Economic Development Project
Consultant
Negotiating Parties: J & M Holdings
Under Negotiation: Price and terms of payment

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present at 6:45 p.m. and the meeting was adjourned.

Action Taken: No reportable action taken during Closed Session.

David M. Barron, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
SPECIAL MEETING
AUGUST 8, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 8, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Fire Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Police Chief Smith, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Yaung, Interim City Librarian Arvizu, Acting Economic Development Consultant Ramirez

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Clerk Barron clarified that there is a correction to both the HSA and City Council June 20, 2012 minutes. He informed the council that corrections will be made and filed on Item No. 6 to add Mayor Ing's vote.

2. PRESENTATION: STRATEGIC PLAN UPDATE

City Manager Talbot presented the staff report summarizing the city's strategic objectives and goals. He informed the council: (1) the city will be recognizing city volunteers with a picnic at Barnes Park on September 15, 2012; (2) the Financial Rate Study and Water Rate Study final draft report has been completed and will be presented to the council; (3) staff continues to conduct meetings to ensure financial stability and employee future benefits; (4) the city will be completing the installation of the wayfinding signs with new trash cans and sidewalk benches to be placed at all bus stops throughout the city; (5) Police Chief Smith held the city's first parking meeting on July 24, 2012 to address parking concerns with residents along Garvey and Hellman

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.

Avenue; and (6) the Planning Commission will be submitting a development agreement for the Market Place to council with a implemented goal date set by 11/01/2012.

Action Taken: Received and Filed.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 5

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

See Successor Agency Minutes

4. (SA) MINUTES

Approval of Minutes from the regular meeting of June 20, 2012, the Successor Agency to the former Monterey Park Redevelopment Agency.

See Successor Agency Minutes

5. (SA) ATLANTIC TIMES SQUARE PROJECT AMENDED TOLLING AGREEMENT

Atlantic Times Square II, LLC and the former Redevelopment Agency entered into a tolling agreement in 2010 (amended in 2011) relating to the ongoing enforcement action by the Department of Labor Standards Enforcement ("DLSE"). Atlantic Times Square asked that the tolling agreement be updated to reflect the change in parties, i.e., the dissolution of the Redevelopment Agency and the Successor Agency's assumption of all obligations and liabilities. The draft tolling agreement does not alter any legal position of either party; it simply reflects the changes imposed by AB 1X 26.

See Successor Agency Minutes

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

(HSA) CONSENT CALENDAR CONSISTS OF ITEM 6

6. (HSA) MINUTES

Approval of Minutes from the regular meeting June 20, 2012 of the Housing Successor Agency to the former Monterey Park Redevelopment Agency Meeting.

See Housing Successor Agency Minutes

This is the end of Housing Successor Agency (HSA) items.

CONSENT CALENDAR CONSISTS OF ITEMS 7 TO 13

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

Action Taken: The City Council approved and adopted Item Nos. 7 - 13, except for Item Nos. 12 and 13, which were pulled and reading resolutions and ordinances by title only and waiving further reading thereof.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: Wong on Item No. 13

7. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11506** allowing certain claims and demands per Warrant Register dated **August 8, 2012 Totaling \$2,023,651.23** and specifying the funds out of which the same are to be paid, on Consent Calendar.

Resolution No. 11506, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **August 8, 2012 Totaling \$2,023,651.23** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

8. ADOPT RESOLUTION NO. 11507 AMENDING RESOLUTION NOS. 8584 AND 9921 IN THEIR ENTIRETY TO ESTABLISH THE MEANS OF MAYORAL ROTATION

On June 27, 2012, a Special Council Meeting was held in which the City Council appointed the Mayor and the Mayor Pro Tem in accordance with City Council policy established by Resolution Nos. 8584 and 9921. This Resolution will amend Resolution nos. 8584 and 9921 in their entirety to clarify the means of mayoral rotation for future reorganizations.

Action Taken: The City Council adopted **Resolution No. 11507** amending Resolution Nos. 8584 and 9921 in their entirety to establish the means of mayoral rotation on Consent Calendar.

Resolution No. 11507, entitled:

A RESOLUTION AMENDING RESOLUTION NOS. 8584 AND 9921 IN THEIR ENTIRETY TO ESTABLISH THE MEANS OF MAYORAL ROTATION.

9. MINUTES

Approval of Minutes from the City Council Regular Meetings of May 16, 2012, June 6, 2012, and June 20, 2012 and the Special Meetings of June 11, 2012 (adjourned special budget meeting), June 14, 2012, June 20, 2012, June 25, 2012 (adjourned special meeting), June 27, 2012, July 16, 2012 and July 18, 2012.

Action Taken: The City Council approved the minutes from the City Council Regular Meetings of May 16, 2012, June 6, 2012, and June 20, 2012, and the Special Meetings of June 11, 2012 (adjourned special budget meeting), June 14, 2012, June 20, 2012, June 25, 2012 (adjourned special meeting), June 27, 2012, July 16, 2012 and July 18, 2012 on Consent Calendar.

10. ANNUAL RETIREMENT LEVY -- ADOPT RESOLUTION NO. 11508 IDENTIFYING THE AMOUNT OF TAX REVENUE REQUIRED TO FULFILL THE VOTER'S INTENT IN FUNDING THE CITY'S RETIREMENT SYSTEM DURING FISCAL YEAR 2012-2013 AND AUTHORIZING THE LEVY OF APPROPRIATE TAXES

The City is annually required to establish a tax rate to generate the retirement property tax based on the assessed valuation established by the County Assessor's Office. Monterey Park's assessed valuation subject to the retirement levy for 2012-13 is approximately \$4.6 billion. The projected retirement tax revenue is approximately \$5.1 million for 2012-13. The revenue and monies from the General Fund transfer will be sufficient to fund the projected retirement costs of \$6.4 million for 2012-13. The City is required to submit a Resolution establishing the 2012-13 Retirement Tax Rate to the County before the end of August.

Action Taken: The City Council adopted **Resolution No. 11508** identifying the amount of tax revenue required to fulfill the voter's intent in funding the City's Retirement System during Fiscal Year 2012-2013 and authorizing the levy of appropriate taxes on Consent Calendar.

Resolution No. 11508, entitled:

A RESOLUTION IDENTIFYING THE AMOUNT OF TAX REVENUE REQUIRED TO FULFILL THE VOTERS' INTENT IN FUNDING THE CITY'S RETIREMENT SYSTEM DURING FISCAL YEAR 2012-2013 AND AUTHORIZING THE LEVY OF APPROPRIATE TAXES

11. CONTINUATION OF CONSIDERATION FOR ORDINANCE ADOPTIONS AT THE NEXT REGULAR COUNCIL MEETING OF AUGUST 15, 2012

ORDINANCE NO. _____ AMENDING ORDINANCE NO. 2091 BANNING SMOKING IN OUTDOOR PUBLIC AREAS

ORDINANCE NO. _____ TO RESCIND ORDINANCE NO. 2090 REGARDING THE TOWNE CENTER DEVELOPMENT AGREEMENT BETWEEN THE CITY AND MAGNUS SUNHILL GROUP, LLC

Public Speakers:

- Betty Chu spoke of her concerns regarding comments and actions taken by the council regarding the proposed ordinances. She also expressed her concerns regarding the Towne Center Marketplace project.
- John Gee waived his right to speak.

Action Taken: The City Council scheduled the second reading and potential adoption for the Ordinances at the August 15, 2012 regular meeting. Received and Filed on Consent Calendar.

12. APPOINTMENT TO PLANNING COMMISSION, SEAT 1

Pursuant to Monterey Park Municipal Code § 2.64.010, Council Member David T. Lau nominated Tommy Tseng to the Planning Commission. If appointed by the City Council, Mr. Tseng would assume Seat No. 1 on the Commission. The Commission's responsibilities are listed in Monterey Park Municipal Code § 2.64.030.

This item was pulled for separate discussion.

Action Taken: The City Council appointed Tommy Tseng to Seat 1 on the Planning Commission.

Motion: Moved by Council Member Lau and seconded by Council Member Wong, motion failed by the following vote:

Ayes: Council Members: Lau, Wong
Noes: Council Members: Real Sebastian, Ing
Absent: Council Members: None
Abstain: Council Members: None

13. APPROVAL OF CONTRACT WITH WORLD JOURNAL LA, LLC, AS A CO-PRODUCER OF THE MONTEREY PARK 2013 LUNAR NEW YEAR FESTIVAL

The City's 15th Annual Lunar New will be held in 2013. The event will be located on East Garvey Avenue between Garfield and Nicholson Avenues. Staff is recommending entering into an agreement with World Journal LA, LLC to be a co-producer, along with the Business Improvement District Advisory Committee and the City of Monterey Park. Several meetings were held with World Journal, the Business Improvement District Advisory Committee and City staff to discuss the Lunar New Year Concept and the duties for each co-producer.

This item was pulled for separate discussion.

Public Speaker:

- Stephen Lam, President of the Business Improvement District Advisory Committee (BIDAC) informed the council that BIDAC supports staff's recommendation to renew the contract with World Journal LA, LLC as a co-producer in hosting the City of Monterey Park's 2013 Lunar New Year festival. He thanked Donna Ramirez, Robert Aguirre, and City Manager Talbot for their assistance.
- Michael Schlegel spoke of his attendance and enjoyment of last year's Lunar New Year festivities however expressed that many of the announcements were published only in Chinese. He recommended that the vendors advertise also in English to appeal to the general public.

Discussion: Council Member Wong abstained from discussion and recused himself from the dais due to a potential conflict of interest, as he has a business within the Business Improvement District.

Action Taken: The City Council authorized the City Manager to execute a contract, in a form approved by the City Attorney, with World Journal LA, LLC for co-production of the 2013 Lunar New Year Festival.

Motion: Moved by Council Member Lau and seconded by Vice Mayor Real Sebastian, motion passed by the following vote:

Ayes: Council Members: Lau, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: Wong
Abstain: Council Members: None

14. ORAL AND WRITTEN COMMUNICATIONS

- Betty Chu spoke of the recent employee MOU approvals and thanked the police unions for their contribution and negotiation. She expressed her disappointment of the negotiations with the firefighters union and recommended that the firefighters group receive no less favorable treatment than the other employee groups.
- John Gee expressed his concerns and recommendations of the city's residential inspection process.
- Nancy Arcuri requested that the City Manager inform the residents of the recent approved police negotiations. She also thanked the City Manager for the recent browning - out of Station 61's fire engine as a temporary cost saving measure of \$67,000.00 per month.
- Rita Miller requested that the city hall restrooms be opened to the public during city wide events. She informed the public that the Fire Department is offering a Fire

Safety class for seniors on Thursday, August 30, 2012 from 2:00 p.m. – 3:00 p.m. at the Bruggemeyer Library Friends room and may call (626) 307-1251 or the Fire Department Prevention Office at (626) 307-1308 to attend the free classes.

- Sarkis Antonian spoke of the recent teacher lay-offs at Alhambra Unified School District and Garvey Unified School District. He also expressed his concern of the newly appointed School Board President's pension and salary plans.

PUBLIC HEARING (Open public hearing, hear staff, hear audience, close public hearing)

15. WEED ABATEMENT CHARGE LIST RESOLUTION NO. 11509 CONFIRMING THE ITEMIZED WEED ABATEMENT CHARGE LIST OF WEED ABATEMENT COSTS AND DIRECTING THE LOS ANGELES COUNTY AGRICULTURAL COMMISSIONER TO COLLECT THESE COSTS THROUGH PROPERTY TAX BILLINGS

At the regular Council meeting on February 1, 2012, the City Council adopted Resolution No. 11465 declaring that weeds growing upon and in front of certain properties in the City are a public nuisance and its intention to provide for the abatement thereof. At the regular Council Meeting on February 15, 2012, the City Council held a protest hearing and subsequently approved the weed abatement declaration list as posted by the County.

Mayor Ing opened the public hearing at 8:38 p.m. and closed the public hearing at 8:39 p.m. as there were no speakers registered.

Discussion: Council Member Wong abstained from discussion and recused himself from the dais due to a potential conflict of interest as he owns property listed on the charge list.

Action Taken: The City Council adopted **Resolution No. 11509** confirming the itemized weed abatement charge list of weed abatement costs and directing the Los Angeles County Agricultural Commissioner to collect these costs through property tax billings.

Resolution No. 11509, entitled:

A RESOLUTION CONFIRMING THE ITEMIZED WEED ABATEMENT CHARGE LIST OF WEED ABATEMENT COSTS AND DIRECTING THE LOS ANGELES COUNTY AGRICULTURAL COMMISSIONER TO COLLECT THESE COSTS THROUGH PROPERTY TAX BILLINGS

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

Ayes: Council Members: Lau, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: Wong
Abstain: Council Members: None

UNFINISHED BUSINESS

None.

NEW BUSINESS

16. FISCAL YEAR 2012-2013 ANNUAL BUDGET:

ADOPTION OF RESOLUTION NO. 11510, ADOPTION OF RESOLUTION NO. SA-16 OF THE SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY, AND ADOPTION OF RESOLUTION NO. HSA-8 OF THE HOUSING SUCCESSOR AGENCY TO THE FORMER MONTEREY PARK REDEVELOPMENT AGENCY ADOPTING THE FISCAL YEAR 2012-2013 FINAL OPERATING BUDGET FOR THE CITY OF MONTEREY PARK, THE SUCCESSOR AGENCY, AND HOUSING SUCCESSOR AGENCY AND ADOPTING THE FISCAL YEAR 2012-2013 CAPITAL IMPROVEMENT BUDGET

With a balanced General Fund budget, City staff will implement various programs and projects that significantly improve services to the citizens and the community. These efforts are consistent with the City Mission Statement and the City Council's priorities and policy direction.

Action Taken: The City Council approved to earmark the \$1.8 million received from the sale of a city owned parking lot and placed it in a committed fund for the sole use of Economic Development in the city and not for salaries or benefits of employees or consultants.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Action Taken: The City Council adopted **Resolution No. 11510, SA-16, and HSA-8** of the City Council, the City Council Acting on behalf of the Successor Agency, and the City Council acting on behalf of the Housing Successor Agency adopting the Fiscal Year 2012-2013 Final Operating Budget for the City of Monterey Park, the Successor Agency, and Housing Successor Agency and adopting the Fiscal Year 2012-2013 Capital Improvement Budget.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

17. VACANCY OF CITY COUNCIL POSITION

ADOPT RESOLUTION NO. _____ APPOINTING AN ELIGIBLE ELECTOR TO THE CITY COUNCIL IN ACCORDANCE WITH GOVERNMENT CODE § 36512(B) TO SERVE UNTIL 2013.

On June 11, 2012, the City Clerk's office received a letter of resignation from former Council Member Betty Tom Chu creating a vacancy on the City Council. The term of office for the vacant position ends March 5, 2013. Government Code § 36512 provides that, within 60 days of June 11th, the City Council may appoint an eligible elector to fill the vacancy. The person must be an eligible elector, i.e., a person must be a City resident and be eligible to vote. Persons appointed to office would serve for the remainder of the term (March 5, 2013). Note, that if only three Council Members are present to vote, two affirmative votes for an individual will appoint the person to office.

Public Speakers:

- Nancy Arcuri spoke of her concerns and recommended that the vacant seat be elected by the voters and not appointed by the council.

Proposed Action: That the City Council appoint Larry Sullivan to the City Council in accordance with Government Code § 36512(B) to serve until March 5, 2013.

Motion: Moved by Vice Mayor Real Sebastian and seconded by Mayor Ing, motion failed by the following vote:

Ayes: Council Members: Real Sebastian, Ing
Noes: Council Members: Lau, Wong
Absent: Council Members: None
Abstain: Council Members: None

Proposed Action: That the City Council appoint David Barron to the City Council in accordance with Government Code § 36512(B) to serve until March 5, 2013.

Motion: Moved by Mayor Ing and seconded by Vice Mayor Real Sebastian, motion failed by the following vote:

Ayes: Council Members: Real Sebastian, Ing
Noes: Council Members: Lau, Wong
Absent: Council Members: None
Abstain: Council Members: None

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Possible cancellation or rescheduling of the September 5, 2012 Council Meeting due to the League of California Cities Conference.

Action Taken: The City Council cancelled the September 5, 2012 Council Meeting.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Discussion and possible action regarding the San Gabriel Valley Council of Governments – issues and the city's participation in the organization. (Requested by Vice Mayor Real Sebastian)

Action Taken: The City Council directed staff to send a letter to the San Gabriel Valley Council of Governments to confirm the City of Monterey Park's continued participation.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Council Member Wong reported his attendance at the League of California Cities meeting.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 10:08 p.m. in memory of Beth Ryan, a city employee and Long Gow, resident and spouse of commissioner Nancy Yee.

David M. Barron, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
AUGUST 15, 2012**

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, August 15, 2012 at 5:30 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 5:36 p.m.

ROLL CALL:

Deputy City Clerk Cho called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

Also Present: City Manager Talbot, City Attorney Hensley, Human Resources Director Cody

ORAL & WRITTEN COMMUNICATIONS

None.

CLOSED SESSION – The City Council adjourned to Closed Session at 5:36 p.m.

1. CONFERENCE WITH LABOR NEGOTIATORS, PURSUANT TO CALIFORNIA GOVERNMENT CODE § 54957.6

City Negotiators: Paul L. Talbot, City Manager, Tom Cody, Human Resources Director

Employee Organizations: Bargaining Units Monterey Park Firefighters' Association (MPFFA)

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - GOVERNMENT CODE § 54956.8

Property: APN 5257015900 (City Parking Lot in Towne Centre project, Southeast Corner Garvey and Garfield Avenues

Agency Negotiators: Paul Talbot, City Manager; Mark Hensley, City Attorney, Chet Yoshizaki, Economic Development Project Consultant

Negotiating Parties: Magnus Sunhill Group, LLC

Under Negotiation: Price and terms of payment

**3. CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION –
GOVERNMENT CODE § 54956.9(B) (THREAT OF LITIGATION)**

Number of Cases: One – Threat of litigation by Magnus Sunhill Group, LLC re
the Town Center Project

RECONVENE & ADJOURNMENT

The Council reconvened from Closed Session with all Council Members present at
6:10 p.m. and the meeting was adjourned.

Action Taken: No reportable action taken during Closed Session.

David M. Barron, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
HOUSING SUCCESSOR AGENCY (HSA)
REGULAR MEETING
AUGUST 15, 2012**

The City Council of the City of Monterey Park held a Regular Meeting of the Council in the Council Chambers, located at 320 West Newmark Avenue in the City of Monterey Park, Wednesday, August 15, 2012 at 7:00 p.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 7:00 p.m.

FLAG SALUTE:

The Monterey Park Police Explorers led the flag salute.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Real Sebastian, Ing

Council Members Absent: None

ALSO PRESENT: City Manager Talbot, City Attorney Hensley, City Treasurer Leon, Director of Community Development Basham, Director of Public Works Saykali, Director of Human Resources Cody, Fire Chief Birrell, Financial Services Manager Yaung, Police Chief Smith, Acting Economic Development Specialist Ramirez, Interim City Librarian Arvizu

1. AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTION

City Manager Talbot pulled Item No. 16 as the Developer has cured their Notice of Default.

PRESENTATION: Stephanie Wiggins, from the Los Angeles County Metropolitan Transportation Authority (Metro) discussed the Express Lanes pilot demonstration program overseen by Metro, Caltrans and several other mobility partners to improve traffic flow and provide enhanced travel options on the I-10 and I-110 Freeways in Los Angeles County.

2. APPOINTMENT TO PLANNING COMMISSION, SEAT 1

Pursuant to Monterey Park Municipal Code § 2.64.010, Council Member David T. Lau nominated Peter Chan to the Planning Commission. If appointed by the City Council, Mr. Chan would assume Seat No. 1 on the Commission. The Commission's

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.

responsibilities are listed in Monterey Park Municipal Code § 2.64.030.

Action Taken: None. This item was continued with direction from the City Manager to bring back at a future council meeting.

(SA) CONSENT CALENDAR CONSISTS OF ITEM 3 to 4

3. (SA) RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council (acting on behalf of the Successor Agency) approve all disbursements.

See Successor Agency Minutes

4. (SA) INVESTMENT REPORT AS OF JULY 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

See Successor Agency Minutes

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

CONSENT CALENDAR CONSISTS OF ITEMS 5 TO 17

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

Action Taken: Council Members approved and adopted Item Nos. 5 - 17, except for Item Nos. 7, 9, 10, and 11 which were pulled and reading resolutions and ordinances by title only and waiving further reading thereof and Item No. 16 which was pulled and removed.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

5. RESOLUTIONS, DEMANDS, PROGRESS PAYMENTS AND INTERFUND TRANSFERS

It is required that the City Council approve all disbursements.

Action Taken: The City Council approved payment of warrants and adopted **Resolution No. 11511** allowing certain claims and demands per Warrant Register dated **August 15, 2012 Totaling \$734,213.26** and specifying the funds out of which the same are to be paid on Consent Calendar.

Resolution No. 11511, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA ALLOWING CERTAIN CLAIMS AND DEMANDS PER WARRANT REGISTER DATED **August 15, 2012 Totaling \$734,213.26** AND SPECIFYING THE FUNDS OUT OF WHICH THE SAME ARE TO BE PAID

6. INVESTMENT REPORT AS OF JULY 2012

In accordance with the City's Investment Policy, a monthly investment report is presented to the City Council disclosing types of investments, dates of maturities, amounts of deposits, rates of interest, and for securities with a maturity of more than 12 months, current market values.

Action Taken: The City Council received and filed the investment report as of JULY 2012 on Consent Calendar.

7. 2011-2012 ANNUAL INVESTMENT REPORT

The City's Investment Policy requires an annual investment report and a statement of investment policy to be submitted to the City Council for review within 60 days of the fiscal year-end. The attached annual report shows that all investment activities during 2011-12 were conducted according to the City's Investment Policy.

This item was pulled for separate discussion and motion taken together with Item Nos. 7, 9 and 11.

Action Taken: The City Council received and filed the 2011- 2012 Annual Investment Report and directed staff to include Vice Mayor Real Sebastian's recommendations to include the addresses of the financial institutions and attach the current LAIF investment report to the 2012-2013 Annual Investment Report.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

8. ADOPT RESOLUTION NO. 11512 APPROVING THE APPLICATION FOR THE CALIFORNIA DEPARTMENT OF PARKS AND RECREATION LAND AND WATER CONSERVATION GRANT FUNDING FOR THE DEVELOPMENT OF A DOG PARK

The California Department of Parks and Recreation annually administers the Land and Water Conservation Fund competitive grant that would pay for the acquisition or development of outdoor recreation areas. Eligible projects include both construction of new and/or renovation of existing facilities for public outdoor recreation. The City must fund the project in its entirety and then be reimbursed. There is a fifty percent local match requirement. The estimated project cost is \$100,000 so the City would be reimbursed for \$50,000. Staff proposes to submit an application for the development of a dog park at Elder Park.

Action Taken: The City Council adopted **Resolution No. 11512** approving the application for Land and Water Conservation Fund for a dog park at Elder Park and authorized the Director of Public Works to act on behalf of the City in matters pertaining to the grant on Consent Calendar.

Resolution No. 11512, entitled:

A RESOLUTION AUTHORIZING THE CITY MANAGER OR DESIGNEE TO APPLY FOR, ACCEPT, AND ALLOCATE MONIES FROM A GRANT WITH THE LAND AND WATER CONSERVATION FUND FOR ELDER DOG PARK

9. 2012 VARIOUS STREET RESURFACING – ACCEPTANCE OF WORK AND FINAL PAYMENT

On April 4, 2012, the City Council awarded a contract to All American Asphalt in the amount of \$549,000.00 for the 2012 Various Street Resurfacing project. The project involved the resurfacing of various residential streets that are in need of rehabilitation as identified in the City's Pavement Management Study and by the City's street maintenance crews. The work included cold milling the existing asphalt pavement and constructing a rubberized asphalt overlay; repairing localized pavement failures; adjusting utility covers to grade; constructing new ADA curb ramps; replacing traffic loop detectors; restoring traffic striping and pavement markings; and providing and maintaining traffic control during construction.

This item was pulled for separate discussion and motion taken together with Item Nos. 7, 9 and 11.

Action Taken: The City Council accepted the 2012 Various Street Resurfacing project completed by All American Asphalt and authorized staff to file a Notice of Completion and pay the final retention billing.

10. 2012 VARIOUS STREET RESURFACING II - AWARD OF CONTRACT

The project involves the resurfacing of various streets that are in need of rehabilitation as identified in the City's Pavement Management Study and by the City's street maintenance crews. The work includes cold milling the existing asphalt pavement and constructing a rubberized asphalt overlay; adjusting utility covers to grade; constructing new ADA curb ramps; replacing traffic loop detectors; restoring traffic striping and pavement markings; and providing and maintaining traffic control during construction.

This item was pulled for separate discussion.

Action Taken: The City Council awarded the contract for the 2012 Various Street Resurfacing II project to the lowest responsible bidder, Sully Miller Contracting Company of Brea, in the amount of \$996,500.00 and allocated an additional \$123,500 in Measure R funds to cover the cost of the project.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

11. INSTALLATION OF WAYFINDING SIGNS AND BUS SHELTERS – ACCEPTANCE OF WORK AND FINAL PAYMENT

On April 4, 2012, the City Council awarded a contract to ND Electrical Construction Inc. in the amount of \$200,079.60 for the Installation of Wayfinding Signs and Bus Shelters. The project involved the installation of decorative signs and sign posts to guide residents and visitors to key destinations throughout the City such as various city facilities, parks, hospitals and shopping areas. The project also included the installation of several new bus shelters at various locations. The signs and bus shelters were installed at various points along Atlantic Boulevard, Garvey Avenue, and Garfield Avenue. The final cost of the project was \$219,567.40, which included an extra \$19,487.80 for the installation of eight additional custom signs and posts. The completed work has been inspected and approved by the Public Works Department.

This item was pulled for separate discussion and motion taken together with Item Nos. 7, 9 and 11.

Action Taken: The City Council accepted the Wayfinding Signs and Bus Shelters installed by ND Electrical Construction and authorized staff to file a Notice of Completion and pay the final retention billing.

12. AWARD OF CONTRACT FOR CITYWIDE MEDIAN MAINTENANCE

The City's contract with ADCO Services to maintain the landscaping and irrigation in most of the City's street medians has expired. Staff has completed an open bid process and is recommending the award of a new contract to Complete Landscape Care Inc. of Whittier.

Action Taken: The City Council awarded the Median Maintenance Program contract to Complete Landscape Care Inc. and authorized the City Mayor to sign the contract in a form approved by the City on Consent Calendar.

13. TRANSIT CENTER AT EAST LOS ANGELES COLLEGE – APPROVAL OF CHANGE ORDERS AND ADJUSTED ALLOCATIONS

On June 1, 2011, the City Council awarded a contract to E.C. Construction in the amount of \$964,688.40 to construct the Transit Center at East Los Angeles College (ELAC). The project involves the construction of a 7-bay bus transit center adjacent to the ELAC campus on Collegian Avenue. Construction on the Transit Center did not begin until February 2012. The existing underground utilities and points of connection for utility services shown on the construction plans did not reflect the actual field conditions. The redesign and relocation of the utilities resulted in several change orders amounting to \$90,099.28 to date. The City's share of this amount is \$9,500.00.

Action Taken: The City Council approved the additional change order work for the Transit Center project and adjusted the City's allocation from \$56,500 to \$66,000 to cover the projected cost of the project on Consent Calendar.

14. EXTENSION OF THE LOS ANGELES RIVER AND TRIBUTARIES METALS (TMDL) COORDINATED MONITORING PROGRAM

The Regional Water Quality Control Board requires all cities to participate in a monitoring plan to measure metal contaminants. In September 2008, the City Council executed a 3-year agreement to participate in a regional monitoring program with Gateway Council of Governments. In January 2011, the monitoring became "effectiveness monitoring," assessing the effectiveness of the Best Management Practices (BMPs) that cities were implementing.

Action Taken: The City Council authorized the City Manager to extend the agreement with Gateway Council of Governments, in a form approved by the City Attorney, for one year and appropriated \$3,173.50 to participate in the Metals TMDL Coordinated Monitoring Program on Consent Calendar.

15. ADOPT ORDINANCE NO. 2092 AMENDING ORDINANCE NO. 2091 BANNING SMOKING IN OUTDOOR PUBLIC AREAS

The City Council adopted Ordinance No. 2091 on June 6, 2012 regarding banning smoking in outdoor public areas. The City Council asked for an amendment to Ordinance No. 2091 to include provisions for designated smoking areas.

Action Taken: The City Council waived the second reading and adopted **Ordinance No. 2092** amending Ordinance No. 2091 to include provisions for designated smoking areas on Consent Calendar.

Ordinance No. 2092, entitled:

AN ORDINANCE AMENDING ORDINANCE NO. 2091 THAT BANS SMOKING IN OUTDOOR PUBLIC AREAS

16. ADOPT ORDINANCE NO. _____ TO RESCIND ORDINANCE NO. 2090 REGARDING THE TOWNE CENTER DEVELOPMENT AGREEMENT BETWEEN THE CITY AND MAGNUS SUNHILL GROUP, LLC

On May 29, 2012, the City Council adopted Ordinance 2090, approving a development agreement between Magnus Sunhill Group, LLC and the City, which provided certain regulations governing development of the project. On June 8, 2012, the City received a notice of default from Trustee Corps that Magnus Sunhill was in default of a loan related to project property. On June 25, 2012, the City Council introduced and waived a first reading of on Ordinance to rescind Ordinance No. 2090 based upon the Notice of Default. On July 16, 2012, the City Council approved an agreement between Magnus Sunhill and City stating that Magnus Sunhill must pay the full amount required to cure the Notice of Default by August 1, 2012.

Action Taken: None. This item was pulled and removed from the Consent Calendar as the Developer has cured their Notice of Default.

17.2010 COPS TECHNOLOGY GRANT

The City of Monterey Park Police Department was awarded \$250,000 through the 2010 COPS Technology Grant Committee for the purchase of four new communication radio consoles and one communication repeater. This grant is specific for the purchase of Motorola consoles, repeater, equipment, software, and installation.

Action Taken: The City Council (1) accepted the 2010 COPS Technology Grant award of \$250,000 specifically for the purchase of Motorola Inc. communications equipment per the Monterey Park Municipal Code § 3.20.050(2); (2) appropriated \$30,000 from the Asset Forfeiture Account for the project; and (3) authorized the City Manager to execute a contract with Motorola Incorporated and its authorized vendor, Advanced Electronics, in a form approved by the City Attorney on Consent Calendar.

18.ORAL AND WRITTEN COMMUNICATIONS

- Peter Chan, President of the Monterey Park Library Foundation invited the council and residents to attend the Library Gala on September 14, 2012 beginning at 6:00 p.m. at Ocean Star Seafood Restaurant. Proceeds will go towards the purchases of E-books for the Bruggemeyer Library.
- Nancy Arcuri expressed her concerns regarding the appointment to Seat 1 of the Planning Commission.

PUBLIC HEARING (Open public hearing, hear staff, hear audience, close public hearing)
None.

UNFINISHED BUSINESS
None.

NEW BUSINESS

19.REVIEW DRAFT COUNCIL POLICIES AND PROCEDURES

Council asked for revisions to the current Policies and Procedures, and Board and

Commission rules. Staff provided a draft for Council review and is asking for direction.

Action Taken: None. The City Council directed the City Manager to schedule a separate workshop for further discussion.

COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS

Council Communications and committee reports from Council Representatives of specific organizations (Non Action Item)

Designate Council Member David Lau as alternate to the San Gabriel Valley Council of Governments replacing Mayor Mitchell Ing.

Action Taken: The City Council designated Council Member David Lau as alternate to the San Gabriel Valley Council of Governments replacing Mayor Mitchell Ing.

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

Ayes: Council Members: Lau, Wong, Real Sebastian, Ing
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Council Member Lau and Council Member Wong informed the residents they will be attending the Library Gala and Monterey Park Police Explorers fundraiser events. Vice Mayor Real Sebastian invited the community to support several events: (1) the Monterey Park Police Explorers fundraiser will be held at Shakas Restaurant on Tuesday, August 21, 2012 from 5:00 p.m. – 8:00 p.m. Proceeds will support the Police Explorers in attending training seminars and purchase new equipment; (2) the Monterey Park Police Department's 13th Annual Charity Youth Golf Tournament will be on September 20, 2012 in San Dimas. For more information – residents may contact the Community Relations Bureau at (626) 307-1215; and (3) the Harmony Festival Car Show will be displaying a Lamborghini at the Farmer's Market on Friday, August 24, 2012. Mayor Ing informed the residents that the council will be holding future council meetings in city community centers and schools.

Action Taken: No action required.

CLOSED SESSION

None.

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 9:15 p.m.

David M. Barron, CMC
City Clerk

**MINUTES
MONTEREY PARK CITY COUNCIL
SUCCESSOR AGENCY (SA)
SPECIAL MEETING
AUGUST 17, 2012**

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, Friday, August 17, 2012 at 11:30 a.m.

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

CALL TO ORDER:

Mayor Ing called the meeting to order at 11:36 a.m.

ROLL CALL:

City Clerk Barron called the roll:

Council Members Present: Lau, Wong, Ing

Council Members Absent: Real Sebastian

Also Present: City Manager Talbot, City Attorney Hensley, Human Resources Director Cody

ORAL & WRITTEN COMMUNICATIONS

None.

CONSENT CALENDAR CONSISTS OF ITEM NO. 1

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

1. ADOPT RESOLUTION NO. 11513 APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK FIREFIGHTERS' ASSOCIATION (MPFFA)

ADOPT RESOLUTION NO. 11514 AMENDING THE PERCENTAGE PAID BY THE EMPLOYER OF THE EMPLOYEES' CONTRIBUTION TO THE CALIFORNIA PUBLIC EMPLOYEE RETIREMENT SYSTEM

ADOPT RESOLUTION NO. 11515 AMENDING RESOLUTION NO. 9375 ESTABLISHING A FLEXIBLE BENEFITS PLAN FOR SWORN FIRE EMPLOYEES

Memorandum of Understanding with the Monterey Park Firefighters Association expired on June 30, 2012. Representatives for these bargaining units have met on numerous occasions with the Human Resources Director to discuss wages, retirement contributions, hours and other terms and conditions of employment.

Action Taken: The City Council (1) approved and adopted **Resolution No. 11513** approving the Memorandum of Understanding for Contract Year 2012-2014 between the City of Monterey Park and the Monterey Park Firefighters Association; (2) approved and adopted **Resolution No. 11514** amending the percentage paid by the employer of the employees' contribution to the California Public Employee Retirement System; and (3) approved and adopted **Resolution No. 11515** amending Resolution No. 9375 establishing a flexible benefits plan for sworn fire employees.

Resolution No. 11513, entitled:

A RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING FOR CONTRACT YEAR 2012-2014 BETWEEN THE CITY OF MONTEREY PARK AND THE MONTEREY PARK FIREFIGHTERS' ASSOCIATION

Resolution No. 11514, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, AMENDING THE PERCENTAGE PAID BY THE EMPLOYER OF THE EMPLOYEES' CONTRIBUTION TO THE CALIFORNIA PUBLIC EMPLOYEE RETIREMENT SYSTEM

Resolution No. 11515, entitled:

A RESOLUTION OF THE COUNCIL OF THE CITY OF MONTEREY PARK AMENDING RESOLUTION NO. 9375 ESTABLISHING A FLEXIBLE BENEFITS PLAN

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

Ayes: Council Members: Lau, Wong, Ing
Noes: Council Members: None
Absent: Council Members: Real Sebastian
Abstain: Council Members: None

ADJOURNMENT

There being no further business for consideration, the meeting adjourned at 11:45 a.m.

David M. Barron, CMC
City Clerk

Staff Report City of Monterey Park

Consent Calendar
Agenda Item 12

DATE: SEPTEMBER 19, 2012

TO: PAUL TALBOT, CITY MANAGER

FROM: JAMES BIRRELL, FIRE CHIEF *JB*

SUBJECT: ASSISTANCE TO FIREFIGHTERS GRANT-AWARD OF BID FOR EXTRICATION EQUIPMENT

At its February 15, 2012 Council meeting, the Monterey Park City Council approved a request to accept the FY2011 Assistance to Firefighter's Grant to purchase extrication equipment. This is a Federal grant of \$70,703 and includes a City match requirement of 20% or \$14,141. Staff subsequently conducted a call for bids and now seeks Council approval to award the bid to purchase the extrication equipment.

DISCUSSION:

Extrication equipment is critical for emergency incident response of trapped individuals such as those involved in vehicle collisions, stalled elevators, and collapsed structures. Monterey Park's extrication equipment is more than 17 years old and in need of replacement. Due to the award of the FY2011 Assistance to Firefighter's Grant, the Fire Department will be able to replace this aged equipment.

The total grant award is \$70,703.00 with a Federal share of \$56,563.00 and a City share of \$14,140.00. The performance period of the grant ends February 16, 2013 and all new equipment must be in-service and operational on Monterey Park Quint 61 by this date. Prior to sending a Notice Inviting Bids to different vendors, the Fire Department formed an extrication equipment committee, which included members from each rank (Firefighter, Engineer, Captain, and Battalion Chief). An invitation was sent to all vendors to demonstrate their extrication equipment, which provided a "hands on evaluation" of each product and an understanding of specifications that were best suited for the Monterey Park Fire Department.

City Staff prepared specifications for the new extrication equipment and mailed bid requests to four qualified vendors, which yielded the following results:

<u>Vendors</u>	<u>Bid Total</u>
1. Kovatch Mobile Equipment (Genesis)	\$40,646.46
2. LN Curtis & Sons (Hurst)	\$58,020.93
3. Fire Service Specification & Supply "FS3" (Holmatro)	\$59,655.71
4. Diamondback Fire Rescue (Amkus)	NO BID

Upon review of all bid results, it was determined that Kovatch Mobile Equipment (distributor of Genesis tools and equipment) did not meet six out of nine bid specs and the extended delivery date of 16 weeks placing the receipt of equipment close to the grant performance deadline. L.N. Curtis and Sons (Hurst distributor) bid submittal met four of the nine bid specifications and Diamondback Fire Rescue (Amkus distributor) did not submit a bid.

Fire Service Specification & Supply "FS3" (Holmatro) bid met eight of the nine bid specifications and had a reasonable delivery date of 4-6 weeks. The one bid exception was reviewed and accepted by staff and does not jeopardize any component of vehicle extrication operations. Therefore, staff recommends award of bid to Fire Service Specification & Supply, FS3.

As per the AFG grant award guideline, The City of Monterey Park is responsible for \$11,931.14 of the total cost of this purchase of \$59,655.71.

The remaining AFG grant funds will be used in accordance with the AFG grant guidelines in the areas of extrication training, additional extrication related equipment up to \$5,000.00, and other grant project areas until funds are depleted.

CEQA (California Environmental Quality Act):

Not applicable

FISCAL IMPACT:

Source funding to meet the City's match requirement of \$14,141 has been budgeted from the Public Safety Impact Fund.

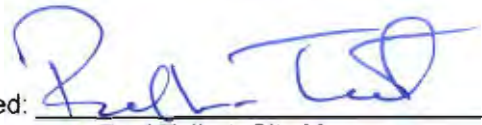
RECOMMENDATION:

Award the bid to Fire Service Specification & Supply "FS3" (Holmatro Rescue Tools) for \$59,655.71 and expend \$11,931.14 from the Public Safety Impact Fund, budgeted in account 0071-801-5004-99720.

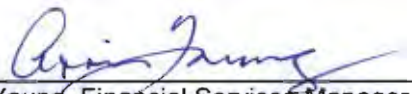
By:


James Birrell, Fire Chief

Approved:


Paul Talbot, City Manager

Finance Division Approval:


Annie Young, Financial Services Manager

Staff Report

City of Monterey Park

Consent Calendar
Agenda Item 13

DATE: SEPTEMBER 19, 2012

TO: PAUL TALBOT, CITY MANAGER
FROM: JAMES BIRRELL, FIRE CHIEF 
SUBJECT: AMERICAN RED CROSS SHELTER AGREEMENT

In February 2012, the Monterey Park Fire Department was contacted by the American Red Cross with the intent of establishing American Red Cross shelters within the City at designated City facilities. An agreement would have to be established and agreed upon by the City Council and City Manager. Several City facilities were identified as potential shelter locations given the requirements set forth by the American Red Cross. Staff seeks Council consideration to approve the Shelter Agreement and authorize its execution.

DISCUSSION:

The Monterey Park Fire Department has had a long relationship with the American Red Cross. Any time an emergency occurs within the City, the American Red Cross has been available to assist with caring for those affected by any such emergency. Shelter Agreements are one way the Red Cross prepares for emergencies. Shelter Agreements build capacity to support planning and disaster response. Shelter Agreements establish a mutual understanding of how the Red Cross and the building owner (City) will work together to support the community after a disaster. The agreement is activated if there is a need by the Red Cross and if the partner is able and willing to assist. It is understood by the American Red Cross that the ability to assist must be present and that this is not an automatic understanding. It is understood that the American Red Cross can use the facilities identified within the Shelter Agreement even if an emergency exists outside city boundaries. The following sites have been identified by City staff and Fire Department staff as adequate locations within the City to provide shelter locations:

Sierra Vista Park
311 N. Rural Dr., Monterey Park, CA 91754

Barnes Gym
350 S. McPherrin Ave., Monterey Park, CA 91754

Barnes Service Clubhouse
440 S. McPherrin Ave., Monterey Park, CA 91754

Elder Gym
1950 Wilcox Ave., Monterey Park, CA 91754

Garvey Ranch Park
781 S. Orange Ave., Monterey Park, CA 91754

In exchange for use of City Facilities, The American Red Cross will reimburse any expense incurred by the City during shelter activation such as electricity, water, gas and sewage utility usage. If the use of any facility within the Shelter Agreement requires staffing of a City employee, the American Red Cross will provide reimbursement for employee wages on an hourly basis with no overtime compensation coverage. Salaried employees will not be considered for reimbursement. The American Red Cross will provide all of the necessary resources to open and operate an emergency evacuation shelter.

CEQA (California Environmental Quality Act):

Not Applicable

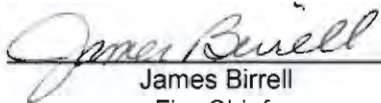
FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Approve and accept the American Red Cross Shelter Agreement to become effective November 1, 2012 and authorize the City Manager to execute the agreement.

By:

A handwritten signature in blue ink, appearing to read "James Birrell", written over a horizontal line.

James Birrell
Fire Chief

Approved:

A handwritten signature in blue ink, appearing to read "Paul Talbot", written over a horizontal line.

Paul Talbot
City Manager

SHELTER AGREEMENT AS PROPOSED BY THE AMERICAN RED CROSS

American Red Cross Shelter Agreement

The American National Red Cross ("Red Cross"), a not-for-profit corporation chartered by the United States Congress, provides services to individuals, families and communities when disaster strikes. The disaster relief activities of the Red Cross are made possible by the American public, as the organization is supported by private donations and facility owners who permit their buildings to be used as a temporary refuge for disaster victims. This agreement is between the Red Cross and a facility owner ("Owner") so the Red Cross can use the facility as an emergency shelter during a disaster.

DR#: _____ Facility: _____

Parties and Facility

Owner:

Legal name: City of Monterey Park
Chapter: _____
24-Hour Point of Contact:
Name and title: On Call Battalion Chief
Work phone: 626-307-1270 Cell phone/pager: 818-548-3330
Address for Legal Notices:
350 W. Newmark, Monterey Park, CA 91754

Red Cross:

Legal name: The American National Red Cross
Chapter: Los Angeles Region
24-Hour Point of Contact:
Name and title: After Hours Unit: Ask for Chapter Disaster Duty Officer
Work phone: 855-891-7325 Cell phone/pager: _____
Address for Legal Notices:
11355 Ohio Ave., Los Angeles, CA 90025

Copies of legal notices must also be sent to:

The American National Red Cross, Office of the General Counsel,
2025 E Street, NW, Washington DC 20006

and

The American National Red Cross, Disaster Operations,
2025 E Street NW, Washington, DC 20006.

Shelter Facility:

(Insert name and complete street address of building or, if multiple buildings, write "See attached Facility List" and attach Facility List including complete street address of each building that is part of this Agreement).

See attached Facility List

Terms and Conditions

1. Use of Facility: Upon request and if feasible, the Owner will permit the Red Cross to use the Facility on a temporary basis as an emergency public shelter.
2. Shelter Management: The Red Cross will have primary responsibility for the operation of the shelter and will designate a Red Cross official, the Shelter Manager, to manage the sheltering activities. The Owner will designate a Facility Coordinator to coordinate with the Shelter Manager regarding the use of the Facility by the Red Cross.
3. Condition of Facility: The Facility Coordinator and Shelter Manager (or designee) will jointly conduct a pre-occupancy survey of the Facility before it is turned over to the Red Cross. They will use the first page of the Facility/Shelter Opening/Closing Form, available on CrossNet, to record any existing damage or conditions. The Facility Coordinator will identify and secure all equipment that the Red Cross should not use while sheltering in the Facility. The Red Cross will exercise reasonable care while using the Facility as a shelter and will make no modifications to the Facility without the express written approval of the Owner.
4. Food Services: Upon request by the Red Cross, and if such resources exist and are available, the Owner will make the food service resources of the Facility, including food, supplies, equipment and food service workers, available to feed the shelter occupants. The Facility Coordinator will designate a Food Service Manager to coordinate the provision of meals at the direction of and in cooperation with the Shelter Manager. The Food Service Manager will establish a feeding schedule, determine food service inventory and needs, and supervise meal planning and preparation. The Food Service Manager and Shelter Manager will jointly conduct a pre-occupancy inventory of the food and food service supplies in the Facility before it is turned over to the Red Cross.
5. Custodial Services: Upon request by the Red Cross and if such resources exist and are available, the Owner will make its custodial resources, including supplies and custodial workers, available to provide cleaning and sanitation services at the shelter. The Facility Coordinator will designate a Facility Custodian to coordinate the provision of cleaning and sanitation services at the direction of and in cooperation with the Shelter Manager.
6. Security: In coordination with the Facility Coordinator; the Shelter Manager, as he or she deems necessary and appropriate, will coordinate with law enforcement regarding any public safety issues at the Shelter.
7. Signage and Publicity: The Red Cross may post signs identifying the shelter as a Red Cross shelter in locations approved by the Facility Coordinator and will remove such signs when the shelter is closed. The Owner will not issue press releases or other publicity concerning the shelter without the express written consent of the Shelter Manager. The Owner will refer all media questions about the shelter to the Shelter Manager.
8. Closing the Shelter: The Red Cross will notify the Owner or Facility Coordinator of the closing date for the shelter. Before the Red Cross vacates the Facility, the Shelter Manager and Facility Coordinator will jointly conduct a post-occupancy survey, using the second page of the Shelter/Facility Opening/Closing Form to record any damage or conditions. The Shelter Manager and Facility Coordinator or Food Service Manager will conduct a post-occupancy inventory of the food and supplies used during the shelter operation.
9. Reimbursement: The Red Cross will reimburse the Owner for the following:
 - a. *Damage to the Facility or other property of Owner, reasonable wear and tear excepted, resulting from the operations of the Red Cross. Reimbursement for facility damage will be based on replacement at actual cash value. The Red Cross will select from among bids from at least three*

American Red Cross Shelter Agreement

reputable contractors. The Red Cross is not responsible for storm damage or other damage caused by the disaster.

- b. *Reasonable costs associated with custodial and food service personnel* which would not have been incurred but for the Red Cross's use of the Facility for sheltering. The Red Cross will reimburse at per-hour, straight-time rate for wages actually incurred but will not reimburse for (i) overtime or (ii) costs of salaried staff.
- c. *Reasonable, actual, out-of-pocket operational costs*, including the costs of the utilities indicated below, to the extent that such costs would not have been incurred but for the Red Cross's use of the Premises (both parties must initial all utilities to be reimbursed by the Red Cross):

	Owner initials	Red Cross initials
Water	_____	_____
Gas	_____	_____
Electricity	_____	_____
Waste Disposal	_____	_____

The Owner will submit any request for reimbursement to the Red Cross within 60 days after the shelter closes. Any request for reimbursement for food, supplies or operational costs must be accompanied by supporting invoices. Any request for reimbursement for personnel costs must be accompanied by a list of the personnel with the dates and hours worked at the shelter.

10. Insurance: The Red Cross shall carry insurance coverage in the amounts of at least \$1,000,000 per occurrence for Commercial General Liability and Automobile Liability. The Red Cross shall also carry Workers' Compensation coverage with statutory limits for the jurisdiction within which the facility is located and \$1,000,000 in Employers' Liability.

11. Indemnification: The Red Cross shall defend, hold harmless, and indemnify Owner against any legal liability, including reasonable attorney fees, in respect to bodily injury, death and property damage arising from the negligence of the Red Cross during the use of the Premises.

12. Term: The term of this agreement begins on the date of the last signature below and ends 30 days after written notice by either party.

CITY OF MONTEREY PARK

THE AMERICAN NATIONAL RED CROSS

By (signature)

By (signature)

Paul Talbot
Name (printed)

Corey Eide
Name (printed)

City Manager
Title

Assistant Director
Title

Date

Date

American Red Cross Shelter Agreement

Facility List

Langley Senior Center
400 W Emerson Ave, Monterey Park, CA 91754

Sierra Vista Park
311 N. Rural Dr., Monterey Park, CA 91754

Barnes Gym
350 S. McPherrin Ave., Monterey Park, CA 91754

Barnes Service Clubhouse
440 S. McPherrin Ave., Monterey Park, CA 91754

Elder Gym
1950 Wilcox Ave., Monterey Park, CA 91754

Garvey Ranch Park
781 S. Orange Ave., Monterey Park, CA 91754

STAFF REPORT

City of Monterey Park

DATE: September 19, 2012

TO: PAUL TALBOT, CITY MANAGER

FROM: ELIAS SAYKALI, DIRECTOR OF PUBLIC WORKS

SUBJECT: SLURRY SEAL OF VARIOUS STREETS – ACCEPTANCE OF
WORK AND FINAL PAYMENT

DISCUSSION:

On December 7, 2011, the City Council awarded a contract to Roy Allan Slurry Seal Inc. in the amount of \$236,184 to complete the Slurry Seal of Various Streets. The project involved the application of an asphalt emulsion slurry seal on various residential streets and restoring the existing traffic striping and pavement markings. The area of streets slurry sealed was generally bounded by Atlantic Boulevard, Riggins Street, Pomona Boulevard, and Saturn Street. The work was completed and inspected by the Public Works Department in May 2012.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

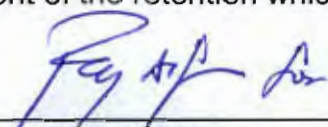
This project has been determined to be Class 2 Categorically Exempt pursuant to the Environmental Quality Act of 1970.

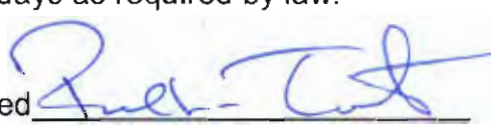
FISCAL IMPACT:

The final cost of the work was \$229,357.22. The project is funded by previously budgeted Measure R funds (\$100,000) and an additional Measure R allocation (\$160,000) approved by the City Council on March 21, 2012.

RECOMMENDATION:

It is recommended that the City Council accept the slurry seal work completed by Roy Allan Slurry Seal Inc. and authorize the filing of a Notice of Completion and payment of the retention which will be held for 35 days as required by law.

By 
ELIAS SAYKALI
Director of Public Works/City Engineer

Approved 
PAUL TALBOT
City Manager

STAFF REPORT

City of Monterey Park

DATE: September 19, 2012

TO: PAUL TALBOT, CITY MANAGER

FROM: ELIAS SAYKALI, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

**SUBJECT: TRANSIT CENTER AT EAST LOS ANGELES COLLEGE -
ADDITIONAL INSPECTION SERVICES AND FUNDING
ALLOCATION**

DISCUSSION:

On June 1, 2011, the City Council awarded a contract to Savannah Tech in the amount of \$74,300 to provide full-time inspection services for the Transit Center project at East Los Angeles College. Savannah Tech's fee was based on 90 working days estimated for construction of the project. The work began in February 2012 and was originally anticipated to be completed in June 2012. However, due to numerous contract change orders (as approved by the City Council on August 15, 2012) the project construction has been extended by an additional 60 working days. Therefore, staff is requesting that Savannah Tech's purchase order be increased by \$50,000 (from \$74,300 to \$124,300) to cover the cost of the additional inspection services.

The project involves the construction of a new 7-bay bus transit center integrated with the East Los Angeles College (ELAC) campus adjacent to Collegian Avenue. The remaining work to be completed includes construction of the reinforced concrete pavement and walkway/boarding areas, sidewalk, and driveway aprons; and installation of bus shelters, benches, landscaping, irrigation, and electrical services. Since the project is federally funded, a full-time inspector is required to oversee the work and carefully document all construction activities in accordance with Federal requirements.

CEQA (California Environmental Quality Act):

Not applicable.

FISCAL IMPACT:

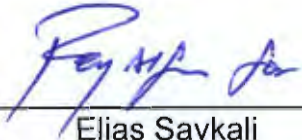
The project is funded by a Federal SAFETEA-LU grant that requires a 20% local match. The local match will be split 50/50 between ELAC and the City. The City's portion will be paid for out of its Proposition A Local Returns.

Fund	Amount*	Adjusted Allocation
SAFETEA-LU	\$59,440	\$99,440
ELAC	\$7,430	\$12,430
City of Monterey Park	\$7,430	\$12,430
TOTAL	\$74,300	\$124,300

*Note – These are the previous allocations approved by City Council on June 1, 2011.

RECOMMENDATION:

It is recommended that the City Council increase Savannah Tech's purchase order from \$74,300 to \$124,300 to cover the additional inspection services needed for the Transit Center project, and adjust the City's local match allocation from \$7,430 to \$12,430 accordingly.

By: 
 Elias Saykali
 Director of Public Works/City Engineer

Approved: 
 Paul Talbot
 City Manager

Staff Report City of Monterey Park

DATE: September 19, 2012

TO: PAUL TALBOT, CITY MANAGER

FROM: JIM BASHAM, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSENT ITEM - APPROVAL OF THE CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR FISCAL YEAR 2011-2012 AND AUTHORIZATION TO SUBMIT TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

SUMMARY

Pursuant to Federal regulations, Monterey Park is required to submit to the U.S. Department of Housing and Urban Development (HUD) a Consolidated Annual Performance and Evaluation Report (CAPER). This report must be submitted within 90 days after the end of the program year and explain how a jurisdiction is carrying out its housing and community development strategies, projects, and activities.

DISCUSSION

HUD's program goals for the expenditure of federal funds require the City to provide decent affordable housing, a suitable living environment and expand economic opportunity. To meet these goals HUD requires the City to submit annual reports to document the City's progress in this effort.

A Consolidated Annual Performance and Evaluation Report (CAPER) is required to be submitted to HUD by September 28, 2012. HUD requires the CAPER to be comprised of specific statistics and narratives showing the expenditure of funds and the accomplishments achieved. Additionally, narratives are required on the CDBG, HOME, and other affordable housing funds. Required narratives also include the status of various strategies such as: the Fair Housing Strategy, the Lead-Based Paint Hazard Reduction Strategy, and the Continuum-of-Care Strategy for the homeless and the Poverty Reduction Strategy.

A Copy of the draft CAPER was made available for public review during the required 15 day public review period on August 31, 2012 to September 18, 2012 and the CAPER must be forwarded to HUD no later than September 28, 2012.

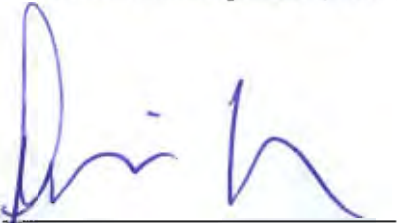
FISCAL IMPACT

No impact to the General Fund.

RECOMMENDATION

Staff recommends that the City Council:

- a) Approve the Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2011-12; and
- b) Authorize the City Manager to submit the CAPER to the U.S. Department of Housing and Urban Development (HUD).

By: 

Jim Basham
Community Development Director

Approved: 

Paul Talbot
City Manager

Attachment:

A. 2011-2012 CAPER

CITY OF MONTEREY PARK

**FY 2011-2012
CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT (CAPER)**

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**CITY OF MONTEREY PARK
FISCAL YEAR 2011-2012
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT
(CAPER)**

INTRODUCTION TO THE CAPER

The CAPER is the City of Monterey Park's annual performance report on the Consolidated Plan. Monterey Park's Consolidated Plan was adopted in July 2010 and covers the five-year period of FY 2010-2015. This CAPER covers FY 2011-2012, representing the 2nd year of the Consolidated Plan.

In FY 2011-2012, for its housing and community development activities, the City of Monterey Park received the following funds:

Federal Funds:	
CDBG -	\$881,642
HOME -	\$443,123
Total – Federal Funds:	\$1,324,765
Total – Other Funds:	\$0
Total – All Funding Sources-	\$1,324,765

The City received a total of \$1,324,765 from all sources for 2011-2012. In addition to the amounts received in 2011-2012, the City relied on the use of CDBG and HOME Carryover funds as detailed in Chart 1-3. On the attached pages are descriptions of the many programs and activities through which the City of Monterey Park served the needs of the targeted areas and residents.

The City also carried over budgeted funds from the CDBG-R ARRA funds in the amount of \$219,628.

FIVE YEAR GOALS AND OBJECTIVES

Chart 1-1 categorizes the priorities and accomplishments for the second year of the five year plan. Many activities are on target or will be completed by the end of the 2010-2015 Consolidated Plan period. Some goals for the second year will be completed or addressed in the third year.

AFFORDABLE HOUSING EVALUATION

The Housing Rehabilitation Program is one of the major components of the affordable housing plan. The City funded three homeowners during the fiscal year. One rehabilitation loan was completed and two are underway.

One four unit rental property was purchased for rehabilitation with HOME funds and was rehabilitated with CRA Housing funds. These four units are being marketed to returning veterans and their families. The City is in contact with United States Veterans Initiative to assist in finding Veteran families looking for housing.

Section 215 Affordable Housing

There were no households assisted with housing that meets the Section 215 definition of affordable housing for rental and home ownership.

Chart 1-1
Major Program Areas Assessment Chart

	Priority	5/5 Year Goal	2/5 Year Cumulative Accomplishment	Annual Goal	Annual Accomplishment	Assessment
Decent Housing						
Housing Rehabilitation	HIGH	40	11	8	1	27.5% Accomplished
Affordable Housing Incentive	HIGH	40	0	12	0	0% Accomplished
Continuum of Care (Refer to Homeless Organization)	HIGH	NO NUMERICAL GOAL SET	36	NO NUMERICAL GOAL SET	36	Outreach is working
Suitable Living Environment						
Public Facilities- ADA Improvements/ Curb Cuts	MEDIUM	3	2	1	1	66% Accomplished
Public Services	HIGH	5,000	3,540	1,507	1,770	70% Accomplished
Fair Housing	HIGH	1,100	384	220	220	35% Accomplished
Code Enforcement	HIGH	7,500	4,988	1,500	2,921	66% Accomplished
Economic Opportunity						
Commercial Rehabilitation Program	MEDIUM	2 projects 20 businesses	1 projects 4 businesses	1 project 10 businesses	1 projects 4 businesses	20% Accomplished

EFFORTS TO ADDRESS WORST CASE NEEDS

Households with worst case needs are defined as unassisted renters with incomes below 50 percent of the local median who pay more than half of their income for rent or live in severely substandard housing. HOME funds are being used to rehabilitate a nine unit rental property where the rents will not exceed 30% of their income.

THE NEEDS OF PERSONS WITH DISABILITIES

\$40,000 of CDBG funds were used for curb ramps in the following locations: Hendricks @ Andrix (NW, SW); Hendricks @ Arlight (NW, SW); Hendricks @ Floral (all 4 corners); Hendricks @ Markland (NW, SW); Hendricks @ Gleason (NW, SW); Hendricks @ Fernfield (NW, SW); 755 W Markland @ alley entrance; Hendricks @ Hammel (NW, SW) to assist persons with disabilities.

**Chart 1-2
STRATEGIC PLAN PRIORITIES**

Priority Need Category	Priority Level
Homeless/HIV/AIDS	HIGH
Non-Homeless Special Needs	HIGH
Rental Housing	HIGH
Owner Occupied Housing	HIGH
Public Facilities	MEDIUM
Infrastructure Improvements	HIGH
Economic Development	MEDIUM
Public Services	HIGH
Other - Code Enforcement	HIGH

CDBG Entitlement Narratives

HIGH Priority - Homeless/HIV/AIDS – Continuum of Care Strategy

The City refers homeless persons to the following programs:

For many years the City has worked with California Hispanic Commission on Alcohol and Drug Abuse (CHCADA) and San Gabriel Valley Center -- A Homeless Alcohol & Drug Abuse Family Service Center. The services provided include homeless street outreach, case management, shelter services, and domestic violence transitional housing services. The homeless street outreach team provides regular patrols of the city and responds to calls for assistance by agencies, businesses, and individuals. This year the San Gabriel Valley Center provided outreach and services to 36 individuals.

The Monterey Park Police Department coordinated with Volunteers of America Los Angeles, and their street outreach team. Their specialized programs provide relief and support services to homeless individuals and families. They provide basic needs, emergency shelter, employment-centered programs, transitional housing, weekly stipend, specialized training, basic computer skills, employment referrals, transportation services, permanent housing placement, and daily therapy groups.

The City continues its relationship with the Los Angeles Homeless Services Authority (LAHSA), a regional agency that assists Monterey Park and other Los Angeles County municipalities in executing a regional, multi-jurisdictional approach to the pressing problem of homelessness in the western San Gabriel Valley. The City continued to cooperate with LAHSA on addressing the emergency shelter and transitional housing needs of Monterey Park and other communities located in Service Planning Area 3.

The City has been working with the San Gabriel Valley Housing and Homeless Coordinating Council. The purpose of this Council is to build on the best practices of collaboration to implement a regional homeless strategy. The goal is to implement a comprehensive and coordinated effort to maximize the many resources that flow into the San Gabriel Valley. This unified approach includes organizations such as LA County, SGV Cities, non-profit agencies, developers, residents and businesses. By working together, the goal is to provide permanent supportive housing, mixed population affordable housing developments and scattered site models of shelter and housing.

The City continued to work with Family Promise of San Gabriel Valley. The goal of the program is to provide shelter and social services to homeless families in the Monterey Park/Rosemead/San Gabriel/Pasadena area. The City funds were used for staffing to find locations for a Day Center, where homeless families receive professional assistance in securing employment, affordable housing, and other necessary support in order to return to self-sufficiency. Funding also enabled the organization to mobilize and coordinate essential volunteer efforts through local faith organizations which provide attendant shelter, transportation and meals for families participating in the program.

The City does not have any licensed Residential Care Facilities for the Chronically III (CFCI) located in the community to assist HIV/Aids individuals. Individuals would need to be referred to other facilities located in Los Angeles, Inglewood and Long Beach.

HIGH Priority - Non-Homeless Special Needs / LMI Persons

The City allocated CDBG funds for public services that addressed the needs of special populations such as the elderly, frail elderly, and physically disabled.

CDBG funds were allocated to the following public service agencies:

Chinatown **Service Center (\$9,000)** – Provides social and community services programs. One program offers in-home care services to the elderly and another

program provides home-based case management to older adults with mental health issues. 382 persons were assisted this year;

Friends of the Seniors (\$16,000) – The major program is the In-Home Care program which provides seniors referrals to qualified individuals with the skills and services necessary to reside in their homes 345 persons were assisted;

MERCI (\$10,000) – Provides a day program for adults aged 22-59 in the severe to profound range of mental retardation and 106 adults were assisted;

East Los Angeles College (\$4,000) – The High Tech Center Disabled Student Program offers disabled residents the latest in adaptive technology such as visual enlargers, book scanners, ZoomText, Kurweil and Dragon Dictate. 44 persons benefitted from the program.

\$40,000 of CDBG funds were used for curb ramps in 8 locations within the City to assist disabled individuals.

HIGH Priority - Rental Housing

HOME funds were used to provide affordable rental housing. The City has been working with MERCI, a non-profit organization to build a six bedroom home for severely disabled adults. The MERCI group home project will provide supportive housing for up to 6 adults with severe to profound ranges of mental and physical disabilities within a 6-room group home. Individual rooms will be large enough to function as bedrooms and sitting rooms for an increased level of independent living with their own handicapped accessible restrooms including a sink, toilet and roll-in tub. The project will have 24-hour, 7 days-a-week staffing.

HOME funds were provided for preconstruction costs. Ground breaking for the new home was held on June 2, 2011. This project is under construction and is anticipated to be completed in January, 2013.

HIGH Priority - Owner Occupied Housing

HOME funds were allocated to the Housing Rehabilitation Program, which provides grants and loans to low/moderate income owners to improve their homes. The Housing Rehabilitation Program offers grants of up to \$13,000 and deferred payment loans of up to \$11,000.

In 2011-2012, one rehabilitation was completed and two are in the construction phase.

Medium Priority – Public Facilities

No funds were allocated to public facilities this year.

HIGH Priority - Infrastructure Improvements

Install improvements to City buildings that meet the Americans with Disabilities Act requirements.

\$40,000 of CDBG funds were used to install curb ramps in eight locations within the City.

MEDIUM Priority - Economic Development

The City implemented the Commercial Rehabilitation Program with CDBG funds. The design and program guidelines were completed. During FY 2011-2012 four business were assisted.

Market Place (Section 108 Loan Funds) – Formerly the OII Project.

Background and Update:

The EPA placed the landfill upon which the proposed Market Place sits on the Superfund National Priorities List in May 1986. This has made the project exceedingly complex. Subsequent to the listing, the EPA and the parties that put waste in the landfill have agreed to and signed eight (8) different consent decrees (CDs) over the years determining how to fund and manage the landfill closure and all the remedial work, often under contentious circumstances. The project is now working with the fourth developer to participate in this endeavor. The added burden and time of negotiating for the development of a Super-Fund site undergoing current remediation is beyond the experience and capability of most development firms. The current developer JMP Holdings, however, has significant experience in this area. The project has also made significant strides during the last year.

Remedial construction work on the North Parcel of the OII Landfill Superfund Site was initiated in 2008 and was completed in summer 2009. The pre-development work focused on the western ten acres of the North Parcel, which is the site of a former landfill dating back to the mid 20th Century. The North Parcel remedial construction was conducted with ongoing review by the Environmental Protection Agency (EPA) and onsite Army Corps of Engineer monitors.

Accomplishments in 2011 - 2012:

With the approval of the Construction Completion Report by the Federal EPA in July 2010, the City of Monterey Park continued processing entitlements related to the Market Place development, in particular the Supplemental Environmental Impact Report. The public review period for the SEIR ended on June 13, 2011. As a result of comments received during that period additional traffic studies are being conducted.

With the completion of the remediation of lead-impacted surface soil from the earthen berm along the freeway frontage of the North Parcel, the City of Monterey Park continues work on the land exchange agreement between the City of Monterey Park, the development and Caltrans for Caltrans property along the SR 60 Freeway. This will benefit both Caltrans and the development.

Progress on the North parcel's future redevelopment continues with the City of Monterey Park working with Southern California Edison on the modification of easements allowing access to the development.

It is anticipated that in November, 2012, the City Council will approve the developer agreement, tract map and precise plan.

HIGH Priority – Public Services

\$114,484 was allocated to public services including youth services, childcare services, adult literacy services, and other needed services. 1,770 persons benefited from the various public service activities.

HIGH Priority - Code Enforcement

The Code Enforcement Program focused efforts on the City's identified low and moderate-income neighborhoods. 2,921 housing units benefited from enforcement of City codes and elimination of unsightly conditions.

Changes in Goals

The City did not change any of its goals during FY 2011-2012. However, the City continues to re-evaluate its programs and activities to ensure it will meet all goals stated in the 5-year Consolidated Plan.

GEOGRAPHIC DISTRIBUTION OF FUNDED ACTIVITIES

The geographic area established for all proposed activities is the incorporated limits of the City of Monterey Park. All housing rehabilitation programs are administered City-wide, and the commercial rehabilitation program is administered in slum and blight areas only.

Other public service programs are located at various specific locations, but their services are eligible for City-wide funding because their beneficiaries are of low and moderate-income. Capital projects are restricted to low/mod census tracts and block groups as well as blighted

areas within the Monterey Park Redevelopment Agency's established project areas. Exhibit 2-1 (following page) shows the boundaries of these areas.

The City will not establish geographic priorities for investment for special needs populations. CDBG funded supportive services will be designed to meet the national objective of benefiting low and moderate-income persons. The following groups of persons are currently presumed by HUD to be made up principally of low and moderate-income persons: elderly persons, homeless persons, severely disabled persons, victims of domestic violence and persons living with AIDS.

EXHIBIT 1-1

ACTIVITIES TO BE UNDERTAKEN

The Action Plan sources and uses of funds are described below on Chart 1-3.

Chart 1-3
City of Monterey Park – FY 2011-2012 Action Plan
Sources and Uses of Funds

Sources of Funds	
CDBG Entitlement	\$881,642
CDBG Entitlement Program Income *	\$0
HOME Funds	\$443,123
HOME Funds Program Income #	\$0
Prior Year CDBG Carryover	\$229,512
Prior Year HOME Carryover	\$142,557
	\$1,696,834
Projected Use of Funds	
CDBG Administration	\$139,997
HOME Administration	\$42,043
Section 108 Loan Payment	\$546,184
Public Services	\$114,484
Capital Improvements	\$40,000
Commercial Rehabilitation	\$217,557
Code Enforcement	\$175,489
Fair Housing	\$20,000
Housing Rehabilitation	\$176,000
Affordable Housing Incentives	\$225,080
	\$1,696,834

* The only sources of program income would be from the residential rehabilitation program. However, no loans were repaid during FY 2011-2012

#Some loans was repaid from rehabilitation housing projects.

CITY OF MONTEREY PARK

UPDATED CDBG ELIGIBLE AREAS

2000



- Redevelopment Project Areas**
- Low/Mod Census Tracts & Block Groups**

Exhibit 2-1

The CDBG Action Plan and HOME Action Plan is described on Chart 1-4 and Chart 1-5.

**Chart 1-4
FY 2011-2012 CDBG Action Plan**

Project Title	Project Description	2011-12 Funding	2010-2015 Proposed Accomplishments	2011-12 Proposed Accomplishments	2011 -12 Actual Accomplishments
Code Enforcement Program	Enforcement of City codes, elimination of hazardous and unsightly conditions in L/M areas	\$175,489	7,500 housing units	1,500 housing units	2,921 housing units
Fair Housing Program	Work with the Housing Rights Center to resolve housing discrimination and landlord-tenant issues	\$20,000	1,100 people	200 people	220 people
Public and Community Facilities	Install disabled friendly ramps and doors to comply with ADA requirements at all City facilities	\$0	3 projects	0 public facility	0 public facility
Infrastructure Improvements	Install street handicapped access curb cuts	\$40,000	35 curb cuts	8 projects	8 curb ramps
Public and Community Services	Fund public and community services for the youth, seniors, disabled, homeless and other population groups in need	\$114,484	5,000 persons	1,507 persons	1,770 persons
Commercial Rehabilitation Program	Commercial façade improvements in Redevelopment Project Areas	\$217,557	2 projects 20 businesses	1 projects 10 businesses	1 projects 4 businesses

**Chart 1-5
FY 2011-2012 HOME Action Plan**

Project Title	Project Description	2011-12 Proposed Funding	2005-2010 Proposed Accomplishments	2011-12 Proposed Accomplishments	2011-12 Actual Accomplishments
Housing Rehabilitation Program	Loans and grants to meet critical repair needs, eliminate code violations, and make energy conservation improvements	\$176,000	40 housing units	8 housing units completed	1 housing units completed 2 underway
Affordable Housing Incentives Program	Financial assistance to developers and owners for the acquisition, rehabilitation and/or development of new affordable housing units	\$0	Approximately 40 housing units	0 households	0 households

OTHER ACTIONS

This part describes actions the City plans to take to address the following:

- Obstacles to meeting underserved needs.
- Foster and maintain affordable housing.
- Remove or eliminate barriers to affordable housing.
- Evaluate and reduce lead-based paint hazards.
- Reduce the number of poverty level families.
- Develop institutional structure.
- Enhance coordination between public and private housing and social service agencies.

Address Obstacles to Meeting Underserved Needs

A description is given below of the actions the City continues to undertake in address obstacles to meeting underserved needs.

The City continues to obtain data from the Housing Authority of the County of Los Angeles (HAcoLA) on the number of Section 8 households assisted by race, ethnicity, age and disability status. The City will compare who is being served to the demographic characteristics of the community. In this way, the City will be able to estimate more precisely underserved populations.

The City will continue to encourage and support the efforts of the HAcoLA to seek additional Section 8 Housing Choice Vouchers.

The City will encourage and support the efforts of non-profit housing development corporations to seek funding from federal, state and local sources for special needs housing. The City prepared a support letter for MERCI for funding from the City of Industry Housing Funds.

Foster and Maintain Affordable Housing

The City will continue to support programs and activities that provide assistance to low and moderate-income homeowners and renters. In addition, the City will continue to utilize HOME and CDBG funds to improve housing and supportive services. In Program Year 2011-2012, the City initiated and completed the following actions:

Continued to refer clients to the HAoCLA in order to increase the number of Monterey Park households that obtain rental assistance through the Section 8 program. Staff is working with HAoCLA to market the Section 8 program to property owners within the City.

Continue with the rehabilitation of a nine unit rental property located at 534 North Chandler Ave. This rental property was purchased with Redevelopment Housing Set-Aside funds and is being rehabilitated with HOME funds. The target population is for very low income families. This project is nearing completion.

Implement and maintain the City Senior Density Bonus allowances, which encourage private developers to set-aside a percentage of newly constructed housing to very low and low-income households. Senior housing developments within designated zones are eligible for density bonuses for low and very low-income household projects.

Encourage non-profit housing developers to pursue resources to leverage Federal CDBG and HOME funds by considering Industry Housing Funds, and other

appropriate affordable housing resources. The City continues to work with MERCI, a non-profit agency assisting the mentally disabled to develop a six-unit group home.

Work to preserve existing affordable low-income housing in the City that is considered at risk of converting to non-low-income use.

Remove or Eliminate Barriers to Affordable Housing

In the Housing Element Update, the City has established barrier removal goals, policies and programs. The following goals will be implemented:

Remove or reduce governmental constraints on affordable housing development.

Continue efforts to streamline administrative procedures for granting approvals and permits. Review residential development standards, regulations, ordinances, review procedures and permitting fees related to the development of housing. Adjust, as appropriate, those that are determined to be a constraint to the development of housing.

Encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.

Provide appropriate definitions and zoning designations in the Zoning Ordinance to allow and facilitate the development of housing for extremely low-income and special needs persons.

Streamline the development process, particularly for affordable housing projects, which reduces the costs associated with holding on to land until it can be developed.

The City offers three different density bonus options to encourage the development of affordable housing, senior housing, and mixed-use projects.

As part of the Governmental Constraints analysis for the Housing Element update, revisions to the Monterey Park Zoning Ordinance were identified as appropriate to better facilitate the provision of a variety of housing types such as: emergency shelters, transitional housing, supportive housing, and single-room occupancy (SRO) units.

Evaluate and Reduce Lead-Based Paint Hazards

Lead based paint abatement will be encouraged through the use of HOME and CDBG funds. Staff has incorporated procedures in their rehabilitation program which ensure that the potential for lead-based paint hazards will be identified and addressed. Once properties have been deemed eligible for rehabilitation, staff selects a lead-based paint consultant to conduct a Lead-based Paint Evaluation Report prior to the bidding phase of the rehabilitation project. Once the

Evaluation Report has been provided by the consultant, copies of the report are included in the bid package to bidding contractors. Based on the results of the tests, contractors include in their bid a work description and cost estimate for abatement either through their own company or an abatement sub-contractor. In addition, the City will continue to work with the County's Childhood Lead Poisoning Prevention Program to provide information to City residents on lead hazards, lead-poisoning prevention, and lead-based paint abatement.

Reduce the Number of Poverty Level Families

In order to contribute to a reduction of poverty income level families, the City implemented the following actions:

- a. The City funded childcare services. \$13,000 of CDBG was allocated and 12 children benefitted from the program.
- b. The City will encourage childcare facilities through density bonuses. SB 1818 which took effect on January 1, 2005, revised the State density bonus law - Government Code Section 65915-65918.

Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and childcare facilities. The City will adopt an ordinance that specifies how compliance with Section 65915-65918 will be implemented.

- c. The City will continue to support the Section 8 Housing Choice Voucher Program. The City will work with the Housing Authority of the County of Los Angeles to increase the number of households that obtain rental assistance.
- d. The City will work with the Housing Authority of the County of Los Angeles to determine the number of Monterey Park families participating in the Family Self-Sufficiency Program. To the extent possible, the City will encourage Monterey Park families to participate and graduate from the FSS Program.

Develop Institutional Structure

The City's Community Development Department is the key departments involved in the Consolidated Plan process. The Community Development Department is responsible for administration of the CDBG and HOME programs, including the Action Plan, CAPER and program monitoring. The Public Works Department is responsible for the ADA improvements and curb cut projects. The Code Enforcement Division is responsible for the investigation and enforcement of all Municipal Code violations such as property maintenance, public nuisances, and substandard rental housing.

In order to strengthen internal coordination and timeliness of expenditures, the Community Development Department will hold meetings with the Departments responsible for capital

projects and code enforcement. These meetings will help to strengthen the delivery of services especially in the low/moderate income neighborhoods.

Additionally, the City will focus on:

Strengthening the working relationship with the HAocLA by providing input to and coordinating with that organization. Efforts to strengthen the institutional structure will involve review of the five-year and annual plans of the HAocLA, encouraging the Authority to conduct outreach to local landlords, providing information to the Authority on the location of housing suitable for disabled persons, and other similar considerations.

Developing a working alliance with private institutions such as local lenders and associations of Realtors. Local lenders may be a source of referrals for applicants to the Housing Rehabilitation Program. Local associations of Realtors may help the City to develop ways of increasing homeownership among all populations.

Overcoming Gaps in Institutional structures and Enhance Coordination

The City has developed an inventory of public and private housing, health and social service agencies. The City will continue to update the contact information for agency. Additionally, the City will obtain the agency-specific 5-year and 1-year Plans and maintain these plans in a resource binder to facilitate coordination in future program years.

The City has been working with the San Gabriel Valley Housing and Homeless Coordinating Council. The purpose of this Council is to build on the best practices of collaboration to implement a regional homeless strategy. The goal is to implement a comprehensive and coordinated effort to maximize the many resources that flow into the San Gabriel Valley. This unified approach includes organizations such as LA County, SGV Cities, non-profit agencies, developers, residents and businesses. By working together, the goal is to provide permanent supportive housing, mixed population affordable housing developments and scattered site models of shelter and housing.

Address Impediments to Fair Housing Choice

Each year when the City submits the Action Plan, it must submit the following certification to HUD:

The City of Monterey Park "...will affirmatively further fair housing ... by conducting an analysis to identify impediments to fair housing choice within its jurisdiction, taking appropriate actions to overcome the effects of any impediments identified through the analysis, and maintaining records reflecting the analysis and action in this regard."

The City contracted with the Housing Rights Center for the provision of fair housing services. The Housing Rights Center provided an update of the Analysis of Impediments to Fair Housing. The update recommends actions for the City to undertake to ameliorate and mitigate the impediments to fair housing choices. The City continued to carry out the recommended fair housing actions during Program Year 2011-2012. The following actions were completed in Program Year 2011-2012:

- a. The City submitted articles to the Monterey Park Cascades on fair housing issues.
- b. The City coordinated targeted literature mailings to property owners using the City's business licenses database.
- c. The City provides public notices on the community's cable channel MPKTV channel 3.

Improving Public and Resident initiatives

There is no public housing located within the City.

Ensuring Compliance with Program and Comprehensive Planning Requirements

The chart 1-4 on page 2-10 and chart 1-5 on page 2-11 lists the Activities to be Undertaken of the Action Plan. All of the activities were started in 2011-2012. The City will be working closely with a CHDO next year on the affordable housing incentives program.

Leveraging

In the past, the City leveraged its HOME funds with CRA Housing funds to purchase affordable rental property and to complete the rehabilitation. Since CRA Housing Funds are no longer available the City is determining how it may leverage its HOME funds.

Public Participation and Citizens Comments

The City has made every effort to involve the community in this and every aspect of the CDBG and HOME programs. The City published notices in the Chinese Daily News, La Opinion, and Monterey Park Progress regarding the availability of the 2011 CAPER for review. Staff is always available to assist the public in understanding the CDBG and HOME programs and regularly speaks to residents who have questions or who wish to have their comments forwarded to HUD.

Insert comments received after public comment period.

Self-Evaluation

The City of Monterey Park has followed the blueprint established in the HUD 2010 - 2015 Consolidated Plan regarding priority needs. Most projects and goals set out in the FY 2011 - 2012 Action Plan were either completed or initiated. Chart 1-1 on page 2-3 summarizes the accomplishments for the reporting period.

Efforts in Implementing the Planned Activities

As seen on chart 1-2 and chart 1-3 pages 2-4 and 2-9, the City of Monterey Park has actively pursued the activities and programs outlined in the FY 2011/2012 Action Plan and pursued all resources indicated in the Consolidated Plan. The City did not hinder plan implementation by action or willful inaction.

Certifications for Consistency

No community based organizations have requested certification for consistency with the Consolidated Plan for either the CDBG or HOME funded programs. If they do the City will provide them.

National Objectives

All CDBG monies were used exclusively to further two of the three established CDBG national objectives, specifically low/mod benefit and elimination of slum and blight.

Exception Community

The City of Monterey Park is an Exception Community. Under section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Per 24 CFR 570.208 (a)(1)(ii), which identifies the methodology to calculate the grantee's "exception", the **low/mod percentage** for the City of Monterey Park is 49.5, reflecting the minimum **percentage of low and moderate income** persons that must reside in the service area of an activity for the activity to be assisted with CDBG funds.

Displacement/Relocation

No households or businesses were displaced in the last fiscal year with CDBG Funds, and therefore, no relocation issues were encountered.

Low/Mod Jobs

The City is working very closely with the developer for the Market Place Project to start construction and complete the project, so low to moderate income persons can be hired.

Limited Clientele

If a limited clientele does not fall under a "presumed benefit" category, the City takes great care in ensuring that all participants are indeed of low/mod income. In the case of the City's childcare program or Boys & Girls Club's computer training program, applications (to which tax returns and other reliable financial statements must be attached) are required from parents to verify income eligibility.

Program Income

The City did not receive any CDBG program income, but did receive HOME program income during the reporting year. The City does not have float loans, or other loans other than housing rehabilitation, or sale of property.

Loans and Other Receivable

The City also has two outstanding loans from two previous programs that are no longer in operation. There is one housing rehab loan with a principal balance owing of \$13,880, which has a forgiven clause in the program. The other deferred loan has a balance of \$48,015. These outstanding loans are not reflected in IDIS, but will be program income in the year that each is paid off.

Prior Period Adjustments

There were no prior year adjustments.

Lump Sum Agreements

The City does not have any Lump Sum Agreements.

Neighborhood Revitalization Strategy

The City does not have an approved neighborhood revitalization strategy.

CDBG Rehabilitation Program

The City does not have a CDBG Funded Rehabilitation Program.

HOME ASSESSMENT

HOME Projects

The City continues to work with MERCI, a non-profit agency assisting the mentally disabled to develop a six-unit group home. The City Council approved a \$714,096 grant of HOME funds. MERCI is aggressively applying for additional funding on the project. They also received a generous gift of \$100,000. Groundbreaking took place in May, 2011 and construction is underway. It is anticipated that this project will be completed in January 2013.

Rehabilitation Programs

This HOME-funded program provides loans and grants to meet repair needs, eliminate code violations, and make energy conservation improvements. Homeowners requesting assistance through this program must both meet income eligibility requirements as well as pre-determined property value limits before qualifying for potential improvements to their property. The Housing Rehabilitation Program offers grants of up to 13,000 and deferred payment loans of up to \$11,000.

The goal for the Rehabilitation Program in 2011-2012 was to assist eight houses, one home was completed and two are under the construction phase.

Affordable Housing Incentives Program

Under the Affordable Housing Projects, the City has begun to implement its Rental Rehabilitation Program for the acquisition, rehabilitation of rental properties and/or the development of new affordable housing units. HOME funds were used to purchase a four unit rental property which has two two-bedrooms and two three-bedrooms, which will be rehabilitated. No tenants were displaced.

The Redevelopment Agency purchased a nine unit rental property that will be rehabilitated with HOME funds.

Budgeted HOME Housing Programs

<u>Program Description</u>	<u>Budgeted Amount</u>
Homeowner Rehabilitation Loan/Grant Program	\$176,000
Affordable Housing Projects	\$225,000

HOME Match

Significant matches were made by the city, reflected on the attached Match Report.

Minority and Women-Owned Enterprises

There were no contracts for HOME projects completed during the reporting period, please see attached Annual Performance Report.

On-Site Inspections

The City inspected its housing project, and there were no major issues. Income verification has been received for all HOME assisted housing projects.

HOPWA

N/A

ESG

N/A

Assessment of Affirmative Marketing Actions

Any vacant HOME assisted units are noticed in three different language newspapers along with a sign on the property.

PERFORMANCE MEASUREMENT SYSTEM

On September 2003, HUD issued CPD Notice 03-09, which advised grantees of the responsibility to develop and use a local performance measurement system. A performance measurement system, according to HUD, demonstrates the relationship between goals, inputs, activities, outputs and outcomes. Chart 2-4 shows the outcomes and outcome indicators that the City implemented in PY 2011-2012 for all programs.

Chart 2-4
City of Monterey Park PY 2011-2012
Performance Measures System by Project Type

Project	Objective	Goal	Indicator	Outcome
ADA Improvements	Suitable Living Environment	Strengthen Communities	# of LMI HH with new or improved access	Improve Sustainability
Adult Literacy	Suitable Living Environment	Improve Quality of Life	# of LMI persons with new or improved access	Improve Availability / Accessibility
After School Program	Suitable Living Environment	Improve Quality of Life	# of LMI persons with new or improved access	Improve Availability / Accessibility
Child Care Program	Suitable Living Environment	Improve Quality of Life	# of LMI persons with new or improved access	Improve Availability / Accessibility
Code Enforcement	Suitable Living Environment	Strengthen Communities	# of LMI persons served	Improve Sustainability
Fair Housing	Suitable Living Environment	Strengthen Communities	# of LMI persons served	Improve Sustainability
Section 108 Loan Repayment	Economic Opportunities	Strengthen Communities	# of LMI persons served	Improve Availability / Accessibility
Public Services	Suitable Living Environment	Improve Quality of Life	# of LMI persons with new or improved access	Improve Availability / Accessibility
Handicapped Access Curb Cuts	Suitable Living Environment	Improve Quality of Life	# of LMI HH with new or improved access	Improve Sustainability
Housing Rehabilitation Program	Decent Housing	Promote Decent Affordable Housing	# of units brought to standard condition	Improve Affordability
Affordable Housing Incentives Program	Decent Housing	Promote Decent Affordable Housing	# of units brought to code	Improve Affordability

MONITORING

This part describes the City's compliance with the five monitoring requirements that are contained in 91.230 and the Consolidated Plan Checklist. These requirements include topics such as standards and procedures and ensuring compliance with City housing codes.

1. Standards and Procedures

The City monitors each funded activity to ensure compliance with the CDBG and HOME regulations, national objectives, and subrecipient agreement. Attachment A is the City's CDBG Project Compliance Checklist used to monitor each funded activity. Attachment B shows how the City monitors record-keeping in regard to complying with national objectives criteria.

The City requires any sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a five-year period.

Pursuant to the CDBG contract, progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

The City further ensures compliance with the Strategic Plan and Action Plan by placing guidelines or conditions in its contracts with consultants that ensure implementation of the annual monitoring goals.

All CDBG and HOME funds are disbursed on a reimbursement basis. Invoices must be submitted for payment and must include a description of activities being reimbursed. Audit reports are further required at the close of the year.

2. Monitoring of City's Performance

The previously described Performance Measurement System will be used to monitor the City's performance in meeting its goals and objectives as set forth in the Strategic Plan and Action Plan.

3. Ensuring Compliance with Planning and Monitoring Requirements

The City makes every effort to comply with all CDBG, HOME and Consolidated Plan regulations. The Citizen Participation Plan ensures input from the community prior to action to approve or amend the Consolidated Plan or Action Plan. Housing rehabilitation, construction and professional services agreements are prepared to guarantee compliance with applicable CDBG and HOME program regulations. CDBG subrecipient agreements also contain language consistent with the program regulations. Additionally, the City continues on-site monitoring of CDBG recipients and housing units assisted by HOME funds and subject to affordability covenants.

4. Compliance with Housing Codes and On-Site Inspections

The City has established program guidelines requiring all rental units must meet the City's Housing Code, Building Code, and Zoning Code.

In order to verify compliance with property standards and the information submitted by owners on tenant's incomes, rents and other requirements during a project's period of affordability, the City conducts on-site inspections of HOME properties according to the total number of units in a project as follows:

1-4 units	every 3 years
5-25 units	every 2 years
25 or more units	annually

5. Monitoring of Subrecipients

As previously described, the City requires sub-recipients to execute an agreement with specific performance measures prior to the release of funds. In addition, all records must be maintained for a four-year period. Progress reports are required to be submitted quarterly and one annual report. Staff conducts periodic site visits to ensure program records are in order and services are being provided in compliance with the sub-recipient agreements.

HOME Program Requirements

This part describes how the City complies with seven requirements, which are specific to the HOME program. These requirements include topics such as the matching requirements and the use of HOME funds for homebuyers.

1. Other Forms of Investment and Assistance

92.205(b) describes how the City may invest HOME funds (e.g., equity investments, deferred payment loans, etc.). The City used only the forms of investment and assistance that are explicitly listed in 92.205(b). No other forms of investment and assistance were used in FY 2011-2012.

2. Use of HOME Funds to Refinance Existing Debt

The City did not use HOME funds to refinance existing debt secured by multifamily housing. Therefore, refinancing guidelines are not described in this part H.

3. HOME Matching Requirement

Cities participating in the HOME program must contribute 25 cents for each dollar of HOME funds spent on affordable housing. As cities use HOME funds on affordable projects, they incur a match liability, which they must satisfy by the end of the Program Year. Monterey Park has been approved as an exception community and is only required to match 12.5 cents for each dollar of HOME funds spent. However, the City of Monterey Park has accumulated far in excess of the required match, so this requirement did not apply during FY 2011-2012.

4. HOME Tenant Based Rental Assistance

The Action Plan does not propose a HOME Tenant-Based Rental Assistance Program. Therefore, this part G does not describe local market conditions.

5. Affirmatively Marketing HOME-Assisted Housing

The City maintains an affirmative marketing approach that consists of steps to provide information and attract eligible persons to available housing without regard to race, color, national origin, sex, religion, family status **or disability**. The City also uses marketing procedures that inform potential program participants about Federal fair housing laws and equal housing opportunities. Additionally, the City uses special public outreach programs that include its network of community-based organizations, real estate organizations, public service groups and employment centers to solicit applications and inform the public about eligible programs and available assistance.

6. Minority Outreach Program

The City has established a minority outreach program that complies with the HOME program regulations. The purpose of the outreach program is to ensure that entities owned by minorities and women are included in all contracts, to the maximum extent possible.

CDBG-R

Homeowner Energy Efficiency Program - \$8,665

This program provides a grant to homeowners to install wall and attic insulation, solar powered attic fans and roof replacement as needed to reduce heating and cooling costs and make the home more efficient.

One home received the energy grant, and two homes are in the construction phase. These will be completed by the end of September, 2012.

Special Economic Development - \$8,665

In the past, this program provided a grant to private for-profit entities to purchase software hardware and equipment to help a business keep or increase production in order to preserve and create jobs

No businesses were eligible for the program during this fiscal year.

Attachment A

**City of Monterey Park
CDBG Project Compliance Checklist**

Program Year: _____ **Project Name:** _____

<i>REQUIREMENT</i>	<i>COMPLIANCE</i>
Project Description	
Section 570.506(a) Location	
Section 570.506(a) CDBG Funds Budgeted	
Section 570.506(a) CDBG Funds Obligated	
Section 570.506(a) CDBG Funds Expended	
Project Eligibility	
Section 570.201 General	
Section 570.202 Rehabilitation/Preservation	
Section 570.203 Special Economic Development Activities	
Section 570.204 Community-Based Development Organizations	
Section 570.205 Planning Activities	
Section 570.206 Program Administration	
National Objectives Criteria	
<i>Section 570.208(a) Low/Mod</i>	
(1) Area Benefit	
(2) Limited Clientele	
(3) Housing Activities	
(4) Job Creation or Retention	
Section 570.208(b) Slums or Blight	
(1) Area Basis	
(2) Spot Basis	
(3) Urban Renewal Areas	
Section 570.208(c) Urgent Need	
Eligibility/National Objectives Records	
Section 570.506(b)(1) Low/Mod Income Determination	
Section 570.506(b)(2) Low/Mod Income Service Area	
Section 570.506(b)(3) Low/Mod Limited Clientele	
Section 570.506(b)(4) Low/Mod Housing	
Section 570.506(b)(5) Low/Mod Job Creation	
Section 570.506(b)(6) Low/Mod Job Retention	
Section 570.506(b)(7) Census Tract Records	
Sections 570.506(b)(8)-(11) Slum/Bligh Documentation	
Section 570.506(b)(12) Urgent Need Documentation	
Additional Recordkeeping	
Subrecipient Application	
CDBG Agreement/Contract	
Statement of Non-Collusion	
Bids or Contracts	

Quarterly Reports	
W-9 Forms	
Year-End Financials	
Other Documentation	

Attachment B
City of Monterey Park
National Objective Recordkeeping

National Objective Criteria	Records to be Maintained
Low/Mod-Area Benefit	☐ boundaries of the area ☐ income data of residents ☐ if less than 51% low/mod, exception criteria data
Low/Mod-Limited Clientele	☐ documentation that facility/service designed for or used exclusively by one of the eligible "special needs" groups ☐ documentation of nature and location of the facility/service such that it can be presumed to service low/mod OR ☐ data on household size and income of each person receiving the benefit
Low/Mod-Housing	☐ copy of written agreement with landlord/developer with total no. Of units and no. to be occupied by low/mod persons ☐ total costs of project (CDBG and non-CDBG funds) ☐ income and household size data for occupants/purchasers ☐ rent charged (rental housing only)
Low/Mod-Job Creation	☐ if qualifying under "jobs available to low/mod": - copy of written agreement with required provisions - listing by job title of permanent jobs filled, which were available to low/mod and evidence of first consideration to low/mod ☐ if qualifying under "jobs held by low/mod": - copy of written agreement with required provisions - listing by job title of permanent jobs filled and which were initially held by low/mod - for each low/mod person hired, household size and annual income prior to hiring
Low/Mod-Job Retention	☐ evidence that without CDBG, jobs will be lost ☐ listing by job title of permanent jobs retained (include part-time and those held by low/mod) ☐ information on job turnover, including jobs to be available to and filled by low/mod ☐ for each job retained and held by low/mod, household size and income

Annual Performance Report HOME Program

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

OMB Approval No. 2506-0171
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/MI) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting	Ending	

Part I Participant Identification

1. Participant Number	2. Participant Name		
3. Name of Person completing this report		4. Phone Number (Include Area Code)	
5. Address	6. City	7. State	8. Zip Code

Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
---	--	--	---	---

Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)			f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	
A. Contracts					
1. Number					
2. Dollar Amount					
B. Sub-Contracts					
1. Number					
2. Dollar Amount					
	a. Total	b. Women Business Enterprises (WBE)	c. Male		
C. Contracts					
1. Number					
2. Dollar Amount					
D. Sub-Contracts					
1. Number					
2. Dollar Amounts					

Part IV Minority Owners of Rental Property

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number						
2. Dollar Amount						

Part V Relocation and Real Property Acquisition

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired						
2. Businesses Displaced						
3. Nonprofit Organizations Displaced						
4. Households Temporarily Relocated, not Displaced						
Households Displaced	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number						
6. Households Displaced - Cost						

HOME Match Report

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB Approval No. 2506-0171
(exp. 12/31/2012)

Part I Participant Identification

Match Contributions for
Federal Fiscal Year (yyyy)

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction	3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction		4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	€	
2. Match contributed during current Federal fiscal year (see Part III.9.)	€	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

[illegible]

Name of the Participating Jurisdiction	Number of Cases	Percentage of Total Cases
Algeria	1	0.06%
Angola	1	0.06%
Bahamas	1	0.06%
Belize	1	0.06%
Bolivia	1	0.06%
Brazil	1	0.06%
Bulgaria	1	0.06%
Cambodia	1	0.06%
Canada	1	0.06%
Chad	1	0.06%
China	1	0.06%
Croatia	1	0.06%
Czech Republic	1	0.06%
Dominican Republic	1	0.06%
Ecuador	1	0.06%
El Salvador	1	0.06%
France	1	0.06%
Ghana	1	0.06%
Honduras	1	0.06%
Hungary	1	0.06%
India	1	0.06%
Indonesia	1	0.06%
Jamaica	1	0.06%
Japan	1	0.06%
Kazakhstan	1	0.06%
Korea	1	0.06%
Lithuania	1	0.06%
Mexico	1	0.06%
Netherlands	1	0.06%
Nigeria	1	0.06%
Pakistan	1	0.06%
Panama	1	0.06%
Peru	1	0.06%
Romania	1	0.06%
Saudi Arabia	1	0.06%
Senegal	1	0.06%
Slovakia	1	0.06%
Slovenia	1	0.06%
Taiwan	1	0.06%
Tanzania	1	0.06%
Togo	1	0.06%
Turkey	1	0.06%
Ukraine	1	0.06%
United Kingdom	1	0.06%
United States	1	0.06%
Vietnam	1	0.06%
Zambia	1	0.06%
Zimbabwe	1	0.06%

Federal Fiscal Year (yyyy)

[illegible]

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

Instructions for the HOME Match Report

Applicability:

The HOME Match Report is part of the HOME APR and must be filled out by every participating jurisdiction that incurred a match liability. Match liability occurs when FY 1993 funds (or subsequent year funds) are drawn down from the U.S. Treasury for HOME projects. A Participating Jurisdiction (PJ) may start counting match contributions as of the beginning of Federal Fiscal Year 1993 (October 1, 1992). A jurisdiction not required to submit this report, either because it did not incur any match or because it had a full match reduction, may submit a HOME Match Report if it wishes. The match would count as excess match that is carried over to subsequent years. The match reported on this form must have been contributed during the reporting period (between October 1 and September 30).

Timing:

This form is to be submitted as part of the HOME APR on or before December 31. The original is sent to the HUD Field Office. One copy is sent to the

Office of Affordable Housing Programs, CGHF
Room 7176, HUD, 451 7th Street, S.W.
Washington, D.C. 20410.

The participating jurisdiction also keeps a copy.

Instructions for Part II:

1. **Excess match from prior Federal fiscal year:** Excess match carried over from prior Federal fiscal year.
2. **Match contributed during current Federal fiscal year:** The total amount of match contributions for all projects listed under Part III in column 9 for the Federal fiscal year.

3. **Total match available for current Federal fiscal year:** The sum of excess match carried over from the prior Federal fiscal year (Part II, line 1) and the total match contribution for the current Federal fiscal year (Part II, line 2). This sum is the total match available for the Federal fiscal year.

4. **Match liability for current Federal fiscal year:** The amount of match liability is available from HUD and is provided periodically to PJs. The match must be provided in the current year. The amount of match that must be provided is based on the amount of HOME funds drawn from the U.S. Treasury for HOME projects. The amount of match required equals 25% of the amount drawn down for HOME projects during the Federal fiscal year. Excess match may be carried over and used to meet match liability for subsequent years (see Part II line 5). Funds drawn down for administrative costs, CHDO operating expenses, and CHDO capacity building do not have to be matched. Funds drawn down for CHDO seed money and/or technical assistance loans do not have to be matched if the project does not go forward. A jurisdiction is allowed to get a partial reduction (50%) of match if it meets one of two statutory distress criteria, indicating "fiscal distress," or else a full reduction (100%) of match if it meets both criteria, indicating "severe fiscal distress." The two criteria are poverty rate (must be equal to or greater than 125% of the average national family poverty rate to qualify for a reduction) and per capita income (must be less than 75% of the national average per capita income to qualify for a reduction). In addition, a jurisdiction can get a full reduction if it is declared a disaster area under the Robert T. Stafford Disaster Relief and Emergency Act.

5. **Excess match carried over to next Federal fiscal year:** The total match available for the current Federal fiscal year (Part II, line 3) minus the match liability for the current Federal fiscal year (Part II, line 4). Excess match may be carried over and applied to future HOME project match liability.

Instructions for Part III:

1. **Project No. or Other ID:** "Project number" is assigned by the C/MI System when the PJ makes a project setup call. These projects involve at least some Treasury funds. If the HOME project does not involve Treasury funds, it must be identified with "other ID" as follows: the fiscal year (last two digits only), followed by a number (starting from "01" for the first non-Treasury-funded project of the fiscal year), and then at least one of the following abbreviations: "SF" for project using shortfall funds, "PI" for projects using program income, and "NON" for non-HOME-assisted affordable housing. Example: 93.01.SF, 93.02.PI, 93.03.NON, etc.

Shortfall funds are non-HOME funds used to make up the difference between the participation threshold and the amount of HOME funds allocated to the PJ; the participation threshold requirement applies only in the PJ's first year of eligibility. [§92.102]

Program income (also called "repayment income") is any return on the investment of HOME funds. This income must be deposited in the jurisdiction's HOME account to be used for HOME projects. [§92.503(b)]

Non-HOME-assisted affordable housing is investment in housing not assisted by HOME funds that would qualify as "affordable housing" under the HOME Program definitions. "NON" funds must be contributed to a specific project; it is not sufficient to make a contribution to an entity engaged in developing affordable housing. [§92.219(b)]

2. **Date of Contribution:** Enter the date of contribution. Multiple entries may be made on a single line as long as the contributions were made during the current fiscal year. In such cases, if the contributions were made at different dates during the year, enter the date of the last contribution.
3. **Cash:** Cash contributions from non-Federal resources. This means the funds are contributed permanently to the HOME Program regardless of the form of investment the jurisdiction provides to a project. Therefore all repayment, interest, or other return on investment of the contribution must be deposited in the PJ's HOME account to be used for HOME projects. The PJ, non-Federal public entities (State/local governments), private entities, and individuals can make contributions. The grant equivalent of a below-market interest rate loan to the project is eligible when the loan is not repayable to the PJ's HOME account. [§92.220(a)(1)] In addition, a cash contribution can count as match if it is used for eligible costs defined under §92.206 (except administrative costs and CHDO operating expenses) or under §92.209, or for the following non-eligible costs: the value of non-Federal funds used to remove and relocate ECHO units to accommodate eligible tenants, a project reserve account for replacements, a project reserve account for unanticipated increases in operating costs, operating subsidies, or costs relating to the portion of a mixed-income or mixed-use project not related to the affordable housing units. [§92.219(c)]
4. **Foregone Taxes, Fees, Charges:** Taxes, fees, and charges that are normally and customarily charged but have been waived, foregone, or deferred in a manner that achieves affordability of the HOME-assisted housing. This includes State tax credits for low-income housing development. The amount of real estate taxes may be based on the

post-improvement property value. For those taxes, fees, or charges given for future years, the value is the present discounted cash value. [§92.220(a)(2)]

5. **Appraised Land/Real Property:** The appraised value, before the HOME assistance is provided and minus any debt burden, lien, or other encumbrance, of land or other real property, not acquired with Federal resources. The appraisal must be made by an independent, certified appraiser. [§92.220(a)(3)]
6. **Required Infrastructure:** The cost of investment, not made with Federal resources, in on-site and off-site infrastructure directly required for HOME-assisted affordable housing. The infrastructure must have been completed no earlier than 12 months before HOME funds were committed. [§92.220(a)(4)]
7. **Site preparation, Construction materials, Donated labor:** The reasonable value of any site-preparation and construction materials, not acquired with Federal resources, and any donated or voluntary labor (see §92.354(b)) in connection with the site-preparation for, or construction or rehabilitation of, affordable housing. The value of site-preparation and construction materials is determined in accordance with the PJ's cost estimate procedures. The value of donated or voluntary labor is determined by a single rate ("labor rate") to be published annually in the Notice Of Funding Availability (NOFA) for the HOME Program. [§92.220(6)]
8. **Bond Financing:** Multifamily and single-family project bond financing must be validly issued by a State or local government (or an agency, instrumentality, or political subdivision thereof). 50% of a loan from bond proceeds made to a multifamily affordable housing project owner can count as match. 25% of a loan from bond proceeds made to a single-family affordable housing project owner can count as match. Loans from all bond proceeds, including excess bond match from prior years, may not exceed 25% of a PJ's total annual match contribution. [§92.220(a)(5)] The amount in excess of the 25% cap for bonds may carry over, and the excess will count as part of the statutory limit of up to 25% per year. Requirements regarding

bond financing as an eligible source of match will be available upon publication of the implementing regulation early in FY 1994.

9. **Total Match:** Total of items 3 through 8. This is the total match contribution for each project identified in item 1.

Ineligible forms of match include:

1. Contributions made with or derived from Federal resources e.g. CDBG funds [§92.220(b)(1)]
2. Interest rate subsidy attributable to the Federal tax-exemption on financing or the value attributable to Federal tax credits [§92.220(b)(2)]
3. Contributions from builders, contractors or investors, including owner equity, involved with HOME-assisted projects. [§92.220(b)(3)]
4. Sweat equity [§92.220(b)(4)]
5. Contributions from applicants/recipients of HOME assistance [§92.220(b)(5)]
6. Fees/charges that are associated with the HOME Program only, rather than normally and customarily charged on all transactions or projects [§92.220(a)(2)]
7. Administrative costs



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Activity Summary Report (GPR) for Program Year 2011
MONTEREY PARK

Date: 27-Aug-2012
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PGM Year: 2010
Project: 0019 - FRIENDS OF THE SENIORS
IDIS Activity: 461 - FRIENDS OF THE SENIORS

Status: Completed 1/12/2012 12:00:00 AM
Location: Address Suppressed

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Senior Services (05A)

National Objective: LMC

Initial Funding Date: 11/17/2010

Financing

Funded Amount: 10,000.00

Drawn Thru Program Year: 10,000.00

Drawn In Program Year: 5,000.00

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	102	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	185	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	58	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	345	0

Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	21
Moderate	0	0	0	324
Non Low Moderate	0	0	0	0
Total	0	0	0	345
Percent Low/Mod				100.0%

Annual Accomplishments**Accomplishment Narrative**

Year # Benefitting
2010 345

345 SENIORS BENEFITTED FROM THE SERVICES TO HOME-BOUND SENIORS AND THE COMPUTER CLASSES

PGM Year: 2010

Project: 0020 - CHADA - HOMELESS SERVICES

IDIS Activity: 462 - CHADA - HOMELESS SERVICES

Status: Completed 1/12/2012 12:00:00 AM

Location: Address Suppressed

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 11/17/2010

Financing**Description:**

PROVIDES STREET OUTREACH PROGRAM AN REFERRAL SERVICES FOR HOMELESS PERSONS

Funded Amount: 7,500.00

Drawn Thru Program Year: 7,500.00

Drawn In Program Year: 1,875.00

Proposed Accomplishments

People (General) : 20

Actual Accomplishments*Number assisted:*

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	33	33
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	36	33
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	36
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0

Total	0	0	0	36
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting
2010	36

36 INDIVIDUALS BENEFITTED FROM THE STREET OUTREACH PROGRAM AND REFERRAL SERVICES FOR THE HOMELESS

PGM Year: 2010

Project: 0021 - EAST LOS ANGELES COLLEGE

IDIS Activity: 463 - EAST LOS ANGELES COLLEGE

Status: Completed-1/24/2012 12:00:00 AM

Location: Address Suppressed

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Handicapped Services (05B)

National Objective: LMC

Initial Funding Date: 11/17/2010

Financing

Funded Amount: 4,000.00

Drawn Thru Program Year: 4,000.00

Drawn In Program Year: 2,000.00

Description:

HI TECH COMPUTER LEARNING CENTER FOR PHYSICALLY AND DEVELOPMENTALLY DISABLED YOUTHS AND ADULTS

Proposed Accomplishments

People (General) : 15

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	16	3
Black/African American:	0	0	0	0	0	0	11	0
Asian:	0	0	0	0	0	0	9	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	2	0
Black/African American & White:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	5	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	44	3
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	21

Low Mod	0	0	0	17
Moderate	0	0	0	6
Non Low Moderate	0	0	0	0
Total	0	0	0	44
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting
2010 44

HI TECH COMPUTER LEARNING CENTR FOR PHYSICALLY AND DEVELOPMENTALLY DISABLED YOUTHS AND ADULTS.

PGM Year: 2010

Project: 0023 - MANTA RAY PARENTS ASSOCIATION

IDIS Activity: 465 - MANTA RAY PARENTS ASSOCIATION

Status: Completed 1/24/2012 12:00:00 AM

Location: Address Suppressed

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 11/17/2010

Financing

Description:

PROVIDES SUBSIDIZED SWIMMING PROGRAM FOR LOWMOD YOUTHS

Funded Amount: 1,500.00

Drawn Thru Program Year: 1,500.00

Drawn In Program Year: 1,290.00

Proposed Accomplishments

People (General) : 3

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	2	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	2	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	2
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	2
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting
2010 2

TWO YOUTHS BENEFITED FROM THE SUBSIDIZED SWIMMING PROGRAM FOR LOW/MOD YOUTHS.

PGM Year: 2010

Project: 0046 - FAMILY PROMISE

IDIS Activity: 491 - FAMILY PROMISE

Status: Completed 9/23/2011 12:00:00 AM

Location: 1005 E Las Tunas Dr San Gabriel, CA 91776-1614

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 09/20/2011

Financing

Funded Amount: 8,000.00

Drawn Thru Program Year: 8,000.00

Drawn In Program Year: 0.00

Description:

FUNDS TO PROVIDE SHELTER AND SOCIAL SERVICES TO HOMELESS FAMILIES WITHIN THE CITY AND NEIGHBORING CITIES. STAFF IS TO ESTABLISH A DAY CENTER, WHERE HOMELESS FAMILIES RECEIVE PROFESSIONAL ASSISTANCE IN SECURING EMPLOYMENT, AFFORDABLE HOUSING, AND OTHER NECESSARY SUPPORT IN ORDER TO RETURN TO SELF-SUFFICIENCY.

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0

Total:	0	0	0	0	0	0	1	0
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Female-headed Households:	0		0		0			
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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1
Percent Low/Mod				100.0%

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting
2010	1

ONE OR MORE DAY CENTER LOCATIONS HAVE BEEN IDENTIFIED. A NETWORK DIRECTOR WAS HIRED AND A HOST CONGREGATION JOINED THE SAN GABRIEL NETWORK.

PGM Year: 2011

Project: 0003 - GENERAL ADMINISTRATION

IDIS Activity: 492 - GENERAL ADMINISTRATION

Status: Open

Location: ,

Objective:

Outcome:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 09/21/2011

Financing

Description:

OVERSIGHT, MANAGEMENT AND COORDINATION OF THE CDBG PROGRAM

Funded Amount: 134,755.00

Drawn Thru Program Year: 125,736.89

Drawn In Program Year: 125,736.89

Proposed Accomplishments

Actual Accomplishments

Number assisted:

Owner		Renter		Total		Person	
Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:				0	0		
Black/African American:				0	0		
Asian:				0	0		
American Indian/Alaskan Native:				0	0		
Native Hawaiian/Other Pacific Islander:				0	0		
American Indian/Alaskan Native & White:				0	0		
Asian White:				0	0		
Black/African American & White:				0	0		
American Indian/Alaskan Native & Black/African American:				0	0		
Other multi-racial:				0	0		

Asian/Pacific Islander:	0	0							
Hispanic:	0	0							
Total:	0	0	0	0	0	0	0	0	0

Female-headed Households:	0
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Income Category:			Person
Owner	Renter	Total	
		0	
Extremely Low		0	
Low Mod		0	
Moderate		0	
Non Low Moderate		0	
Total	0	0	0
Percent Low/Mod			

Annual Accomplishments Accomplishment Narrative

Year	# Benefitting
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PGM Year: 2011

Project: 0004 - SECTION 108 LOAN REPAYMENT

IDIS Activity: 493 - SECTION 108 LOAN REPAYMENT

Status: Open	Objective:	
Location: ,	Outcome:	
	Matrix Code: Planned Repayment of Section 108	National Objective:
	Loan Principal (19F)	
	Description:	
	REPAYMENT OF SECTION 108 LOAN	

Initial Funding Date: 09/21/2011

Financing

Funded Amount:	546,183.00
Drawn Thru Program Year:	546,182.95
Drawn In Program Year:	546,182.95

Proposed Accomplishments

Actual Accomplishments

Number assisted:	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		

Other multi-racial:	0	0						
Asian/Pacific Islander:	0	0						
Hispanic:	0	0						
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0							

Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011
Project: 0005 - CODE ENFORCEMENT
IDIS Activity: 494 - CODE ENFORCEMENT

Status: Open
Location: 320 W Newmark Ave Monterey Park, CA 91754-2818

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Code Enforcement (15)

National Objective: LMA

Initial Funding Date: 09/21/2011

Financing

Funded Amount: 175,490.00
Drawn Thru Program Year: 175,314.42
Drawn In Program Year: 175,314.42

Description:

FUNDING IS FOR SALARIES OF THE CODE ENFORCEMENT OFFICERS THAT ENFOREC CITY CODES IN CDBG CENSUS TRACT AREAS.

Proposed Accomplishments

Housing Units : 1,500
Total Population in Service Area: 17,271
Census Tract Percent Low / Mod: 61.50

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011
Project: 0006 - ADULT LITERACY
IDIS Activity: 495 - ADULT LITERACY

Status: Open Objective: Create suitable living environments

Location: 318 S Ramona Ave Monterey Park, CA 91754-3237

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 09/21/2011

Financing

Funded Amount: 20,484.00

Drawn Thru Program Year: 20,448.49

Drawn In Program Year: 20,448.49

Description:

PROFESSIONAL STAFF AND TRAINED VOLUNTEER TUTORS PROVIDE ENGLISH AS A SECOND LANGUAGE TRAINING ASSISTANCE TO FUNCTIONALLY LILITERATE INDIVIDUALS

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011
Project: 0007 - CHILD CARE
IDIS Activity: 496 - CHILD CARE

Status: Open
Location: 350 S McPherrin Ave Monterey Park, CA 91754-3309

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Child Care Services (05L)

National Objective: LMC

Initial Funding Date: 09/21/2011

Financing

Funded Amount: 13,000.00
Drawn Thru Program Year: 13,000.00
Drawn In Program Year: 13,000.00

Description:

PROVIDES ADULT SUPERVISION AND MATERIALS FOR COMPREHENSIVE CHILD CARE SERVICES FOR CHILDREN OF LOW AND MODERATE INCOME FAMILIES

Proposed Accomplishments

People (General) : 12

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0

Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011
Project: 0008 - FAIR HOUSING
IDIS Activity: 497 - FAIR HOUSING

Status: Open
Location: 520 S Virgil Ave Ste 400 Los Angeles, CA 90020-1405

Objective: Create suitable living environments
Outcome: Sustainability
Matrix Code: Fair Housing Activities (if CDGS, then subject to 15% cap) (05J)
National Objective: LMC

Initial Funding Date: 09/21/2011

Financing

Funded Amount: 20,000.00
Drawn Thru Program Year: 9,999.96
Drawn In Program Year: 9,999.96

Description:

THE CITY CONTRACTS WITH THE HOUSING RIGHTS CENTER TO RESOLVE HOUSING RELATED DISCRIMINATION CLAIMS AND TO EDUCATE ON LANDLORD-TENANT RELATIONS.

Proposed Accomplishments

People (General) : 200

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0

Total 0 0 0 0

Percent Low/Mod

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0009 - LANGLEY SENIOR CITIZEN CENTER

IDIS Activity: 498 - LANGLEY SENIOR CITIZEN CENTER

Status: Open

Location: 400 W Emerson Ave Monterey Park, CA 91754-1643

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Senior Services (05A)

National Objective: LMC

Initial Funding Date: 09/21/2011

Financing

Funded Amount: 16,000.00

Drawn Thru Program Year: 15,997.90

Drawn In Program Year: 15,997.90

Description:

STAFF WILL ASSIST IN THE SCHEDULING FOR THE IN-HOME CASE MANAGEMENT PROGRAM, PROVIDING SERVICES SUCH AS CLEANING, GARDENING, HOME REPAIR, INFORMATION AND REFERRAL AND NURSING CARE TO HOME-BOUND SENIORS.

Proposed Accomplishments

People (General) : 300

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0

Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0012 - COMMERCIAL REHABILITATION

IDIS Activity: 501 - COMMERCIAL REHABILITATION

Status: Open

Location: 100 W Garvey Ave Monterey Park, CA 91754-2857

Objective: Create economic opportunities

Outcome: Sustainability

Matrix Code: Other Commercial/Industrial Improvements (17D)

National Objective: SBA

Initial Funding Date: 10/11/2011

Financing

Funded Amount: 217,557.00

Drawn Thru Program Year: 55,653.94

Drawn In Program Year: 55,653.94

Description:

FACADE IMPROVEMENTS TO COMMERCIAL AREAS WITHIN THE CITY'S REDEVELOPMENT PROJECT AREAS

Proposed Accomplishments

Businesses : 5

Annual Accomplishments Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0014 - ADA HANDICAPPED ACCESS CURB CUTS

IDIS Activity: 503 - ADA HANDICAPPED ACCESS CURB CUTS

Status: Open

Location: 2200 Hendricks Ave Monterey Park, CA 91754-7022

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Sidewalks (03L)

National Objective: LMC

Initial Funding Date: 12/07/2011

Financing

Funded Amount: 40,000.00

Drawn Thru Program Year: 40,000.00

Drawn In Program Year: 40,000.00

Description:

ADA HANDICAPPED CURBCUTS CONSTRUCTED ON THE SIDEWALK STREET CORNERS FOR WHEELCHAIR ACCESS TO THE SIDEWALK AND TO ASSIST HANDICAPPED INDIVIDUALS.

Proposed Accomplishments

People (General) : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0015 - BOYS AND GIRLS CLUB

IDIS Activity: 504 - BOYS AND GIRLS CLUB

Status: Open

Location: 328 S Ramona Ave Monterey Park, CA 91754-3312

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 01/12/2012

Financing **Description:** AFTERSCHOOL RECREATION COMPUTER PROGRAM FOR LOWMOD YOUTH

Funded Amount: 10,000.00

Drawn Thru Program Year: 7,500.00

Drawn In Program Year: 7,500.00

Proposed Accomplishments

People (General) : 100

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0016 - Family Promise of San Gabriel

IDIS Activity: 506 - Family Promise of San Gabriel

Status: Open

Location: 1005 E Las Tunas Dr San Gabriel, CA 91776-1614

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 03/09/2012

Financing

Funded Amount: 8,000.00

Description:

FPSGV will help homeless families of the San Gabriel Valley by providing shelter and social services to homeless families.

Drawn Thru Program Year: 8,000.00

Drawn In Program Year: 8,000.00

Proposed Accomplishments

People (General) : 14

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0017 - Chinatown Service Center

IDIS Activity: 507 - Chinatown Service Center

Status: Open

Location: 320 S Garfield Ave Ste 118 Alhambra, CA 91801-3887

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 04/20/2012

Financing

Funded Amount: 5,000.00
Drawn Thru Program Year: 1,895.00
Drawn In Program Year: 1,895.00

Description:

This project will support the CSC Community Health Center to meet the health care needs, and cover uncompensated care for the indigent residents in Monterey Park.

Proposed Accomplishments

People (General) : 80

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0017 - Chinatown Service Center

IDIS Activity: 508 - Chinatown Service Center - M.P.

Status: Open

Objective: Create suitable living environments

Location: 112 N Chandler Ave Ste 165 Monterey Park, CA 91754-1577

Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 04/20/2012

Financing

Funded Amount: 9,000.00
Drawn Thru Program Year: 5,357.00
Drawn In Program Year: 5,357.00

Description:

This program provides information and assistance , case management, consultation and special assistance services to adults and elderly residents.

Proposed Accomplishments

People (General) : 280

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011
Project: 0018 - California Hispanic Corporation
IDIS Activity: 509 - California Hispanic Corporation
Status: Open
Location: 11046 Valley Mall El Monte, CA 91731-2617

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) **National Objective:** LMC

Initial Funding Date: 05/22/2012

Financing

Funded Amount: 7,500.00
 Drawn Thru Program Year: 4,125.00
 Drawn In Program Year: 4,125.00

Description:
 California Hispanic Corporation

Proposed Accomplishments

People (General) : 7

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Accomplishment Narrative

Year # Benefitting

PGM Year: 2011

Project: 0019 - MERCI

IDIS Activity: 510 - Merci

Status: Open

Location: 525 N Chandler Ave Monterey Park, CA 91754-1011

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Public Services (General) (05)

National Objective: LMC

Initial Funding Date: 05/22/2012

Financing

Description:

MERCI

Funded Amount: 10,000.00

Drawn Thru Program Year: 5,054.00

Drawn In Program Year: 5,054.00

Proposed Accomplishments

People (General) : 20

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0

Total	0	0	0	0
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Percent Low/Mod

Annual Accomplishments

Accomplishment Narrative

Year	# Benefitting
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Total Funded Amount:	\$1,263,969.00
Total Drawn Thru Program Year:	\$1,065,265.55
Total Drawn In Program Year:	\$1,044,430.55

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DATE: 8/30/2012

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

TIME: 4:10:37 PM

PR06 - Summary of Consolidated Plan Projects for Report Year

PAGE: 1/2

Plan IDIS Year Project	Project Title and Description		Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year
2011 1	CODE ENFORCEMENT - SLUM & BLIGHT AREAS	FUNDING IS FOR SLALRIES OF CODE ENFORCEMENT OFFICERS THAT ENFORCE CITY CODES IN CRA SLUM & BLIGHT AREA'S BORDERING CENSUS TRACT AREAS	CDBG	\$50,000.00	\$0.00	\$0.00	\$0.00	\$0.00
2	534 N CHANDLER AVE	MAJOR REHABILITATION OF A NINE UNIT RENTAL PROPERTY	HOME	\$374,990.00	\$374,990.00	\$226,587.82	\$148,402.18	\$226,587.82
3	GENERAL ADMINISTRATION	OVERSIGHT, MANAGEMENT AND COORDINATION OF THE CDBG PROGRAM	CDBG	\$134,755.00	\$134,755.00	\$125,736.89	\$9,018.11	\$125,736.89
4	SECTION 108 LOAN REPAYMENT	REPAYMENT OF SECTION 108 LOAN	CDBG	\$546,183.00	\$546,183.00	\$546,182.95	\$0.05	\$546,182.95
5	CODE ENFORCEMENT	FUNDING IS FOR SALARIES OF THE CODE ENFORCEMENT OFFICERS THAT ENFORCE CITY CODES IN CDBG CENSUS TRACT AREAS	CDBG	\$175,490.00	\$175,490.00	\$175,314.42	\$175.58	\$175,314.42
6	ADULT LITERACY	PROFESSIONAL STAFF AND TRAINED VOLUNTEER TUTORS PROVIDE ENGLISH AS A SECOND LANGUAGE TRAINING ASSISTANCE TO FUNCTIONALLY ILLITERATE INDIVIDUALS	CDBG	\$20,484.00	\$20,484.00	\$20,448.49	\$35.51	\$20,448.49
7	CHILD CARE	PROVIDES ADULT SUPERVISION AND MATERIALS FOR COMPREHENSIVE CHILD CARE SERVICES FOR CHILDREN OF LOW AND MODERATE INCOME FAMILIES	CDBG	\$13,000.00	\$13,000.00	\$13,000.00	\$0.00	\$13,000.00
8	FAIR HOUSING	THE CITY CONTRACTS WITH THE HOUSING RIGHTS CENTER TO RESOLVE HOUSING RELATED DISCRIMINATION CLAIMS TO RESOLVE HOUSING RELATED DISCRIMINATION CLAIMS AND TO EDUCATE ON LANDLOED-TENANT REALTIONS.	CDBG	\$20,000.00	\$20,000.00	\$9,999.96	\$10,000.04	\$9,999.96
9	LANGLEY SENIOR CITIZEN CENTER	STAFF TO ADMINISTER THE IN-HOME CASE MANAGEMENT PROGRAM	CDBG	\$16,000.00	\$16,000.00	\$15,997.90	\$2.10	\$15,997.90
10	HOME ADMINISTRATION	OVERSIGHT, MANAGEMENT AND COORDINATION OF THE HOME PROGRAM	HOME	\$41,443.00	\$42,043.00	\$13,902.24	\$28,140.76	\$13,902.24
11	SINGLE FAMILY RESIDENT REHAB - LPOEZ	REHAB TO INCLUDE: SMOKE DETECTORS, GFCI OUTLETS, ELECTRICAL, WINDOWS, DOOR, WALL AIR CONDITIONER,AND EXTERIOR PAINT AND COLOR COAT	HOME	\$15,096.00	\$153,000.00	\$14,262.85	\$138,737.15	\$14,262.85
12	COMMERCIAL REHABILITATION	FACADE IMPROVEMENTS TO COMMERCIAL AREAS WITHIN THE CITIES REDEVELOPMENT PROJECT AREAS	CDBG	\$217,557.00	\$217,557.00	\$55,653.94	\$161,903.06	\$55,653.94
13	SINGLE FAMILY RESIDENT REHAB - GRACIA	REHAB TO INCLUDE: GFCI OUTLETS, SMOKE DETECTORS, WINDOWS, ELECTRICAL, AND EXTERIOR PAINT	HOME	\$230,000.00	\$23,000.00	\$306.00	\$22,694.00	\$306.00
14	ADA HANDICAPPED ACCESS CURB CUTS	ADA HANDICAPPED CURB CUTS CONSTRUCTED ON THE SIDEWALK CORNERS FOR WHEELCHAIRS AND TO ASSIST HANDICAPPED INDIVIDUALS	CDBG	\$40,000.00	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00
15	BOYS AND GIRLS CLUB	AFTERSCHOOL RECREATION COMPUTER PROGRAM FOR LOW/MOD YOUTH	CDBG	\$10,000.00	\$10,000.00	\$7,500.00	\$2,500.00	\$7,500.00
16	Family Promise of San Gabriel	FPSGV will help homeless families of the San Gabriel Valley by providing shelter and social services to homeless families.	CDBG	\$8,000.00	\$8,000.00	\$8,000.00	\$0.00	\$8,000.00
17	Chinatown Service Center	This project health care services to Imi.	CDBG	\$5,000.00	\$14,000.00	\$7,252.00	\$6,748.00	\$7,252.00
18	California Hispanic Corporation		CDBG	\$7,500.00	\$7,500.00	\$4,125.00	\$3,375.00	\$4,125.00

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

DATE: 8/30/2012

OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

TIME: 4:10:37 PM

PR06 - Summary of Consolidated Plan Projects for Report Year

PAGE: 2/2

Plan IDIS Year Project	Project Title and Description	Program	Project Estimate	Committed Amount	Amount Drawn Thru Report Year	Amount Available to Draw	Amount Drawn in Report Year	
2011 19	MERCI	FUNDS FOR STAFF TRAINING, SATURDAY ACTIVITY PROGRAM, SUPPLIES AND UPGRADING COMPUTERS AND SOFTWARE FOR DEVELOPMENTALLY DISABLED ADULTS	CDBG	\$0.00	\$10,000.00	\$5,054.00	\$4,946.00	\$5,054.00
20	CDBG-R Single Family Rehab.	CDBG-R Single Family Rehab.	CDBG-R	\$10,000.00	\$10,000.00	\$8,665.00	\$1,335.00	\$8,665.00
21	Single Family Rehabilitation	Single Family Rehabilitation.	HOME	\$10,000.00	\$23,000.00	\$0.00	\$23,000.00	\$0.00
22	LINC CHDO Project	The City entered into an agreement for a affordable housing project.	HOME	\$544,245.00	\$252,650.25	\$0.00	\$252,650.25	\$0.00
23	Residential Rehabilitation	Single family rehabilitation project.	HOME	\$23,000.00	\$0.00	\$0.00	\$0.00	\$0.00



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2011

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MONTEREY PARK

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Economic Development	Other Commercial/Industrial Improvements (17D)	1	\$55,653.94	0	\$0.00	1	\$55,653.94
	Total Economic Development	1	\$55,653.94	0	\$0.00	1	\$55,653.94
Housing	Code Enforcement (15)	1	\$175,314.42	0	\$0.00	1	\$175,314.42
	Total Housing	1	\$175,314.42	0	\$0.00	1	\$175,314.42
Public Facilities and Improvements	Sidewalks (03L)	1	\$40,000.00	0	\$0.00	1	\$40,000.00
	Total Public Facilities and Improvements	1	\$40,000.00	0	\$0.00	1	\$40,000.00
Public Services	Public Services (General) (05)	6	\$44,879.49	2	\$1,875.00	8	\$46,754.49
	Senior Services (05A)	1	\$15,997.90	1	\$5,000.00	2	\$20,997.90
	Handicapped Services (05B)	0	\$0.00	1	\$2,000.00	1	\$2,000.00
	Youth Services (05D)	1	\$7,500.00	1	\$1,290.00	2	\$8,790.00
	Fair Housing Activities (if CDGS, then subject to 15% cap) (05J)	1	\$9,999.96	0	\$0.00	1	\$9,999.96
	Child Care Services (05L)	1	\$13,000.00	0	\$0.00	1	\$13,000.00
	Total Public Services	10	\$91,377.35	5	\$10,165.00	15	\$101,542.35
General Administration and Planning	General Program Administration (21A)	1	\$125,736.89	0	\$0.00	1	\$125,736.89
	Total General Administration and Planning	1	\$125,736.89	0	\$0.00	1	\$125,736.89
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	1	\$546,182.95	0	\$0.00	1	\$546,182.95
	Total Repayment of Section 108 Loans	1	\$546,182.95	0	\$0.00	1	\$546,182.95
Grand Total		15	\$1,034,265.55	5	\$10,165.00	20	\$1,044,430.55



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CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	Other Commercial/Industrial Improvements (17D)	Business	0	0	0
	Total Economic Development		0	0	0
Housing	Code Enforcement (15)	Housing Units	0	0	0
	Total Housing		0	0	0
Public Facilities and Improvements	Sidewalks (03L)	Persons	0	0	0
	Total Public Facilities and Improvements		0	0	0
Public Services	Public Services (General) (05)	Persons	0	37	37
	Senior Services (05A)	Persons	0	345	345
	Handicapped Services (05B)	Persons	0	44	44
	Youth Services (05D)	Persons	0	2	2
	Fair Housing Activities (if CDGS, then subject to 15% cap) (05J)	Persons	0	0	0
	Child Care Services (05L)	Persons	0	0	0
	Total Public Services		0	428	428
Grand Total			0	428	428



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CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Non Housing	White	152	36	0	0
	Black/African American	11	0	0	0
	Asian	199	0	0	0
	Asian & White	2	0	0	0
	Black/African American & White	1	0	0	0
	Other multi-racial	63	0	0	0
	Total Non Housing	428	36	0	0
Grand Total	White	152	36	0	0
	Black/African American	11	0	0	0
	Asian	199	0	0	0
	Asian & White	2	0	0	0
	Black/African American & White	1	0	0	0
	Other multi-racial	63	0	0	0
	Total Grand Total	428	36	0	0



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CDBG Beneficiaries by Income Category

No data returned for this view. This might be because the applied filter excludes all data.



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MONTEREY PARK
Home Disbursements and Unit Completions

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Existing Homeowners	\$6,737.00	4	4
Total, Homebuyers and Homeowners	\$6,737.00	4	4
Grand Total	\$6,737.00	4	4

Home Unit Completions by Percent of Area Median Income

Activity Type	Units Completed			
	0% - 30%	31% - 50%	Total 0% - 60%	Total 0% - 80%
Existing Homeowners	3	1	4	4
Total, Homebuyers and Homeowners	3	1	4	4
Grand Total	3	1	4	4

Home Unit Reported As Vacant

Activity Type	Reported as Vacant
Existing Homeowners	0
Total, Homebuyers and Homeowners	0
Grand Total	0



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Home Unit Completions by Racial / Ethnic Category

Existing Homeowners

	Units Completed	Units Completed - Hispanics
White	3	0
Black/African American	1	0
Total	4	0

Total, Homebuyers and Homeowners

Grand Total

	Units Completed	Units Completed - Hispanics	Units Completed	Units Completed - Hispanics
White	3	0	3	0
Black/African American	1	0	1	0
Total	4	0	4	0



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	881,642.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	881,642.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	372,510.71
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	372,510.71
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	125,736.89
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	546,182.95
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,044,430.55
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(162,788.55)

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	316,856.77
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	316,856.77
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	85.06%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITTING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	101,542.35
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	101,542.35
32 ENTITLEMENT GRANT	881,642.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	881,642.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	11.52%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	125,736.89
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	125,736.89
42 ENTITLEMENT GRANT	881,642.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	881,642.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.26%



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LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	19	461	5346079	FRIENDS OF THE SENIORS	05A	LMC	\$5,000.00
2010	20	462	5360660	CHADA - HOMELESS SERVICES	05	LMC	\$1,875.00
2010	21	463	5346079	EAST LOS ANGELES COLLEGE	05B	LMC	\$2,000.00
2010	23	465	5360660	MANTA RAY PARENTS ASSOCIATION	05D	LMC	\$1,290.00
2011	5	494	5329729	CODE ENFORCEMENT	15	LMA	\$41,376.33
2011	5	494	5346079	CODE ENFORCEMENT	15	LMA	\$21,388.49
2011	5	494	5360660	CODE ENFORCEMENT	15	LMA	\$18,325.07
2011	5	494	5381701	CODE ENFORCEMENT	15	LMA	\$24,527.50
2011	5	494	5398433	CODE ENFORCEMENT	15	LMA	\$13,377.82
2011	5	494	5416237	CODE ENFORCEMENT	15	LMA	\$26,150.04
2011	5	494	5431693	CODE ENFORCEMENT	15	LMA	\$13,075.02
2011	5	494	5439220	CODE ENFORCEMENT	15	LMA	\$5,360.31
2011	5	494	5445946	CODE ENFORCEMENT	15	LMA	\$11,733.84
2011	6	495	5329729	ADULT LITERACY	05	LMC	\$3,662.12
2011	6	495	5346079	ADULT LITERACY	05	LMC	\$2,050.84
2011	6	495	5360660	ADULT LITERACY	05	LMC	\$2,167.48
2011	6	495	5381701	ADULT LITERACY	05	LMC	\$2,514.25
2011	6	495	5398433	ADULT LITERACY	05	LMC	\$1,383.16
2011	6	495	5416237	ADULT LITERACY	05	LMC	\$3,887.58
2011	6	495	5431693	ADULT LITERACY	05	LMC	\$2,092.24
2011	6	495	5439220	ADULT LITERACY	05	LMC	\$1,134.46
2011	6	495	5445946	ADULT LITERACY	05	LMC	\$1,556.36
2011	7	496	5329729	CHILD CARE	05L	LMC	\$6,775.80
2011	7	496	5360660	CHILD CARE	05L	LMC	\$3,151.80
2011	7	496	5381701	CHILD CARE	05L	LMC	\$1,224.00
2011	7	496	5431693	CHILD CARE	05L	LMC	\$1,848.40
2011	8	497	5360660	FAIR HOUSING	05J	LMC	\$1,666.66
2011	8	497	5381701	FAIR HOUSING	05J	LMC	\$3,333.32
2011	8	497	5398433	FAIR HOUSING	05J	LMC	\$1,666.66
2011	8	497	5416237	FAIR HOUSING	05J	LMC	\$1,666.66
2011	8	497	5439220	FAIR HOUSING	05J	LMC	\$1,666.66
2011	9	498	5329729	LANGLEY SENIOR CITIZEN CENTER	05A	LMC	\$3,803.70
2011	9	498	5346079	LANGLEY SENIOR CITIZEN CENTER	05A	LMC	\$3,783.66
2011	9	498	5360660	LANGLEY SENIOR CITIZEN CENTER	05A	LMC	\$3,797.62
2011	9	498	5381701	LANGLEY SENIOR CITIZEN CENTER	05A	LMC	\$4,611.52
2011	9	498	5445946	LANGLEY SENIOR CITIZEN CENTER	05A	LMC	\$1.40
2011	14	503	5360660	ADA HANDICAPPED ACCESS CURB CUTS	03L	LMC	\$260.40
2011	14	503	5398433	ADA HANDICAPPED ACCESS CURB CUTS	03L	LMC	\$39,739.60
2011	15	504	5381701	BOYS AND GIRLS CLUB	05D	LMC	\$2,500.00
2011	15	504	5398433	BOYS AND GIRLS CLUB	05D	LMC	\$2,500.00
2011	15	504	5431693	BOYS AND GIRLS CLUB	05D	LMC	\$2,500.00
2011	16	506	5398433	Family Promise of San Gabriel	05	LMC	\$2,316.35
2011	16	506	5439220	Family Promise of San Gabriel	05	LMC	\$5,683.65
2011	17	507	5416237	Chinatown Service Center	05	LMC	\$1,895.00
2011	17	508	5416237	Chinatown Service Center - M.P.	05	LMC	\$5,357.00
2011	18	509	5431693	California Hispanic Corporation	05	LMC	\$1,875.00
2011	18	509	5439220	California Hispanic Corporation	05	LMC	\$2,250.00



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Commitments from Authorized Funds

(A) Fiscal Year	(B) Total Authorization	(C) Admin/OP Reservation	(E) CR/CC Funds- Amount Reserved to CHDOS	(F) % CHDO Rsvd	(G) SU Funds- Reservations to Other Entities	(H) EN Funds-PJ Committed to Activities	(I) Total Authorized Commitments	(K) % of Auth Cmtd
1995	\$374,000.00	\$0.00	\$374,000.00	100.0%	\$0.00	\$0.00	\$374,000.00	100.0%
1996	\$413,000.00	\$0.00	\$413,000.00	100.0%	\$0.00	\$0.00	\$413,000.00	100.0%
1997	\$404,000.00	\$0.00	\$404,000.00	100.0%	\$0.00	\$0.00	\$404,000.00	100.0%
1998	\$433,000.00	\$0.00	\$433,000.00	100.0%	\$0.00	\$0.00	\$433,000.00	100.0%
1999	\$467,000.00	\$0.00	\$467,000.00	100.0%	\$0.00	\$0.00	\$467,000.00	100.0%
2000	\$352,200.00	\$38,600.00	\$294,660.00	83.6%	\$0.00	\$18,940.00	\$352,200.00	100.0%
2001	\$518,000.00	\$0.00	\$113,340.00	21.8%	\$0.00	\$404,660.00	\$518,000.00	100.0%
2002	\$515,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$515,000.00	\$515,000.00	100.0%
2003	\$527,273.00	\$13,082.00	\$0.00	0.0%	\$0.00	\$514,191.00	\$527,273.00	100.0%
2004	\$524,455.00	\$52,445.50	\$0.00	0.0%	\$0.00	\$472,009.50	\$524,455.00	100.0%
2005	\$504,631.00	\$50,463.10	\$0.00	0.0%	\$0.00	\$454,167.90	\$504,631.00	100.0%
2006	\$475,606.00	\$47,560.60	\$0.00	0.0%	\$0.00	\$428,045.40	\$475,606.00	100.0%
2007	\$473,014.00	\$47,301.40	\$70,952.10	15.0%	\$0.00	\$354,760.50	\$473,014.00	100.0%
2008	\$457,870.00	\$45,787.00	\$68,680.50	15.0%	\$0.00	\$343,402.50	\$457,870.00	100.0%
2009	\$508,799.00	\$50,879.90	\$76,319.85	15.0%	\$0.00	\$381,599.25	\$508,799.00	100.0%
2010	\$504,282.00	\$50,428.20	\$75,642.30	15.0%	\$0.00	\$378,211.50	\$504,282.00	100.0%
2011	\$443,123.00	\$44,312.30	\$0.00	0.0%	\$0.00	\$241,079.19	\$285,391.49	64.4%
Total	\$7,895,253.00	\$440,860.00	\$2,790,594.75	35.3%	\$0.00	\$4,506,066.74	\$7,737,521.49	98.0%



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Program Income (PI)

Fiscal Year	Program Income Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2005	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2006	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
2007	\$11,666.50	\$11,666.50	100.0%	\$11,666.50	\$0.00	\$11,666.50	100.0%
2008	\$248,020.05	\$248,020.05	100.0%	\$248,020.05	\$0.00	\$248,020.05	100.0%
2009	\$13,215.01	\$13,215.01	100.0%	\$13,215.01	\$0.00	\$13,215.01	100.0%
2010	\$49,695.79	\$49,695.79	100.0%	\$49,695.79	\$0.00	\$49,695.79	100.0%
2011	\$46,245.23	\$46,245.23	100.0%	\$46,245.23	\$0.00	\$46,245.23	100.0%
Total	\$368,842.58	\$368,842.58	100.0%	\$368,842.58	\$0.00	\$368,842.58	100.0%



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Disbursements

(A) Fiscal Year	(B) Total Authorization	(C) Disbursed	(D) Returned	(E) Net Disbursed	(F) Disbursed Pending Approval	(G) Total Disbursed	(H) % Disb	(I) Grant Balance
1995	\$374,000.00	\$374,000.00	\$0.00	\$374,000.00	\$0.00	374,000.00	100.0%	\$0.00
1996	\$413,000.00	\$413,000.00	\$0.00	\$413,000.00	\$0.00	413,000.00	100.0%	\$0.00
1997	\$404,000.00	\$404,000.00	\$0.00	\$404,000.00	\$0.00	404,000.00	100.0%	\$0.00
1998	\$433,000.00	\$433,000.00	\$0.00	\$433,000.00	\$0.00	433,000.00	100.0%	\$0.00
1999	\$467,000.00	\$467,000.00	\$0.00	\$467,000.00	\$0.00	467,000.00	100.0%	\$0.00
2000	\$352,200.00	\$352,200.00	\$0.00	\$352,200.00	\$0.00	352,200.00	100.0%	\$0.00
2001	\$518,000.00	\$518,000.00	\$0.00	\$518,000.00	\$0.00	518,000.00	100.0%	\$0.00
2002	\$515,000.00	\$515,000.00	\$0.00	\$515,000.00	\$0.00	515,000.00	100.0%	\$0.00
2003	\$527,273.00	\$527,273.00	\$0.00	\$527,273.00	\$0.00	527,273.00	100.0%	\$0.00
2004	\$524,455.00	\$524,455.00	\$0.00	\$524,455.00	\$0.00	524,455.00	100.0%	\$0.00
2005	\$504,631.00	\$504,631.00	\$0.00	\$504,631.00	\$0.00	504,631.00	100.0%	\$0.00
2006	\$475,606.00	\$475,606.00	\$0.00	\$475,606.00	\$0.00	475,606.00	100.0%	\$0.00
2007	\$473,014.00	\$402,061.90	\$0.00	\$402,061.90	\$0.00	402,061.90	85.0%	\$70,952.10
2008	\$457,870.00	\$221,776.94	\$0.00	\$221,776.94	\$0.00	221,776.94	48.4%	\$236,093.06
2009	\$508,799.00	\$50,879.90	\$0.00	\$50,879.90	\$0.00	50,879.90	10.0%	\$457,919.10
2010	\$504,282.00	\$44,271.50	\$0.00	\$44,271.50	\$0.00	44,271.50	8.7%	\$460,010.50
2011	\$443,123.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.0%	\$443,123.00
Total	\$7,895,253.00	\$6,227,155.24	\$0.00	\$6,227,155.24	\$0.00	6,227,155.24	78.8%	\$1,668,097.76



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Home Activities Commitments/Disbursements

(A) Fiscal Year	(B) Authorized for Activities	(C) Amount Committed to Activities	(D) % Cmtd	(E) Disbursed	(F) Returned	(G) Net Disbursed	(H) % Net Disb	(I) Disbursed Pending Approval	(J) Total Disbursed	(K) % Disb
1995	\$374,000.00	\$374,000.00	100.0%	\$374,000.00	\$0.00	\$374,000.00	100.0%	\$0.00	\$374,000.00	100.0%
1996	\$413,000.00	\$413,000.00	100.0%	\$413,000.00	\$0.00	\$413,000.00	100.0%	\$0.00	\$413,000.00	100.0%
1997	\$404,000.00	\$404,000.00	100.0%	\$404,000.00	\$0.00	\$404,000.00	100.0%	\$0.00	\$404,000.00	100.0%
1998	\$433,000.00	\$433,000.00	100.0%	\$433,000.00	\$0.00	\$433,000.00	100.0%	\$0.00	\$433,000.00	100.0%
1999	\$467,000.00	\$467,000.00	100.0%	\$467,000.00	\$0.00	\$467,000.00	100.0%	\$0.00	\$467,000.00	100.0%
2000	\$313,600.00	\$313,600.00	100.0%	\$313,600.00	\$0.00	\$313,600.00	100.0%	\$0.00	\$313,600.00	100.0%
2001	\$518,000.00	\$518,000.00	100.0%	\$518,000.00	\$0.00	\$518,000.00	100.0%	\$0.00	\$518,000.00	100.0%
2002	\$515,000.00	\$515,000.00	100.0%	\$515,000.00	\$0.00	\$515,000.00	100.0%	\$0.00	\$515,000.00	100.0%
2003	\$514,191.00	\$514,191.00	100.0%	\$514,191.00	\$0.00	\$514,191.00	100.0%	\$0.00	\$514,191.00	100.0%
2004	\$472,009.50	\$472,009.50	100.0%	\$472,009.50	\$0.00	\$472,009.50	100.0%	\$0.00	\$472,009.50	100.0%
2005	\$454,167.90	\$454,167.90	100.0%	\$454,167.90	\$0.00	\$454,167.90	100.0%	\$0.00	\$454,167.90	100.0%
2006	\$428,045.40	\$428,045.40	100.0%	\$428,045.40	\$0.00	\$428,045.40	100.0%	\$0.00	\$428,045.40	100.0%
2007	\$425,712.60	\$425,712.60	100.0%	\$354,760.50	\$0.00	\$354,760.50	83.3%	\$0.00	\$354,760.50	83.3%
2008	\$412,083.00	\$412,083.00	100.0%	\$175,989.94	\$0.00	\$175,989.94	42.7%	\$0.00	\$175,989.94	42.7%
2009	\$457,919.10	\$457,919.10	100.0%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
2010	\$453,853.80	\$453,853.80	100.0%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
2011	\$398,810.70	\$241,079.19	60.4%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
Total	\$7,454,393.00	\$7,296,661.49	97.8%	\$5,836,764.24	\$0.00	\$5,836,764.24	78.2%	\$0.00	\$5,836,764.24	78.2%



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Administrative Funds (AD)

Fiscal Year	Authorized Amount	Amount Authorized from PI	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1995	\$37,400.00	\$0.00	\$0.00	0.0%	\$37,400.00	\$0.00	0.0%	\$0.00
1996	\$41,300.00	\$0.00	\$0.00	0.0%	\$41,300.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$43,300.00	\$0.00	\$0.00	0.0%	\$43,300.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$46,600.00	\$0.00	\$38,600.00	82.8%	\$8,000.00	\$38,600.00	100.0%	\$0.00
2001	\$51,800.00	\$0.00	\$0.00	0.0%	\$51,800.00	\$0.00	0.0%	\$0.00
2002	\$51,500.00	\$0.00	\$0.00	0.0%	\$51,500.00	\$0.00	0.0%	\$0.00
2003	\$52,727.30	\$0.00	\$13,082.00	24.8%	\$39,645.30	\$13,082.00	100.0%	\$0.00
2004	\$52,445.50	\$0.00	\$52,445.50	100.0%	\$0.00	\$52,445.50	100.0%	\$0.00
2005	\$50,463.10	\$0.00	\$50,463.10	100.0%	\$0.00	\$50,463.10	100.0%	\$0.00
2006	\$47,560.60	\$0.00	\$47,560.60	100.0%	\$0.00	\$47,560.60	100.0%	\$0.00
2007	\$47,301.40	\$1,166.65	\$47,301.40	97.5%	\$1,166.65	\$47,301.40	100.0%	\$0.00
2008	\$45,787.00	\$24,802.00	\$45,787.00	64.8%	\$24,802.00	\$45,787.00	100.0%	\$0.00
2009	\$50,879.90	\$1,321.50	\$50,879.90	97.4%	\$1,321.50	\$50,879.90	100.0%	\$0.00
2010	\$50,428.20	\$4,969.57	\$50,428.20	91.0%	\$4,969.57	\$44,271.50	87.7%	\$6,156.70
2011	\$44,312.30	\$4,624.52	\$44,312.30	90.5%	\$4,624.52	\$0.00	0.0%	\$44,312.30
Total	\$713,805.30	\$36,884.24	\$440,860.00	58.7%	\$309,829.54	\$390,391.00	88.5%	\$50,469.00



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CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2011	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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CHDO Funds (CR)

Fiscal Year	CHDO Requirement	Authorized Amount	Amount Reserved to CHDOS	% Req Rsvd	Unreserved CHDO Amount	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1995	\$56,100.00	\$374,000.00	\$374,000.00	666.6%	\$0.00	\$374,000.00	100.0%	\$0.00	\$374,000.00	100.0%	\$0.00
1996	\$61,950.00	\$413,000.00	\$413,000.00	666.6%	\$0.00	\$413,000.00	100.0%	\$0.00	\$413,000.00	100.0%	\$0.00
1997	\$60,600.00	\$404,000.00	\$404,000.00	666.6%	\$0.00	\$404,000.00	100.0%	\$0.00	\$404,000.00	100.0%	\$0.00
1998	\$64,950.00	\$433,000.00	\$433,000.00	666.6%	\$0.00	\$433,000.00	100.0%	\$0.00	\$433,000.00	100.0%	\$0.00
1999	\$70,050.00	\$467,000.00	\$467,000.00	666.6%	\$0.00	\$467,000.00	100.0%	\$0.00	\$467,000.00	100.0%	\$0.00
2000	\$0.00	\$294,660.00	\$294,660.00	0.0%	\$0.00	\$294,660.00	100.0%	\$0.00	\$294,660.00	100.0%	\$0.00
2001	\$0.00	\$113,340.00	\$113,340.00	0.0%	\$0.00	\$113,340.00	100.0%	\$0.00	\$113,340.00	100.0%	\$0.00
2002	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$70,952.10	\$70,952.10	\$70,952.10	100.0%	\$0.00	\$70,952.10	100.0%	\$0.00	\$0.00	0.0%	\$70,952.10
2008	\$68,680.50	\$68,680.50	\$68,680.50	100.0%	\$0.00	\$68,680.50	100.0%	\$0.00	\$0.00	0.0%	\$68,680.50
2009	\$76,319.85	\$76,319.85	\$76,319.85	100.0%	\$0.00	\$76,319.85	100.0%	\$0.00	\$0.00	0.0%	\$76,319.85
2010	\$75,642.30	\$75,642.30	\$75,642.30	100.0%	\$0.00	\$75,642.30	100.0%	\$0.00	\$0.00	0.0%	\$75,642.30
2011	\$66,468.45	\$66,468.45	\$0.00	0.0%	\$66,468.45	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$671,713.20	\$2,857,063.20	\$2,790,594.75	415.4%	\$66,468.45	\$2,790,594.75	100.0%	\$0.00	\$2,499,000.00	89.5%	\$291,594.75



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CHDO Loans (CL)

Fiscal Year	Amount Authorized	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1995	\$37,400.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$41,300.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$40,400.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$43,300.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$46,700.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$29,466.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$11,334.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$7,095.21	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$6,868.05	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$7,631.99	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$7,564.23	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2011	\$6,646.85	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$285,706.32	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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CHDO Capacity (CC)

Fiscal Year	Authorized Amount	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1995	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2011	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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Reservations to State Recipients and Sub-recipients (SU)

Fiscal Year	Amount Reserved to Other Entities	Amount Committed	% Rsvd Cmt'd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1995	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2011	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00



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Total Program Funds

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) Committed Amount	(E) Net Disbursed for Activities	(F) Net Disbursed for Admin/OP	(G) Net Disbursed	(H) Disbursed Pending Approval	(I) Total Disbursed	(J) Available to Disburse
1995	\$374,000.00	\$0.00	\$374,000.00	\$374,000.00	\$0.00	\$374,000.00	\$0.00	\$374,000.00	\$0.00
1996	\$413,000.00	\$0.00	\$413,000.00	\$413,000.00	\$0.00	\$413,000.00	\$0.00	\$413,000.00	\$0.00
1997	\$404,000.00	\$0.00	\$404,000.00	\$404,000.00	\$0.00	\$404,000.00	\$0.00	\$404,000.00	\$0.00
1998	\$433,000.00	\$0.00	\$433,000.00	\$433,000.00	\$0.00	\$433,000.00	\$0.00	\$433,000.00	\$0.00
1999	\$467,000.00	\$0.00	\$467,000.00	\$467,000.00	\$0.00	\$467,000.00	\$0.00	\$467,000.00	\$0.00
2000	\$352,200.00	\$0.00	\$313,600.00	\$313,600.00	\$38,600.00	\$352,200.00	\$0.00	\$352,200.00	\$0.00
2001	\$518,000.00	\$0.00	\$518,000.00	\$518,000.00	\$0.00	\$518,000.00	\$0.00	\$518,000.00	\$0.00
2002	\$515,000.00	\$0.00	\$515,000.00	\$515,000.00	\$0.00	\$515,000.00	\$0.00	\$515,000.00	\$0.00
2003	\$527,273.00	\$0.00	\$514,191.00	\$514,191.00	\$13,082.00	\$527,273.00	\$0.00	\$527,273.00	\$0.00
2004	\$524,455.00	\$0.00	\$472,009.50	\$472,009.50	\$52,445.50	\$524,455.00	\$0.00	\$524,455.00	\$0.00
2005	\$504,631.00	\$0.00	\$454,167.90	\$454,167.90	\$50,463.10	\$504,631.00	\$0.00	\$504,631.00	\$0.00
2006	\$475,606.00	\$0.00	\$428,045.40	\$428,045.40	\$47,560.60	\$475,606.00	\$0.00	\$475,606.00	\$0.00
2007	\$473,014.00	\$11,666.50	\$437,379.10	\$366,427.00	\$47,301.40	\$413,728.40	\$0.00	\$413,728.40	\$70,952.10
2008	\$457,870.00	\$248,020.05	\$660,103.05	\$424,009.99	\$45,787.00	\$469,796.99	\$0.00	\$469,796.99	\$236,093.06
2009	\$508,799.00	\$13,215.01	\$471,134.11	\$13,215.01	\$50,879.90	\$64,094.91	\$0.00	\$64,094.91	\$457,919.10
2010	\$504,282.00	\$49,695.79	\$503,549.59	\$49,695.79	\$44,271.50	\$93,967.29	\$0.00	\$93,967.29	\$460,010.50
2011	\$443,123.00	\$46,245.23	\$287,324.42	\$46,245.23	\$0.00	\$46,245.23	\$0.00	\$46,245.23	\$443,123.00
Total	\$7,895,253.00	\$368,842.58	\$7,665,504.07	\$6,205,606.82	\$390,391.00	\$6,595,997.82	\$0.00	\$6,595,997.82	\$1,668,097.76



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System

DATE: 08-30-12
TIME: 16:07
PAGE: 12

Status of HOME Grants
MONTEREY PARK

IDIS - PR27

Total Program Percent

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) % Committed for Activities	(E) % Disb for Activities	(F) % Disb for Admin/OP	(G) % Net Disbursed	(H) % Disbursed Pending Approval	(I) % Total Disbursed	(J) % Available to Disburse
1995	\$374,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
1996	\$413,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
1997	\$404,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
1998	\$433,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
1999	\$467,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
2000	\$352,200.00	\$0.00	89.0%	89.0%	10.9%	100.0%	0.0%	100.0%	0.0%
2001	\$518,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
2002	\$515,000.00	\$0.00	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%
2003	\$527,273.00	\$0.00	97.5%	97.5%	2.4%	100.0%	0.0%	100.0%	0.0%
2004	\$524,455.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
2005	\$504,631.00	\$0.00	90.0%	90.0%	9.9%	100.0%	0.0%	100.0%	0.0%
2006	\$475,606.00	\$0.00	90.0%	90.0%	9.9%	100.0%	0.0%	100.0%	0.0%
2007	\$473,014.00	\$11,666.50	92.4%	75.6%	9.7%	85.3%	0.0%	85.3%	14.6%
2008	\$457,870.00	\$248,020.05	144.1%	60.0%	6.4%	66.5%	0.0%	66.5%	33.4%
2009	\$508,799.00	\$13,215.01	92.5%	2.5%	9.7%	12.2%	0.0%	12.2%	87.7%
2010	\$504,282.00	\$49,695.79	99.8%	8.9%	7.9%	16.9%	0.0%	16.9%	83.0%
2011	\$443,123.00	\$46,245.23	64.8%	9.4%	0.0%	9.4%	0.0%	9.4%	90.5%
Total	\$7,895,253.00	\$368,842.58	97.0%	75.0%	4.7%	79.8%	0.0%	79.8%	20.1%

Staff Report City of Monterey Park

Date: September 19, 2012

TO: Paul Talbot, City Manager

FROM: Jim Basham, Director of Community Development

SUBJECT: PUBLIC HEARING - CLIMATE ACTION PLAN AND ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA AMENDING CHAPTER 16.17 OF TITLE 16 OF THE MONTEREY PARK MUNICIPAL CODE AND ADDING GREENHOUSE GAS REDUCTION REQUIREMENTS (COUNCIL ACTION)

SUMMARY

At its meeting of August 28, 2012, the Planning Commission adopted a resolution recommending that the City Council adopt the Climate Action Plan and ordinance amending Monterey Park Municipal Chapter 16.17 and adding Greenhouse Gas Reduction requirements.

DISCUSSION:

On July 2, 2008, City Council directed staff to prepare appropriate regulations to focus on reducing greenhouse gas emissions by adopting a resolution supporting "Green" activities by residents and local businesses to achieve environmental sustainability. The City recognizes that current global environmental challenges related to the over-consumption of natural resources, climate change, peak oil, availability of clean fresh water, food security, and environmental justice put our cities and residents at serious risk and requires immediate action at all levels.

On September 16, 2009 the City Council authorized the City Manager to apply for the Energy Efficiency and Conservation Block Grants (EECBG) program offered by the Department of Energy (DOE). One of the activities awarded to the City was a \$100,000 grant to prepare a Climate Action Plan (CAP). The creation of a CAP allows the City to identify sources and quantities of greenhouse gas emissions and develop specific measures to achieve reduction targets.

Climate Action Plan:

The City acknowledges that its operation and activities of its residences and businesses are contributing to the increased concentration of global warming gases in the atmosphere. The City is committed to addressing climate change by reducing Greenhouse Gas (GHG) emissions and supports green activities to achieve

environmental sustainability. The City has implemented several projects to reduce energy consumption such as installing a "cool roof" at its Senior Citizen Center. The cool roof is designed to reflect heat and reduce the thermal energy load. Other improvements include the use of LED lighting at all traffic signal intersections, the installation of energy efficient lighting and forced air units that are zoned controlled in the library and the replacement of water pumps at City wells with variable frequency motors that use less energy to supply pressurized water.

These projects have assisted the City in setting the leadership standard for reducing energy use and GHG emissions. A Climate Action Plan (CAP) will further guide future efforts to reduce emission and will assist the City in emission reductions as quickly and cost effectively as possible.

The Climate Action Plan is a guiding document that lays out a strategy including specific policy recommendations that the City can use to address climate change and reduce its greenhouse gas emissions. Gases that trap heat in the atmosphere are called greenhouse gases and the primary sources of greenhouse gases are electricity production, vehicles, industries commercial and residential use of fossil fuels for generating heat and waste.

The main greenhouse gases are the following:

- Carbon dioxide (CO₂), which enters the atmosphere through burning fossil fuels from vehicles, trains, airplanes (coal, natural gas and oil), solid waste, trees, wood products
- Methane (CH₄), which is emitted during the production and transport of coal, natural gas and oil. Methane emissions also result from livestock and by the decay of organic waste, in municipal solid waste landfills.
- Nitrous oxide (N₂O) is emitted during agricultural and industrial activities as well as during combustion of fossil fuels and solid waste.
- Fluorinated gases emitted from a variety of industrial processes.

The CAP will help the Community of Monterey Park meet sustainability goals with cost effective climate change and clean energy strategies. The Climate Action Plan programs will help the City reduce greenhouse gas emissions and achieve multiple community goals such as reducing air pollutants, lowering energy costs, supporting local economic development, and improving public health, quality of life, and the reliability and security of its energy system.

Greenhouse Gas Reduction Measures

Green building design, construction, operational techniques, and quality control programs to conserve energy, reduce construction waste and have become increasingly

widespread in commercial and residential building construction. The proposed Ordinance would set standards to improve public health, safety and general welfare by improving the design and construction of buildings through the use of building concepts that requires sustainable construction practices that are above the minimum standards set forth in the California Building Code by 15 percent. For example, the greenhouse gas reduction requirements ensures new construction activity are planned and designed with energy efficiency, water efficiency and conservation, material conservation and resource efficiency. Additionally, construction activities would include the installation of plumbing that reduces indoor water use, divert construction waste from landfills to recycling, and use low-pollutant paints, carpets, and floors. The Ordinance is consistent with the Tier 1 2010 California Green Building Standards Code which currently are voluntary. The Ordinance will require Tier 1 provisions to be mandatory.

CEQA (California Environmental Quality Act):

Pursuant to the State of California Public Resources Code and State Guidelines for the California Environmental Quality Act (CEQA), the Community Development Department determined after the preparation of an Initial Study and environmental assessment of possible environmental impacts that there is no substantial evidence that the Climate Action Plan may have a significant effect on the environment and therefore, a Negative Declaration was prepared in accordance with the provisions of the California Environmental Quality Act

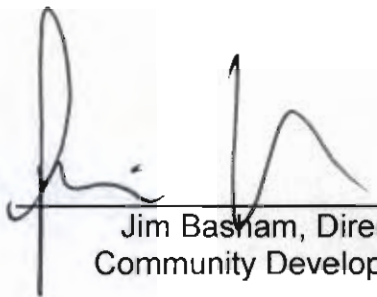
Pursuant to CEQA, and the CEQA Guidelines, the proposed ordinance was determined to be exempt from CEQA because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefore. Further, the proposed ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment. The proposed ordinance is covered by a general rule that CEQA applies only to projects which have a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

FISCAL IMPACT:

There is no impact on the General Fund.

RECOMMENDATION:

1. That the City Council adopt the Resolution approving the Climate Action Plan and adopt the Negative Declaration.
2. Waive first reading and introduce an Ordinance amending the Monterey Park Municipal Code to add regulations implementing the Climate Action Plan. Second reading and adoption would occur on October 3, 2012.
3. Take such additional, related, action that may be desirable.

By: 
Jim Basham, Director
Community Development

Approved: 
Paul Talbot
City Manager

Attachment:

1. Proposed City Council Resolution
2. Planning Commission Resolution
3. Ordinance
4. Climate Action Plan
5. Initial Study/ Negative Declaration
6. Notice of Exemption

RESOLUTION NO. _____

**A RESOLUTION APPROVING A NEGATIVE DECLARATION FOR THE
MONTEREY PARK CLIMATE ACTION PLAN ("CAP") AND ADOPTING
THE CAP BY REFERENCE**

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

SECTION 1: The City Council finds and declares that:

- A. On March 2, 2012, the City initiated an application to approve a Climate Action Plan ("CAP") to implement various "green strategies" identified by the community including, without limitation, the California Global Warming Solutions Act (AB 32) (the "Project");
- B. The Project is intended to reduce the City of Monterey Park's greenhouse gas emissions to 15 percent below the 2009 baseline levels by 2020 and sets a goal of achieving greenhouse gas emissions of 49 percent below 2009 baseline levels by 2035;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines"), and the City's Environmental Guidelines;
- D. An Initial Study was prepared pursuant to the requirements of CEQA. A Negative Declaration was prepared and circulated for public review and comment from August 2, 2012 to August 21, 2012;
- E. The Community Development Department completed its review and scheduled a public hearing regarding the application before the Planning Commission for August 28, 2012;
- F. On August 28, 2012, the Commission held a public hearing to receive public testimony and other evidence regarding the applications including, without limitation, information provided to the Commission by City staff and public testimony;
- G. Following the public hearing, the Planning Commission adopted Resolution No. 07-12 recommending City Council approval of the Project;
- H. On September 19, 2012 the City Council held a public hearing and considered the information provided by City staff and public testimony;
- I. On September 19, 2012 the City Council introduced Ordinance No. _____

to add Greenhouse Gas Reduction requirements to the Monterey Park Municipal Code; and

- J. This Resolution and its findings are made based upon the entire administrative record including, without limitation, testimony and evidence presented to the Council at its September 19, 2012 hearing including, without limitation, the staff report submitted by the Community Development Department.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the CAP is designed to help the community to reduce its greenhouse gas emissions to 15 percent below the 2009 baseline levels by year 2020 which is in compliance with the California Global Warming Solutions Act's (AB 32) targeted goal.

SECTION 3: Environmental Assessment. The City Council makes the following environmental findings:

- A. Because of the facts identified in Section 2 of this Resolution, the proposed project was analyzed for its environmental impacts and a 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. A Negative Declaration of Environmental Impacts is proposed for this project pursuant to CEQA Guidelines §15070. A Notice of Intent to Adopt a Negative Declaration was prepared pursuant to CEQA Guidelines §§ 15072 and 15073, and was available for public comment from August 2, 2012 through August 21, 2012.
- B. The prepared negative declaration for the Project concludes that all identified environmental impacts that would result from the Project would be at a less than significant level.
- C. In accordance with § 15074 of the CEQA Guidelines, the record on which the City Council's findings are based is located at the Community Development Department, City of Monterey Park, 320 West Newmark Avenue. The custodian of records is the Director of Community Development.
- D. When considering the whole record for the draft Initial Study and 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 involves no new construction or site alteration.
- E. Accordingly, based upon the evidence presented to the City Council, the City need not prepare an environmental impact report for the proposed project.

SECTION 4: General Plan. The proposed project conforms with the City's General Plan as follows:

- A. Economic Development Element *Goal 5.0: Establish the downtown as a local-serving mixed use district* and Land Use Element Policy 1.3: *Accommodate the pedestrian in all public and private downtown improvement projects.* The Climate Action Plan **Greenhouse Gas (GHG) Reduction Strategy LU1** focuses reduction measures in the downtown area where mixed-use development opportunities are encouraged and promote walking, biking and use of public transit. Increasing the availability, the effectiveness and the use of transit could result in a 0.5% reduction in overall vehicle miles traveled (VMT) in the City by 2020.
- B. Land Use Element *Goal 7.0: Establish Monterey Pass Road as a prime location for new technology-oriented businesses and create a business district that offers opportunities for a range of complementary businesses.* The Climate Action Plan **GHG Reduction Strategy LU2** focuses on the creating service nodes along this corridor that emphasizes opportunities for walking, biking and short-distance vehicular trips by allowing certain commercial uses to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the Zoning Ordinance to allow for commercial and retail services within or in close proximity to employment centers.

SECTION 5: Approvals.

- A. The City Council approves the CAP attached as Exhibits 2 and 5, and incorporated by reference.
- B. Once adopted, the CAP may be used in the cumulative impacts analysis of later City projects pursuant to CEQA Guidelines § 15183.5(b)(1), because:
 - 1. The CAP quantifies greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within the City of Monterey Park by providing an estimate of existing and future emissions for the City of Monterey Park. Existing emissions totaled 418,398 MT CO₂e per year in 2009 (as shown on page 17 of the CAP);
 - 2. The CAP establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable, by adopting a GHG reduction target that is consistent with guidance in the Scoping Plan and with the approach taken by other

jurisdictions, which is to achieve an emissions level 15% below existing (2009) levels by 2020 (as stated on page 19 of the CAP);

3. The CAP identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the City by estimating the level of growth (population, land development, and employment) anticipated in the City and estimating the GHG emissions associated with those activities, without implementation of a CAP, in 2020 (447,600 MT CO₂e per year as shown on page 18 of the CAP);
4. The CAP specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level, as set forth in Section 4 of the CAP, demonstrating a reduction of 17% below existing emissions, which surpasses the goal of 15%;
5. The CAP establishes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels as set forth in Section 5 of the CAP;
6. The CAP is being adopted in a public process following environmental review under CEQA.

SECTION 6: *Reliance on Record.* Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

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

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution must be mailed to any person requesting a copy.

SECTION 11: This Resolution is the City Council's final decision and will become effective immediately upon adoption.

PASSED, APPROVED AND ADOPTED this ____ day of ____.

Mitchell Ing, Mayor

ATTEST:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF MONTEREY PARK)

I, David Barron, City Clerk of the City of Monterey Park, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing Resolution No. _____ was duly passed and adopted by said City Council, approved and signed by the Mayor, and attested to by the City Clerk, all at a regular meeting of said Council held on the 3rd day of October, and the same was so passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

David Barron, City Clerk

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

By: _____
Karl H. Berger, Deputy City Attorney

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 16.17 OF THE MUNICIPAL CODE (GREEN BUILDING STANDARDS CODE) IN ITS ENTIRETY TO ADOPT BY REFERENCE APPENDIX A4 AND A5 TIER LEVEL 1 OF THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE WITH AMENDMENTS.

The City Council does ordain as follows:

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

- A. The City may adopt model codes by reference pursuant to Government Code §§ 50022.2, *et seq.*;
- B. In accordance with Health and Safety Code § 17958.7, it is in the public interest to re-adopt the 2010 California Green Building Standards Code with the amendments set forth in this Ordinance ("Green Code").

SECTION 2: After due consideration, the City Council finds and determines that due to local climatic, geological, or topographical conditions, that amendments, additions, and deletions to the Green Code are reasonably necessary to provide sufficient and effective levels of safety for the protection of life, health and property. Specifically, such amendments are justified as follows:

- A. The design, construction, and maintenance of buildings and structures within the city can have a significant impact on the city's environmental sustainability, resource usage, energy efficiency, waste management, and the health and productivity of residents, workers, and visitors over the life of the building.
- B. The construction of new structures has a direct impact on greenhouse gas emissions for climate control. Provisions requiring low volatile organic compounds (VOC) in building materials assist in lowering these emissions.
- C. Water conservation is important in the region due to local geography and climate. Provisions encouraging low water use plumbing fixtures and irrigation system control devices help to conserve our water resources.
- D. State mandated energy efficiency standards are addressed by the required use of Energy Star appliances and installation of photovoltaic systems.
- E. Requiring commercial and residential projects to incorporate green building measures is necessary to achieve the public health and welfare benefits of green building.

SECTION 3: Chapter 16.17 of the Monterey Park Municipal Code ("MPMC") is amended in its entirety to read as follows:

"Section 2. Chapter 16.17 GREEN BUILDING STANDARDS CODE

- 16.17.010 Document adopted by reference.
- 16.17.020 Reference to administrative provisions.
- 16.17.030 Section 202 added—Low-Rise Residential Building Definition.
- 16.17.040 Sections 202 amended—Sustainability Definition.
- 16.17.050 Section 4.304.1 amended—Irrigation Controllers.
- 16.17.060 Section A4.103 amended-Site Selection.
- 16.17.070 Section A4.105 amended-Deconstruction and Reuse of Existing Materials.
- 16.17.080 Section A4.106.1 amended-Building Orientation.
- 16.17.090 Section A4.201 amended-Scope.
- 16.17.100 Section A4.206.1 amended-Air Sealing Package.
- 16.17.110 Section A4.207.1 amended-HVAC Design, Equipment and Installation for New Residential Buildings.
- 16.17.120 Section A4.211.1 amended-Renewable Energy Alternative.
- 16.17.130 Section A4.304-Irrigation controllers deleted.
- 16.17.140 Sections A4.305-Water Reuse Systems, A4.403.1-Foundation Systems, A4.404-Efficient Framing Techniques, A4.405-Material Sources and A4.407-Water Resistance and Moisture Management deleted.
- 16.17.150 Section A4.408.1 amended-Construction waste reduction of at least 60 percent.
- 16.17.160 Division A4.5-Environmental Quality deleted.
- 16.17.170 Section A5.103 amended-Site Selection.
- 16.17.180 Section A5.104-Site Preservation deleted.
- 16.17.190 Section A5.106.4 amended-Bicycle parking and changing rooms.
- 16.17.200 Section A5.106.5.1 amended-Designated Parking for Fuel-Efficient Vehicles.
- 16.17.210 Sections A5.106.6-Parking Capacity and A5.106.6.1-Reduced Parking Capacity deleted.
- 16.17.220 Section A5.106.9 amended-Building orientation.
- 16.17.230 Section A5.201.1 amended-Scope.
- 16.17.240 Section A5.204.1 amended-Energy Star Equipment and Appliances.
- 16.17.250 Sections A5.204.2-Energy Monitoring, A5.204.3-Demand Response and A5.204.4-Commissioning deleted.
- 16.17.260 Section A5.204.6 amended-Building Orientation and Shading.
- 16.17.270 Sections A5.212-Elevators, Escalators and Other Equipment and A5.213-Energy Efficient Steel Framing deleted.
- 16.17.280 Section A5.303.2.3.1 is amended-30 percent savings.
- 16.17.290 Section A5.304-Outdoor Water Use deleted.
- 16.17.300 Sections A5.404-Efficient Framing Techniques, A5.405-Material Sources, A5.406-Enhanced Durability and Reduced Maintenance and A5.407-Water Resistance and Moisture Management deleted.
- 16.17.310 Section A5.408.3.1 is amended-Enhanced Construction Waste Reduction.
- 16.17.320 Sections A5.409-Life Cycle Assessment and A5.410-Building Maintenance and Operation deleted.

16.17.330 Division A5.5-Environmental Quality deleted.

16.17.010 Document adopted by reference.

- A. The City Council of the City of Monterey Park adopts the 2010 Edition of the California Green Building Standards Code including Appendix A4, Tier 1 and A5, Tier 1, as published by the State of California, as Chapter 16.17 of Title 16 of this Code, except such portions as are deleted, modified, or amended as set forth in this chapter. That Code is adopted and incorporated as if fully set forth.
- B. The purpose of this Code is to prescribe regulations for the protection of the public health and safety within the City.

16.17.020. Chapter 1 amended.

The text within Chapter 1 is deleted and replaced with the following:

**Chapter 1
Administrative Provisions**

Section 101. For administrative provisions for this Code, see 16.01.040.

16.17.030. Section 202 amended.

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

LOW-RISE RESIDENTIAL BUILDING. A building that is of Occupancy Group R and is six stories or less, or that is a one- or two-family dwelling or townhouse.

16.17.040. Section 202 amended.

Section 202 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

SUSTAINABILITY. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

16.17.050. Section 4.304.1 amended.

Section 4.304.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

4.403.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided and installed at the time of final inspection and must comply with the following:

1. Controllers must be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall must have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

16.17.060. Section A4.103 amended.

Section A4.103 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION 4.103
SITE SELECTION**

4.103.1 Selection. A site which complies with at least one of the following characteristics is selected:

1. An infill site is selected.
2. A greyfield site is selected.
3. An EPA-recognized and remediated Brownfield site is selected.

This section does not apply to existing buildings.

16.17.070 Section A4.105 amended.

Section A4.105 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION 4.105
DECONSTRUCTION AND
REUSE OF EXISTING MATERIALS**

4.105.1 General. When a new building is to be constructed and existing buildings on the site are to be deconstructed and the salvaged materials are to be reused, the reused materials or products must comply with current building standards requirements or be an accepted alternate method or material.

This section does not apply to additions or alteration to existing buildings where a new building is not being constructed.

4.105.2 Reuse of materials. Materials which can be easily reused include, without limitation, the following:

1. Light fixtures
2. Plumbing fixtures
3. Doors and trim

4. Masonry
5. Electrical devices
6. Appliances
7. Foundations or portions of foundations

Note: Reused material must be in compliance with the appropriate Title 24 requirements.

16.17.080 Section A4.106 amended.

Section A4.106.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.106
SITE DEVELOPMENT**

A4.106.1 Building orientation. Whenever feasible, orient buildings to optimize the use of solar energy with the long side of the house oriented within 30° of south.

16.17.090 Section A4.201 amended.

Section A4.201 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.201
GENERAL**

A4.201.1 Scope. For the purposes of energy efficiency standards, a green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

This section does not apply to existing buildings.

16.17.100 Section A4.206.1 amended.

Section A4.206.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.206
AIR SEALING PACKAGE**

A4.206.1 Reduced infiltration. Infiltration is reduced and verified by third party testing to comply with requirements contained in the *California Energy Code*. This section does not apply to existing buildings unless twenty (20) feet or more of ducting is replaced or added.

16.17.110 Section A4.207.1 amended.

Section A4.207.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.207
HVAC DESIGN, EQUIPMENT AND INSTALLATION FOR NEW RESIDENTIAL
BUILDINGS**

A4.207.1 Innovative systems. For new buildings, radiant, hydronic, ground source and other innovative space heating and cooling systems included in the proposed design must be designed using generally accepted industry-approved guidelines and design criteria.

16.17.120 Section A4.211.1 amended.

Section A4.211.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

**SECTION A4.211
RENEWABLE ENERGY ALTERNATIVE**

A4.211.1 New solar homes partnership. A solar photovoltaic (PV) system in compliance with the California Energy Commission New Solar Homes Partnership (NSHP).1,2 is permitted to be used as an alternative to the above energy efficiency measures provided the system can be demonstrated to achieve the equivalent energy savings performance objectives of 15 percent above the 2008 Energy Efficiency Standards.

16.17.130 Section A4.304 deleted.

Section A4.304 of the 2010 Edition of the California Green Building Standards Code is deleted.

16.17.140 Section A4.305, A4.403.1, A4.404, A4.405 and A4.407 deleted.

Section A4.305, A4.403.1, A4.404, A4.405 and A4.407 of the 2010 Edition of the California Green Building Standards Code is deleted.

16.17.150 Section A4.408.1 is amended

Section A4.408.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A4.408.1 Construction waste reduction of at least 60 percent.

Recycle and/or salvage for reuse a minimum of 60 percent of the nonhazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.

16.17.160. Division A4.5 deleted.

Division A4.5 of the 2010 Edition of the California Green Building Standards Code is deleted.

16.17.170. Section A5.103 amended.

Section A5.103 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

SECTION A5.103 SITE SELECTION

A5.103.1 Community connectivity. Where feasible, locate project on a previously developed site within a 1/2 mile radius of at least ten basic services, readily accessible by pedestrians, including, but not limited, to one each of bank, place of worship, convenience grocery, day care, cleaners, fire station, barber shop, beauty shop, hardware store, laundry, library, medical clinic, dental clinic, senior care facility, park, pharmacy, post office, restaurant (two may be counted), school, supermarket, theater, community center, fitness center, museum or farmers market. Other services may be considered on a case-by-case basis.

A5.103.2 Brownfield or greyfield site redevelopment or infill area development. If feasible, select for development a brownfield in accordance with Section A5.103.2.1 or on a greyfield or infill site as defined in Section A5.102.

A5.103.2.1 Brownfield redevelopment. Develop a site documented as contaminated by means of an ASTM E1903-97 Phase II Environmental Site Assessment or on a site defined as a brownfield by a local, state or federal government agency. The site must be fully remediated in accordance with EPA regulations to the level required of the anticipated land use.

This section does not apply to existing buildings.

16.17.180 Section A5.104 deleted.

Section A5.104 of the 2010 Edition of the California Green Building Standards Code is deleted.

16.17.190 Section A5.106.4 amended.

Section A5.106.4 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.4 Bicycle parking and changing rooms.

Comply with Sections A5.106.4.1 through A5.106.4.2 on Sustainable Practices, whichever is stricter.

A5.106.4.1 Bicycle parking.

Bicycle parking must be provided in accordance with Section A5.106.4.1.1 for new buildings and Section A5.106.4.1.2 for existing buildings.

A5.106.4.1.1 New Buildings.

For new buildings, bicycle parking capacity cannot be less than 5 percent of motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. The bicycle parking racks are readily visible, located on the same property and within 200 feet of the building main entrance. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

A5.106.4.1.2 Existing Buildings.

For existing buildings, secured bicycle parking must be provided in accordance with Table A5.106.4.1.2 when floor area is added to the existing building or there is a change in occupancy classification under the 2010 California Building Code. The bicycle parking racks must be located within 200 feet of the building main entrance and readily visible. Acceptable parking facilities must be convenient from the street and may include, without limitation:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

Bicycle parking is not required for alterations to an existing building wherein the existing building floor area is not increased or a change in occupancy classification does not occur.

**TABLE A5.106.4.1.2
BICYCLE PARKING FOR EXISTING BUILDINGS**

ADDITIONS	CHANGE IN OCCUPANCY CLASSIFICATION
Required bicycle parking must be provided in accordance with the total number of employees for the existing building including the addition as follows: 1-10 employees – 2 bikes 11-49 employees – 4 bikes 50 or more employees – 6 bikes	Required bicycle parking must be provided in accordance with the total number of employees for the existing building as follows: 1-10 employees – 2 bikes 11-49 employees – 4 bikes 50 or more employees – 6 bikes

A5.106.4.2 Changing rooms. For buildings with over 10 tenant-occupants, provide changing/shower facilities for tenant-occupants only in accordance with Table 5.106.4.3A for new buildings and Table 5.106.4.3B for existing buildings or document arrangements with nearby changing/shower facilities.

**TABLE A5.106.4.3A
NEW BUILDINGS**

NUMBER OF TENANT - OCCUPANTS	SHOWER/CHANGING FACILITIES REQUIRED₂	2-TIER (12" X 15" X 72") PERSONAL EFFECTS LOCKERS_{1,2} REQUIRED
0-10	0	0
11-50	1 unisex shower	2
51-100	1 unisex shower	3
101-200	1 shower stall per gender	4
Over 200	1 shower stall per gender for each 200 additional tenant-occupants	One 2-tier locker for each 50 additional tenant-occupants

1. One 2-tier locker serves two people. Lockers must be lockable with either padlock or combination lock.

2. Tenant spaces housing more than 10 tenant-occupants within buildings sharing common toilet facilities need not comply. However, such common shower facilities must accommodate the total number of tenant-occupants served by the toilets and include a minimum of one unisex shower and two 2-tier lockers.

**TABLE A5.106.4.3B
EXISTING BUILDINGS**

NUMBER OF TENANT - OCCUPANTS	SHOWER/CHANGING FACILITIES REQUIRED
0-50	0
50 or more	1 unisex shower

16.17.200 Section A5.106.5.1 amended.

Section A5.106.5.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.5.1 Designated parking for fuel-efficient vehicles.

For new buildings, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table A5.106.5.1.1

16.17.210 Sections A5.106.6 and A5.106.6.1 deleted.

Sections A5.106.6 and A5.106.6.1 of the 2010 Edition of the California Green Building Standards Code are deleted.

16.17.220 Section A5.106.9 amended.

Section A5.106.9 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.106.9 Building orientation.

For new buildings, locate and orient the building as follows:

1. When site and location permit orient the building with the long sides facing north and south.
2. Protect the building from thermal loss, drafts and degradation of the building envelope caused by wind and wind-driven materials such as dust, sand, snow and leaves with building orientation and landscape features.

Note: For information on sun angles and shading, visit:
<http://www2.aud.ucla.edu/energy-design-tools/>. Calculations may be made using the Solar-2 tool.

16.17.230 Section A5.201.1 amended.

Section A5.201.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.201.1 Scope.

For the purposes of energy efficiency standards, a new green building should achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards.

16.17.240 Section A5.204.1 amended.

Section A5.204.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.204.1 ENERGY STAR equipment and appliances.

For new and existing buildings, all equipment and appliances must be ENERGY STAR labeled if ENERGY STAR is applicable to that equipment or appliance.

16.17.250 Sections A5.204.2 through A5.204.5 deleted.

Sections A5.204.2 through A5.204.5 of the 2010 Edition of the California Green Building Standards Code are deleted.

16.17.260 Section A5.204.6 amended.

Section A5.204.6 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.204.6 Building orientation and shading.

For new buildings, locate, orient and shade the building as required in Section A5.106.9.

16.17.270 Sections A5.212 and A5.213 deleted.

Sections A5.212 and A5.213 of the 2010 Edition of the California Green Building Standards Code are deleted.

16.17.280 Section A5.303.2.3.1 is amended

Section A5.303.2.3.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.303.2.3.1 30 percent savings.

A schedule of plumbing fixtures and fixture fittings that will reduce the overall use of potable water within the building by 30 percent must be provided for all new buildings and existing buildings where a change in the occupancy classification occurs as determined by the 2010 CBC, as adopted by the Monterey Park Municipal Code. The reduction must be based on the maximum allowable water use per plumbing fixture and fittings as required by the *California Building Standards Code*.

The 30 percent reduction in potable water use must be demonstrated by one of the following methods:

1. Each plumbing fixture and fitting must meet the 30 percent reduced flow rate specified in Table A5.303.2.3.1 or
2. A calculation demonstrating a 30 percent reduction in the building "water use baseline" as established in Table A5.303.2.2 must be provided.

16.17.290 Section A5.304 deleted.

Section A5.304 of the 2010 Edition of the California Green Building Standards Code is deleted.

16.17.300 Sections A5.404, A5.405, A5.406 and A5.407 deleted.

Sections A5.404, A5.405, A5.406 and A5.407 of the 2010 Edition of the California Green Building Standards Code are deleted.

16.17.310 Section A5.408.3.1 is amended

Section A4.408.3.1 of the 2010 Edition of the California Green Building Standards Code is amended to read as follows:

A5.408.3.1 Enhanced construction waste reduction.

Divert to recycle or salvage a minimum of 60 percent of the nonhazardous construction and demolition debris generated at the site in compliance with one of the following:

A5.408.3.1.1 Verification of compliance.

A copy of the completed waste management report must be provided.

Exceptions:

1. Excavated soil and land-clearing debris.

2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.

16.17.320 Sections A5.409 and A5.410 deleted.

Sections A5.409 and A5.410 of the 2010 Edition of the California Green Building Standards Code are deleted.

16.17.330 Division A5.5 deleted.

Division A5.5 of the 2010 Edition of the California Green Building Standards Code is deleted."

SECTION 4: *Environmental Assessment.* The City Council adopts by reference the findings and determination set forth in Resolution No. _____ which certifies the Negative Declaration prepared for the Climate Action Plan including, without limitation, this Ordinance. In addition, the City Council further determines that this ordinance is exempt from review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefore. This ordinance, therefore, is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

SECTION 5: *Savings Clause.* Repeal of any provision of the MPMC or any other regulation by this Ordinance does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before, this Ordinance's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Ordinance.

SECTION 6: *Severability.* If any part of this Ordinance or its application is deemed invalid by a court of competent jurisdiction, the City Council intends that such invalidity will not affect the effectiveness of the remaining provisions or applications and, to this end, the provisions of this Ordinance are severable.

SECTION 7: *Validity Of Previous Code Sections.* If this the entire Ordinance or its application is deemed invalid by a court of competent jurisdiction, any repeal of the MPMC or other regulation by this Ordinance will be rendered void and cause such MPMC provision or other regulation to remain in full force and effect for all purposes.

SECTION 8: *Publication.* The City Clerk must certify as to the adoption of this ordinance; cause a summary to be published within fifteen calendar (15) days of its adoption; and post a certified copy of this ordinance, including the vote for and against the same, in the office of the City Clerk, in accordance with Government Code §§ 36993, *et seq.*

SECTION 9: *Effective Date.* This Ordinance will take effect thirty (30) days after its adoption pursuant to Government Code § 36937.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2012.

Mitchell Ing, Mayor

ATTEST:

David M. Barron, City Clerk

I HEREBY CERTIFY that the above and foregoing ordinance was duly passed and adopted by the Monterey Park City Council at its regular meeting held on _____ of _____, 2012, by the following vote, to wit:

AYES:
NOES:
ABSENT:

APPROVED AS TO FORM:

Mark D. Hensley, City Attorney

RESOLUTION NO. 07-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MONTEREY PARK RECOMMENDING THAT THE CITY COUNCIL ADOPT THE CLIMATE ACTION PLAN AND ORDINANCE (CA-12-01) ENTITLED "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA AMENDING CHAPTER 16.17 OF TITLE 16 OF THE MONTEREY PARK MUNICIPAL CODE AND ADDING GREENHOUSE GAS REDUCTION REQUIREMENTS"

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

SECTION 1: The Planning Commission finds and declares that:

- A. On July 2, 2008 the City Council of the City of Monterey Park adopted a resolution supporting "Green" activities by residents and local businesses to achieve environmental sustainability.
- B. On September 16, 2009 the City Council authorized staff to apply for a Department of Energy, Energy Efficiency and Conservation Block grant (EECBG) to prepare a Climate Action Plan.
- C. Subsequently, the City was awarded grant funds and on November 17, 2010 authorized staff to prepare a Climate Action Plan.
- D. Assembly Bill (AB) 32, the California Global Warming Solutions Act, requires California to reduce statewide GHG emissions to 1990 levels by 2020. AB 32 directs the California Air Resources Board (ARB) to prepare a Climate Change Scoping Plan which outlines the State's strategy to achieve greenhouse gas emissions reductions to 1990 levels (427 million metric tons of carbon dioxide equivalent) by the year 2020. Such plan was adopted by the Board in December of 2008. The Air Resources Board adopted policy statements encouraging cities to participate in the global warming solutions goal by setting a greenhouse gas reduction target of 15 percent below today's levels by the year 2020. Senate Bill (SB) 375 establishes a process whereby regional targets for reduced vehicle miles travelled and other greenhouse gas emissions will be established by Air resources Board in collaboration with Metropolitan Planning Organizations throughout the state including Southern California Association of Governments (SCAG).
- E. The City received community input regarding the development of the Climate Action Plan during the Community Webinar and Workshop on Tuesday, November 15, 2011 and Thursday, November 17, 2011, respectively.

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- F. The Climate Action Plan is a guiding document that lays out a strategy including specific policy recommendations and implementation tool that the City of Monterey Park can use to address climate change and reduce its greenhouse gas emissions.
- G. The Climate Action Plan programs will help the City of Monterey Park reduce greenhouse gas emissions and achieve multiple community goals such as reducing air pollutants, lowering energy costs, supporting local economic development and improving health, quality of life and reliability and security of its energy system.
- H. The Climate Action Plan establishes a policy to reduce the City's greenhouse gas emissions to 15 percent below the 2009 baseline levels by year 2020, and sets a goal of achieving greenhouse gas emissions of 49 percent below 2009 baseline levels by 2035; and
- I. On August 28, 2012, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Climate Action Plan and proposed ordinance entitled "An ordinance of the City of Monterey Park, California amending certain sections of Chapter 16.17 of Title 16 and also adding greenhouse gas reduction requirements" ("proposed ordinance") and related environmental aspects of the proposal as required by the Monterey Park Municipal Code, duly noticed as prescribed by law and published in the Monterey Park Progress; and
- J. The Planning Commission has carefully considered all pertinent testimony and the staff report offered in this matter and now desires to recommend that City Council adopt a resolution approving the Climate Action Plan and adopt the proposed ordinance.

SECTION 2: Pursuant to the State of California Public Resources Code and State Guidelines for the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, ("CEQA"), and the regulations promulgated there under (14 California Code of Regulations §§ 15000, *et seq.*), the "CEQA Guidelines") Section 15070, and following an Initial Study and environmental assessment of possible adverse impacts, the project was determined not to have a significant effect on the environment and no further review by CEQA is necessary. Therefore, the Planning Division has prepared a Negative Declaration in accordance with the provisions of CEQA based on the following findings:

- A. The CAP *will not* have the potential to degrade the quality of the environment.
- B. The CAP *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- C. The CAP *will not* have impacts that are individually limited, but cumulatively considerable.
- D. The CAP *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

SECTION 3: Pursuant to CEQA, and the CEQA Guidelines, the proposed ordinance was determined to be exempt from CEQA because it consists only of minor revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required there under. Further, the proposed ordinance, *therefore*, is an action being taken for enhanced protection of the environment and that *does not* have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment. The proposed ordinance is covered by a general rule that CEQA applies only to projects which have a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 4: The Planning Commission hereby determines and recommends to City Council approval of the Climate Action Plan and greenhouse gas reduction requirements attached as ATTACHMENTS 2 and 5 and based on the following findings:

1. The City of Monterey Park's Climate Action Plan is designed to help the community to reduce its greenhouse gas emissions to 15 percent below the 2009 baseline levels by year 2020 which is in compliance with the California Global Warming Solutions Act (AB 32) targeted goal.
2. The Climate Action Plan is consistent with the Monterey Park General Plan as follows:

- A. Economic Development Element *Goal 5.0: Establish the downtown as a local-serving mixed use district* and Land Use Element *Policy 1.3: Accommodate the pedestrian in all public and private downtown improvement projects*. The Climate Action Plan **Greenhouse Gas (GHG) Reduction Strategy LU1** focuses reduction measures in the downtown area where mixed-use development opportunities are encouraged and promote walking, biking and use of public transit. Increasing the availability, the effectiveness and the use of transit could result in a 0.5% reduction in overall vehicle miles traveled (VMT) in the City by 2020.
- B. Land Use Element *Goal 7.0: Establish Monterey Pass Road as a prime location for new technology-oriented businesses and create a business district that offers opportunities for a range of complementary businesses*. The Climate Action Plan **GHG Reduction Strategy LU2** focuses on the creating service nodes along this corridor that emphasizes opportunities for walking, biking and short-distance vehicular trips by allowing certain commercial uses to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the Zoning Ordinance to allow for commercial and retail services within or in close proximity to employment centers.

SECTION 5. The Planning Commission finds that, once adopted, the CAP may be used in the cumulative impacts analysis of later City projects, pursuant to CEQA Guidelines Section 15183.5 (b)(1), because:

- (A) The CAP quantifies greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within the City of Monterey Park by providing an estimate of existing and future emissions for the City of Monterey Park. Existing emissions totaled 418,398 MT CO₂e per year in 2009 (as shown on page 17 of the CAP);
- (B) The CAP establishes a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable, by adopting a GHG reduction target that is consistent with guidance in the Scoping Plan and with the approach taken by other jurisdictions, which is to achieve an emissions level 15% below existing (2009) levels by 2020 (as stated on page 19 of the CAP);
- (C) The CAP identifies and analyzes the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the City by estimating the level of growth (population, land development, and

employment) anticipated in the City and estimating the GHG emissions associated with those activities, without implementation of a CAP, in 2020 (447,600 MT CO₂e per year as shown on page 18 of the CAP);

- (D) The CAP specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level, as set forth in Section 4 of the CAP, demonstrating a reduction of 17% below existing emissions, which surpasses the goal of 15%;
- (E) The CAP establishes a mechanism to monitor the plan's progress toward achieving the level and to require amendment if the plan is not achieving specified levels as set forth in Section 5 of the CAP;
- (F) The CAP is being adopted in a public process following environmental review under CEQA.
- (G). The CAP, once adopted, may be used in the cumulative impacts analysis of later projects

SECTION 6. The Planning Commission hereby determines and recommends to City Council approval of the proposed ordinance attached as **ATTACHMENT 2** for the reasons set forth in the proposed ordinance and based on the following findings:

1. **The proposed ordinance adding** greenhouse gas reduction requirements is consistent with the 2010 Tier 1, California Green Building Standards Code.
2. The proposed ordinance will improve the public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative or positive environmental impact and encouraging sustainable construction practices in the following categories: Planning and design; energy and conservation; material conservation and resource efficiency; water efficiency and conservation; material conservation and resource efficiency.

SECTION 7. *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 8. *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.

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

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

SECTION 11: The Secretary shall certify to the adoption of this Resolution and forward a copy hereof to the City Council.

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ADOPTED AND APPROVED this 28th day of August, 2012.

Chairman, Mike Hamner

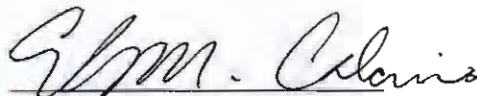
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 28th day of August, 2012, by the following vote of the Planning Commission:

AYES:
NOES:
ABSTAIN:
ABSENT:

Jim Basham, Staff Liaison
Director of Community Development

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

By:



Elizabeth M. Calciano,
Assistant City Attorney

**NEGATIVE DECLARATION
AND
INITIAL STUDY**

**MONTEREY PARK
CLIMATE ACTION PLAN
MONTEREY PARK, CALIFORNIA**

LEAD AGENCY:

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

JUNE 29, 2012

MTPK 002

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NEGATIVE DECLARATION

PROJECT NAME: Monterey Park Climate Action Plan (CAP)

PROJECT ADDRESS: The CAP applies to the entire City of Monterey Park.

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

PROJECT: The City of Monterey Park (the designated lead agency) recently completed the City's first Climate Action Plan (CAP). The CAP is considered to be a project pursuant to the California Environmental Quality Act (CEQA). The CAP outlines strategies and programs the City intends to implement as a means to reduce local green house gas (GHC) emissions pursuant to the *Global Warming Solutions Act of 2006*, or Assembly Bill (AB) 32. As part of the proposed project's environmental review, the City of Monterey Park has authorized the preparation of the attached initial study. The initial study was prepared pursuant to the CEQA Guidelines that provide local governments with guidance regarding the manner in which the environmental review process is to be implemented at the local level.

FINDINGS: The environmental analysis provided in the attached initial study indicates that the CAP will not result in any significant adverse unmitigable impacts. For this reason, the City of Monterey Park has determined that a *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 adoption and subsequent implementation of the CAP *will not* have the potential to degrade the quality of the environment.
- The adoption and subsequent implementation of the CAP *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The adoption and subsequent implementation of the CAP *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The adoption and subsequent implementation of the CAP *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.

Signature
City of Monterey Park Community Development Department

Date

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SECTION 1 INTRODUCTION

1.1 PURPOSE OF INITIAL STUDY

This initial study evaluates the environmental impacts associated with the adoption and subsequent implementation of the Climate Action Plan (CAP) that has been prepared for the City of Monterey Park. The CAP outlines strategies and programs the City intends to implement as a means to reduce local greenhouse gas (GHG) emissions pursuant to the *Global Warming Solutions Act of 2006* or Assembly Bill (AB) 32.¹ The CAP is considered a “project” pursuant to the California Environmental Quality Act (CEQA).² As part of the CAP’s environmental review, the City of Monterey Park has authorized the preparation of this initial study. The approval of the CAP is the discretionary action the City of Monterey Park is considering.

The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of an action or project. 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), mitigated negative declaration, or negative declaration for a project;
- To facilitate the review and possible changes to the Monterey Park CAP early in the planning phases;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any new impacts associated the CAP’s implementation.³

For this project, the City determined that a negative declaration would provide the requisite environmental clearance pursuant to CEQA.

1.2 INITIAL STUDY’S ORGANIZATION

The overall format and structure of this document generally reflects that of the initial study checklist, provided in Section 1.3 of this initial study. 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 CAP and indicates those sections that have been revised or eliminated.

¹ AECOM. *City of Monterey Park Climate Action Plan*. Public Draft November 2011.

² California, State of, Title 14. **California Code of Regulations**. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act as Amended 2000. (CEQA Guidelines) § 15050.

³ Ibid. California, State of, Title 14. California Code of Regulations. Chapter 3.

- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the adoption and the subsequent implementation of the CAP.
- *Section 4 Conclusions* summarizes the mandatory findings of significance.
- *Section 5 References* identifies the sources used in the preparation of this initial study.

1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this initial study indicates that the adoption and subsequent implementation of the CAP will not result in any significant adverse impacts on the environment. The following findings may be made based on the analysis completed as part of this initial study's preparation:

- The CAP *will not* have the potential to degrade the quality of the environment.
- The CAP *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The CAP *will not* have impacts that are individually limited, but cumulatively considerable.
- The CAP *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The findings of this initial study are summarized in Table 1-1 provided below and on the following pages.

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Section 3.1 Aesthetic Impacts. <i>Would the project:</i>				
a) Have a substantial adverse affect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?				X
Section 3.2 Agriculture and Forestry Resources Impacts. <i>Would the project:</i>				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland).				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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))?				X
d) Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				X
e) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				X
Section 3.3 Air Quality Impacts. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X
Section 3.4 Biological Resources Impacts. Would the project have a substantial adverse effect:				
a) 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 Game or U. S. Fish and Wildlife Service?				X
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 Game or U.S. Fish and Wildlife Service?				X
c) 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?				X
d) 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?				X

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				X
f) 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?				X
Section 3.5 Cultural Resources Impacts. <i>Would the project:</i>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
Section 3.6 Geology Impacts. <i>Would the project result in or expose people to potential impacts involving:</i>				
a) 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?				X
b) Substantial soil erosion or the loss of topsoil?				X
c) 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?				X
d) Location on expansive soil, as defined in California Building Code (2001), creating substantial risks to life or property?				X
e) 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?				X
Section 3.7 Greenhouse Gas Emissions Impacts. <i>Would the project</i>				
a) Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?				X
Section 3.8 Hazards and Hazardous Materials Impacts. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) 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?				X
e) 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?				X
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				X
h) 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?				X
Section 3.9 Hydrology and Water Quality Impacts. Would the project:				
a) Violate any water quality standards or waste discharge requirements?				X
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.				X
c) 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?				X

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) 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?				X
e) 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?				X
f) Substantially degrade water quality?				X
g) 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?				X
h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of flooding because of dam or levee failure?				X
j) Result in inundation by seiche, tsunami, or mudflow?				X
Section 3.10 Land Use and Planning Impacts. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?			X	
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, Climate Action Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation or natural community conservation plan?				X
Section 3.11 Mineral Resources Impacts. <i>Would the project:</i>				
a) 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?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, Climate Action Plan, or other land use plan?				X
Section 3.12 Noise Impacts. <i>Would the project result in:</i>				
a) 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?				X

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Exposure of people to or generation of excessive ground-borne noise levels?				X
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?				X
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) 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?				X
f) 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?				X
Section 3.13 Population and Housing Impacts. <i>Would the project:</i>				
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
Section 3.14 Public Services Impacts. <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
Section 3.15 Recreation Impacts. <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

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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
Section 3.16 Transportation Impacts. Would the project:				
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 parking capacity?				X
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
Section 3.17 Utilities Impacts. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
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?				X
c) 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?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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?				X

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

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				X
i) Result in a need for new systems, or substantial alterations in communication systems?				X
Mandatory Findings of Significance. <i>The approval and subsequent implementation of the proposed project:</i>				
a) Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				X
b) Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				X
c) 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 recommended standard conditions and mitigation measures contained herein.				X
d) Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				X

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SECTION 2 PROJECT DESCRIPTION

2.1 LOCATION OF THE PLANNING AREA

The geographic area that will be governed by the City of Monterey Park Climate Action Plan (CAP) includes all of the land area located within the corporate boundaries of the City of Monterey Park. The City of Monterey Park is centrally located within the urbanized portion of Los Angeles County and is located approximately 4.8 miles east of downtown Los Angeles. Monterey Park is bounded on the north by Alhambra, on the south by unincorporated East Los Angeles, on the east by Rosemead, Montebello, and unincorporated East Los Angeles, and on the west by Los Angeles and unincorporated East Los Angeles.⁴

The City is located adjacent to three area freeways that provide north-south and east-west access to the Southern California region. Monterey Park is served on the west by the Long Beach Freeway (710), on the north by the San Bernardino Freeway (Interstate 10), and the south by the Pomona Freeway (State Highway 60).⁵ The City's location in a regional context is shown in Exhibit 2-1. A Citywide map is provided in Exhibit 2-2.

2.2 NATURE OF GLOBAL CLIMATE CHANGE

The study of global climate change and the contribution of industrial processes on the Earth's climate have been a topic of study for many years. In the 1950s, a number of geographers and climatologists became concerned about elevated levels of CO₂ that was attributed to the burning of fossil fuels. These concerns focused on the possible effects associated with increasing levels of CO₂ in the Earth's atmosphere and the potential for global warming (global warming refers to a climate trend where the Earth's mean global temperature increases over time). Causes of this climate change has been debated and was attributed to natural cycles, changes in solar radiation, natural terrestrial causes such as volcanoes, and changes in the chemical composition of the atmosphere associated with man-made activities. The debate continues though a landmark report released in 2007 by the United Nation's Intergovernmental Panel on Climate Change (IPCC) concluded that evidence of the earth's rising temperatures was "unequivocal" and that this global warming was more than 90% likely the result of human activity.⁶ California produces roughly 1.4% of the world's total GHG emissions and 6.2 % of the total U.S. GHG emissions.⁷

The climate change debate has often centered on disagreements that focus trends that do not necessarily reflect an increase in warming. Critics of global warming have cited increased cooling coupled with more severe winters. However, climatological models have demonstrated that an increase in GHG and the attendant "green house" effects could lead to cooling in some areas, an increase in the frequency and severity of droughts in other areas, a continued warming in tropics and subtropics, and an increase in the frequency and severity of storms.

⁴ www.google.com/imgt

⁵ City of Monterey Park General Plan. Introduction. <http://ci.monterey-park.ca.us/index.aspx?page=40>

⁶ B. Metz, O.R. Davidson, P.R. Bosch, R. Dave, L.A. Meyer (eds) United Nations. Intergovernmental Panel [on] Climate Change (IPCC). *Contribution of Working Group III to the Fourth Assessment Report of the Intergovernmental Panel on Climate Change*, 2007

⁷ State of California. Climate Change Portal. <http://www.climatechange.ca.gov/background/index.html>



EXHIBIT 2-1
REGIONAL LOCATION MAP
Source: Delorme Street Atlas USA, 2009

CITY OF MONTEREY PARK
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EXHIBIT 2-2
CITYWIDE MAP OF MONTEREY PARK
Source: Delorme Street Atlas USA, 2009

The climate change debate is further supported by the following ongoing evidence related to rising concentrations of GHG

- Up until the last two hundred years, atmospheric CO₂ concentration had stayed between 265 parts per million (ppm) and 280 ppm according to the analyses of gases obtained from ice cores that reflect the past 420,000 years.
- Atmospheric concentrations of carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) have increased 31%, 151%, and 17% respectively since 1750.
- Human activities have contributed more than 270 billion metric tons of carbon (GtC) to the atmosphere since the nineteenth century. The natural carbon cycle emits between 60 to 90 GtC per year while current levels of human-caused emissions are greater than 6 GtC per year.
- The burning of fossil fuels contributes approximately three-quarters of the CO₂ that was added to the global atmosphere during the past 20 years.⁸

The climate change debate is further supported by the following ongoing evidence related to increased atmospheric temperatures.

- The average surface temperatures globally increased over the last 100 years by approximately 1.1°F.
- There is at least a 90% chance that the 1990s was the warmest decade for the planet since 1861 that marked the beginning of recorded measurements using modern instruments.
- The annual average temperature for 2006 was 55°F in the United States, 2.2°F (1.2°C) above mean temperature for the 20th century as a whole.
- The years between 1998 to 2007 recorded some of the highest temperatures and all of these years were among the 25 warmest years on record. Nine of the 10 warmest years in the instrumental record of global average surface temperature have occurred since 2000.⁹
- The years 2010 and 2005 tied as warmest year in a century, behind 2006.¹⁰
- The years of 1934, 1998, 2006, and 2007 were the four warmest years of the last 100 years. In 2006, the entire United States exhibited warmer weather with no state recording near or below average temperatures.¹¹

⁸ NOAA National Climatic Data Center, State of the Climate: Global Analysis for Annual 2009, published online December 2009, retrieved on November 18, 2011 from <http://www.ncdc.noaa.gov/sotc/global/2009/13>.

⁹ ftp://ftp.ncdc.noaa.gov/pub/data/anomalies/annual.land.90S.90N.df_1901-2000mean.dat

¹⁰ <http://www.ncdc.noaa.gov/sotc/global/2010/13#gtemp>

¹¹ NOAA National Climatic Data Center, State of the Climate: Global Analysis for Annual 2009, published online December 2009, retrieved on November 18, 2011 from <http://www.ncdc.noaa.gov/sotc/global/2009/13>.

- The global ocean surface temperature for 2010 tied with 2005 as the third warmest on record, at 0.49°C (88°F) above the 20th century average.¹²

Emissions from fossil fuel combustion by humans have elevated the concentrations of GHG in the atmosphere to above natural background levels. 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. 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 the 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.¹³

Efforts to reverse the trends toward climate change are centering on controlling the emissions of GHG gases. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. The natural accumulation of GHG is necessary to regulate surface temperatures though the uncontrolled GHG emissions will result in elevated concentrations above and beyond the natural levels. Without these natural GHG, the Earth's surface would be about 61°F cooler.

2.3 LEGISLATIVE RESPONSES TO GLOBAL WARMING

In 2006, the California State Legislature passed Assembly Bill (AB) 32, the Global Warming Solutions Act of 2006 which the governor subsequently signed into law. The law established specific 2020 GHG emissions reduction goals and directed the California Air Resources Board (CARB) to begin developing early implementing actions that would be effective in reducing greenhouse gases. Assembly Bill 32 also included the following specific requirements.

- *Scoping Plan.* AB32 requires CARB to prepare and approve a scoping plan for achieving the maximum technologically feasible and cost-effective reductions in GHG emissions by 2020. The scoping plan was approved by the CARB and outlines the actions that will be effective in reducing GHG. The approved scoping plan indicates how these emission reductions will be achieved through regulation, the use of market mechanisms, and other actions.
- *Identification of Baseline Emissions Levels.* AB32 requires that the statewide level of GHG emissions generated in 1990 be identified. These identified 1990 emissions levels will serve as the emissions limit or "baseline" that must be achieved by 2020. In December 2007, CARB approved the Statewide 2020 emission limit of 427 million metric tons of carbon dioxide (CO₂) equivalent (MMTCO₂E) of GHG.

¹² <http://www.ncdc.noaa.gov/sotc/global/2010/13#gtemp>

¹³ California, State of. OPR Technical Advisory – CEQA and Climate Change: Addressing Climate Change through the California Environmental Quality Act (CEQA) Review. June 19, 2008. <http://www.ncdc.noaa.gov/sotc/global/2010/13#gtemp>

- *GHG Reporting Program.* AB32 calls for the mandatory reporting of GHG emissions and in 2007 CARB adopted a regulation requiring the largest industrial point sources to report and verify their GHG emissions. This reporting requirement aids in the determination of GHG emissions and assist in the tracking of future changes in emission levels.
- *Early Action Procedures.* As a means to ensure that early voluntary reductions receive the appropriate credit, CARB approved (February 2008) a policy statement encouraging voluntary early actions and establishing a procedure for project proponents to submit quantification methods that would be evaluated by CARB. CARB, in conjunction with local air districts (including the South Coast Air Quality Management District [SCAQMD]) and the California Climate Action Registry, is in the process of implementing this program.
- *Establishment of Environmental Justice Advisory Committee.* AB32 requires the establishment of a new Environmental Justice Advisory Committee (EJAC) that would advise CARB in the development of the Scoping Plan and other implementing programs. The EJAC has been meeting since early 2007 providing comments on the proposed early action measures and the development of the Scoping Plan.
- *Establishment of Economic and Technology Advancement Advisory Committee.* AB32 requires the appointment of an Economic and Technology Advancement Advisory Committee (ETAAC) to provide recommendations for technologies, research approaches, and GHG emission reduction measures. The ETAAC submitted a report of their recommendations to the Board in February 2008. The ETAAC also reviewed and provided comments on the scoping plan.

The federal government has not been as responsive on global climate change issues compared to California. The American Clean Energy and Security Act of 2009 (ACES) was an energy bill introduced in the 111th Congress (H.R. 2454) that would have established an emissions “trading plan or cap and trade” similar to the European Union emissions trading scheme. The bill was approved by the House of Representatives though it died in the Senate. This vote was the first time either house of Congress had approved a bill that was intended to curb GHG emissions. In spite of the failure of Congress to adopt a comprehensive climate change strategy, the U.S. Environmental Protection Agency (EPA) has issued a number of regulations under the Clean Air Act to address climate change. Below is a list of these actions.¹⁴

- *Greenhouse Gas Emissions from Refineries and Power Plants.* On December 23, 2010, the EPA issued a schedule for establishing GHG standards under the Clean Air Act for fossil fuel fired power plants and petroleum refineries. This schedule provides a timeline that will allow the EPA to address pollution from sources that account for nearly 40% of the nation's greenhouse gas emissions.
- *Regulations to Reduce GHGs and Improve Fuel Efficiency for Medium and Heavy Duty Vehicles.* On August 9, 2011, EPA and the Department of Transportation's National Highway Traffic Safety Administration (NHTSA) announced the first-ever standards to reduce GHG emissions and improved fuel efficiency of heavy-duty trucks and buses. The final combined standards of the

¹⁴ U. S. Environmental Protection Agency. Climate Change – Regulatory Initiatives. <http://www.epa.gov/climatechange/initiatives/index.html>

Heavy-Duty National Program will reduce CO₂ emissions by about 270 million metric tons and save about 530 million barrels of oil over the life of vehicles built in the 2014 to 2018 model years.

- *Final GHG Tailoring Rule.* On May 13, 2010, the EPA issued a final rule that established thresholds for GHG emissions that defined when permits under the New Source Review Prevention of Significant Deterioration and title V Operating Permit programs are required for new and existing industrial facilities. Those facilities that are responsible for nearly 70% of the national GHG emissions from stationary sources will be subject to permitting requirements under this rule including the nation's largest GHG emitters including power plants, refineries, and cement production facilities.
- *EPA and Department of Transportation's National Highway Traffic Safety Administration (NHTSA) Standards to Cut Greenhouse Gas Emissions and Fuel Use for Cars and Light Trucks.* On July 29, 2011, EPA and NHTSA announced plans to propose stringent federal greenhouse gas and fuel economy standards for the 2017-2025 model year passenger cars and light-duty trucks. The standards under consideration are projected to reduce GHGs by approximately two billion metric tons and save four billion barrels of oil over the lifetime of the model year 2017-2025 vehicles. This program will dramatically reduce GHG emissions and improve fuel economy for new 2012-2016 cars and light trucks.
- *Greenhouse Gas Endangerment and Cause or Contribute Findings.* On December 7, 2009, EPA Administrator Lisa Jackson signed a final action, under Section 202(a) of the Clean Air Act, finding that six well-mixed GHG constitute a threat to public health and welfare, and that the combined emissions from motor vehicles further contributes to the climate change problem.
- *Comment Requested on Greenhouse Gas Permitting Guidance under Reconsideration.* On September 30, 2009, the EPA released a request for public comment as the agency reconsidered the December 18, 2008 memorandum entitled "EPA's Interpretation of Regulations that Determine Pollutants Covered by Federal Prevention of Significant Deterioration (PSD) Permit Program." This interpretive memo, sent from then-EPA Administrator Stephen L. Johnson to the EPA Regional Administrators, outlined how the "Prevention of Significant Deterioration Program" would apply to CO₂ and other GHGs.
- *Greenhouse Gas Reporting Program.* In response to the FY2008 Consolidated Appropriations Act (H.R. 2764; Public Law 110?161), the EPA has issued 40 CFR Part 98, which requires reporting of GHG emissions from large sources and suppliers in the United States. Part 98 is intended to collect accurate and timely emissions data to inform future policy decisions.
- *Waste Energy Recovery Registry.* On July 23, 2009, the EPA published a rule which proposes to establish the criteria for including sources or sites in the Registry of Recoverable Waste Energy Sources, as required by Energy Independence and Security Act of 2007. The EPA is also proposing the survey process by which the EPA will collect and register data. The proposed rule would apply to major industrial and large commercial sources as defined by EPA in the rulemaking.

- *California Greenhouse Gas Waiver Request.* On June 30, 2009, EPA granted a waiver of Clean Air Act preemption to California for the State's GHG emission standards for motor vehicles beginning with the 2009 model year.
- *Renewable Fuel Standard (RFS) Program.* The EPA is responsible for developing and implementing regulations to ensure that transportation-related fuels sold in the United States contain a minimum volume of renewable fuels. The expanded RFS program serves as the foundation for achieving a significant reduction in GHG from the use of renewable fuels, for reducing imported petroleum, and encouraging the development and expansion of the nation's renewable fuels industry.
- *Geologic Sequestration of Carbon Dioxide.* Geologic sequestration is the process of injecting CO₂ from a source, such as a coal-fired electric generating power plant, into wells extending thousands of feet underground. In July 2008, the EPA published the Federal Requirements under the Underground Injection Control (UIC) Program for CO₂. Geologic Sequestration (GS) Wells Proposed Rule, for public review and comment.
- *Advance Notice of Proposed Rulemaking: Regulating Greenhouse Gas Emissions under the Clean Air Act.* Published July 11, 2008, the Advanced Notice of Proposed Rulemaking (ANPR) was one of the steps EPA has taken in response to the U.S. Supreme Court's decision in *Massachusetts v. EPA*. The Court found that the Clean Air Act authorizes the EPA to regulate tailpipe greenhouse gas emissions if the EPA determines these mobile sources cause or contribute to air pollution that may reasonably be anticipated to endanger public health or welfare.

2.4 CALIFORNIA PROGRAMS TO ADDRESS GLOBAL WARMING

As indicated in the previous section, the Global Warming Solutions Act of 2006 (AB 32) requires CARB to prepare a Scoping Plan to achieve reductions in greenhouse gas (GHG) emissions in the State. The Scoping Plan was originally approved in 2008 and in 2011, the Functional Equivalent Document for the Scoping Plan was amended. The Scoping Plan was then re-approved by the CARB in August, 2011, including the Final Supplement to the Functional Equivalent Document (FED).¹⁵ The Scoping Plan provides the outline for actions that are specifically designed to reduce California's GHG emissions.

A complete list of CARB Scoping Plan Measures/Recommended Actions needed to obtain AB 32 goals, as well as the Governor's Executive Order, are referenced in Table 2-1. AB 32 requires the state to reduce its GHG emissions by approximately 28% to 33% below existing baseline levels. CARB identified reduction measures to achieve this goal as set forth in the CARB Scoping Plan.¹⁶ A discussion of each applicable measure is provided in Table 2-1. A number of these implementation programs have been included in the City of Monterey CAP. These measures that are included in the City's CAP are described further in Section 2.5.

¹⁵ California Air Resources Board. <http://arb.ca.gov/cc/scopingplan/document/scopingplandocument.htm>

¹⁶ California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

**Table 2-1
Scoping Plan Actions to Address Climate Change**

ID #	Sector	Strategy Name
T-1	Transportation	Light-Duty Vehicle GHG Standards.
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action).
T-3	Transportation	Regional Transportation-Related GHG Targets.
T-4	Transportation	Vehicle Efficiency Measures.
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action).
T-6	Transportation	Goods-movement Efficiency Measures.
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action).
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization.
T-9	Transportation	High Speed Rail.
E-1	Electricity and Natural Gas	Increased Utility Energy efficiency programs. More stringent Building and Appliance Standards.
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh.
E-3	Electricity and Natural Gas	Renewable Portfolio Standard.
E-4	Electricity and Natural Gas	Million Solar Roofs.
CR-1	Electricity and Natural Gas	Energy Efficiency.
CR-2	Electricity and Natural Gas	Solar Water Heating.
GB-1	Green Buildings	Green Buildings.
W-1	Water	Water Use Efficiency.
W-2	Water	Water Recycling.
W-3	Water	Water System Energy Efficiency.
W-4	Water	Reuse Urban Runoff.
W-5	Water	Increase Renewable Energy Production.
W-6	Water	Public Goods Charge (Water).
I-1	Industry	Energy Efficiency and Co-benefits Audits for large industrial sources.
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction.

**Table 2-1
Scoping Plan Actions to Address Climate Change (continued)**

ID #	Sector	Strategy Name
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission.
I-4	Industry	Refinery Flare Recovery Process Improvements.
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations.
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action).
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements.
RW-3	Recycling and Waste Management	High Recycling/Zero Waste.
F-1	Forestry	Sustainable Forest Target.
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action).
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action).
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action).
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008).
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources.
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources.
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases.
A-1	Agriculture	Methane Capture at Large Dairies.

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

2.5 LOCAL CLIMATE ACTION PLAN

2.5.1 OVERVIEW OF MONTEREY PARK'S CAP

The proposed project that is the subject of this initial study is the City of Monterey Park CAP. The CAP is 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.

A 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. One of the key components to developing a CAP includes calculating the baseline GHG emission inventory. Local governments can utilize existing climate calculators to estimate GHG emission inventories of facilities or operations in order to determine the amount of GHGs being emitted. The results may then be used to identify which sources contribute the greatest amount of local emissions and prioritize strategies for reducing GHG emissions. California's Climate Change Scoping Plan encourages local governments to reduce GHG emissions consistent with statewide targets, which is equivalent to reducing community-wide emissions 15% below current levels by 2020. Local governments have the authority to pass ordinances, standards, and codes to recommend and/or mandate community level actions. By establishing a CAP, cities and counties will identify approaches unique to their community to achieve GHG emission reductions.¹⁷

The Monterey Park CAP is the City's first climate planning document and 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 seek to reduce state GHG emissions to 1990 levels by 2020.¹⁸

2.5.2 OVERVIEW OF CITY'S GREENHOUSE GAS REDUCTION STRATEGIES

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% 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.

¹⁷ Cool California.Org. Climate Action Planning. /www.coolcalifornia.org/article/climate-action-planning. 2011

¹⁸ 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.

- *Transportation Measures.* The transportation of goods and people accounted for approximately 63% 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 5% 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 2020.¹⁹

The aforementioned programs will be the CAP elements that may translate into a direct or indirect physical impact on the on the environment. The individual programs are described further below and on the following pages.

- *Building Efficiency Measures - 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.²⁰ 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. Developers may meet this energy efficiency requirement by implementing any number of measures included on the City's approved list. The measures include building envelope improvements, adding energy-efficient appliances, energy monitoring tools, and renewable energy systems. Because of the long operational life of new and renovated buildings, this measure will provide long-term energy and GHG emission savings.²¹
- *Building Efficiency Measures - 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. Basic retrofits are generally done as part of a "package" of options, such as sealing leaks in air conditioning/heating systems, installing insulation in the walls and ceilings, and upgrading appliances to those that meet Energy Star certification requirements. Businesses may also gain long-term savings from upgrading ceiling and duct insulation and implementing an Energy Management System (EMS) retrofit. Although not currently a CAP reduction measure, the City may also consider making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable.²²
- *Building Efficiency Measures - E3. Appliance Upgrades.* According to the federal EPA, devices that have an Energy Star certification, such as office equipment, home appliances, and lights, generally use 20% to 30% less energy than those simply following federal standards (EPA 2009).

¹⁹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

²⁰ These energy efficiency regulations are contained in Section 503.1.2 of the 2010 California Green Building Code [CGBC]

²¹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

²² City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

By promoting Energy-Star-rated home and business appliances, the City may help to reduce GHG emissions related to the use of older, less efficient appliances. The City will partner with SCE, the Southern California Gas Company, and the Metropolitan Water District to promote increased awareness about rebate and incentive programs, the efficiencies that may be gained from Energy-Star-rated appliances and the cost savings associated with their use.²³

- *Building Efficiency Measures - E4. Smart Meters.* Emerging energy management systems or Smart Meters are 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 City will perform outreach with SCE, other jurisdictions, and organizations to accelerate "Smart Grid" integration in the community.²⁴
- *Increased Renewable Energy Generation Measures - 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. Although solar water heater upgrades require an up-front investment from the resident or business owner, the City is considering a range of financing and rebate options available to offset these initial costs.
- *Increased Renewable Energy Generation Measures - R2. Solar Photovoltaic Systems.* Solar photovoltaic (PV) systems generate electrical power by converting solar radiation into direct-current electricity using semiconductors. PV systems can be retrofitted into existing buildings, usually by mounting them onto an existing roof structure or walls. 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 offered by the California Energy Commission, the U.S. Department of Energy, and the energy utilities when they apply for permits.²⁵
- *Land Use Measures - LU1. Mixed-Use Development.* Increasing the availability, the effectiveness, and the use of transit could result in a 0.5% reduction in overall vehicle miles traveled (VMT) in the City by 2020. The City's General Plan allows mixed-use, high-density, and transit-oriented development in specified locations. 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.²⁶

²³ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

²⁴ Ibid., Page 28

²⁵ Ibid., Page 28.

²⁶ Ibid. Page 30.

- *Land Use Measures –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.²⁷
- *Transportation Measures - T1.1. Lower Cost of Riding Transit.* The Spirit Bus is a City-operated low-cost local bus. 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 residents, such as students, or increase the subsidy in order to further promote transit use. Through the increased use of local transit, City-wide VMT could be reduced 1% by 2020.
- *Transportation Measures - 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. Therefore, regional transit options are essential to provide residents with feasible alternative transportation options. Currently, regional bus operators (i.e., Metro, Montebello Bus Lines) offer bus service to neighboring cities. In addition, train service is available at the California State University Los Angeles Metrolink Station which is located just outside the City's boundary. 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 2020.²⁸
- *Transportation Measures - T2.1. Expand Pedestrian Network and Increase Bicycle Parking.* In 2004, the City adopted the "Pedestrian Linkages Plan" to identify how to make bicycling and walking integral modes of transportation in the downtown core. By widening sidewalks, installing street furniture (e.g., benches, bike racks), and making crosswalks safer, the City can encourage residents, employees, and visitors to walk or ride their bikes. 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. The City will also prioritize locations for ADA improvements, including installation of curb ramps, closing sidewalk gaps, and removing sidewalk obstructions. These actions have the potential to reduce VMT in the City by 1.5% by 2020.²⁹
- *Transportation Measures - 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. Research has shown that VMT can be reduced by 2% to 5% through end-of-trip facilities. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.³⁰

²⁷ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

²⁸ Ibid., Page 33.

²⁹ Ibid., Page 33.

³⁰ Ibid., Page 33.

- **Transportation Measures - T3. Transportation Demand Management.** Transportation demand management (TDM) is a series of strategies that aim to reduce single-occupancy automobile trips. These TDM strategies frequently target commute trips associated with employment within a community. Under this program, private companies with less than 250 employees would be encouraged, but not required, to implement a TDM program for their employees. 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.
- **Water Conservation Measures - 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 objective of these projects is two-fold: to save water at each location and to provide teaching examples of technology, materials, and procedures that save water. The City will continue to work with the San Gabriel Valley Water District to complete re-irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation, and to expand the California native plant palette concept to other City facilities.³¹
- **Water Conservation Measures - W2. Reducing Waste.** The City contracts with Athens Services for all of its waste removal services. Before taking waste to a landfill for final disposal, the City requires Athens to process the waste through a sorting center called a Materials Recovery Facility (MRF) for the removal of recyclables. This program allows the City to meet the 50% landfill diversion mandate required by state law while providing a service to residents and businesses. Because this policy has already been adopted and incorporated into the City's operations, any GHG emission reductions are not able to be claimed in the CAP but is included as a supporting measure.

The CAP's programs are summarized below and on the following pages in Table 2-2.

**Table 2-2
Monterey Parks Climate Action Plan Programs**

Program	Description	GHG Reductions
Building Efficiency Measures 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.	Because of the long operational life of new and renovated buildings, this measure will provide long-term energy and GHG emission savings. This measure is expected to result in a 811 MT reduction in CO ₂ by the year 2020.
Building Efficiency Measures 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.	This measure is expected to result in a 3,590 MT reduction in CO ₂ by the year 2020.

³¹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011, Page 37.

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**Table 2-2
Monterey Parks Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
Building Efficiency Measures 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.	This measure is expected to result in a 1,846 MT reduction in CO ₂ by the year 2020.
Building Efficiency Measures 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.	This measure is expected to result in a 413 MT reduction in CO ₂ by the year 2020.
Increased Renewable Energy Generation Measures 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.	This measure is expected to result in a 1,997 MT reduction in CO ₂ by the year 2020.
Increased Renewable Energy Generation Measures 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.	This measure is expected to result in a 2,494 MT reduction in CO ₂ by the year 2020.
Land Use Measures 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.	Increasing the availability, the effectiveness, and the use of transit could result in a 1,424 mt CO ₂ e reduction in the City by 2020.
Land Use Measures 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.	This measure is expected to result in a 1,424 MT reduction in CO ₂ by the year 2020.
Transportation Measures 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. City-wide VMT could be reduced 1% by 2020.	This measure is expected to result in a 2,848 MT reduction in CO ₂ by the year 2020.

**Table 2-2
Monterey Parks Climate Action Plan Programs (continued)**

Program	Description	GHG Reductions
Transportation Measures 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.	This measure is expected to result in a 2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures 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.	This measure is expected to result in a 4,273 MT reduction in CO ₂ by the year 2020.
Transportation Measures 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.	This measure is expected to result in a 2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures 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.	This measure is expected to result in a 4,273 MT reduction in CO ₂ by the year 2020.
Water Conservation and Waste Reduction Measures 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.	This measure is expected to result in a 1,073 MT reduction in CO ₂ by the year 2020.
Water Conservation and Waste Reduction Measures 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. [Public Draft] November 2011

2.6 OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS

The primary purpose of the CAP is to set forth a comprehensive strategy to address GHG emissions related to land use patterns, transportation, building design, energy use, water demand, and waste generation. As indicated previously, the CAP outlines strategies to reduce GHGs while promoting economic growth using clean technology and sustainable practices. The primary objectives the City seeks to achieve as part of the CAP's adoption and implementation include the following:

- To adopt locally relevant measures to meet regulatory obligations established by federal, state, and regional agencies;
- To establish cost-effective energy efficiency and conservation practices;
- To increase energy independence by investing in clean, renewable energy sources; and
- To promote healthy lifestyles by facilitating opportunities for walking and biking.

A discretionary decision 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. The City will be required to adopt the CAP and the negative declaration.

SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the initial study analyzes the potential environmental impacts that may result from the adoption and subsequent implementation of the CAP. The issue areas evaluated in this initial study include:

- | | |
|--|--|
| <ul style="list-style-type: none">➤ Aesthetics (Section 3.1);➤ Agricultural and Forestry Resources (Section 3.2);➤ Air Quality (Section 3.3);➤ Biological Resources (Section 3.4);➤ Cultural Resources (Section 3.5);➤ Geology and Soils (Section 3.6);➤ Greenhouse Gas Emissions; (Section 3.7);➤ Hazards and Hazardous Materials (Section 3.8); | <ul style="list-style-type: none">➤ Hydrology and Water Quality (Section 3.9);➤ Land Use and Planning (Section 3.10);➤ Mineral Resources (Section 3.11);➤ Noise (Section 3.12);➤ Population and Housing (Section 3.13);➤ Public Services (Section 3.14);➤ Recreation (Section 3.15);➤ Transportation (Section 3.16);➤ Utilities (Section 3.17); and, |
|--|--|

The environmental analysis contained in this section reflects the initial study checklist format used by the City of Monterey Park Community Development Department in its environmental review process pursuant to the CEQA Guidelines as amended. Under each issue area, an assessment of impacts is provided in the form of questions and answers. 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 adoption and subsequent implementation of the CAP will not have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The adoption and subsequent implementation of the CAP 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 adoption and subsequent implementation of the CAP 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 adoption and subsequent implementation of the CAP may result in environmental impacts that are significant.

3.1 AESTHETIC IMPACTS

3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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; or,
- A new source of substantial light and glare that would adversely affect day 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.

Dominant visual elements in the City include the San Gabriel Mountains located approximately 10 miles north of the City. Additional view elements include the hills located within the City that dominate local views. The CAP will not involve the adoption of any new regulations that would lead to the obstruction of views or scenic vistas. The City requires that photovoltaic (PV) panels are constructed parallel to the roof line and generally no more than 8-inches above the roof when installed. In addition, no view obstructions are permitted with the installation of PV panels. As a result, the impacts of the proposed CAP's adoption and subsequent implementation will be less than significant with respect to scenic vistas.

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.

No natural undeveloped areas remain within the City. In addition, there are no designated state or county designated scenic highways in the vicinity of the City.³² The Urban Design Plan included in the City of Monterey Park General Plan identifies the following significant City gateways: North Atlantic Boulevard, North Garfield Avenue, New Avenue, South Atlantic Boulevard, and South Garfield Avenue.³³ The proposed CAP is designed to establish programs that will reduce the local GHG emissions levels. The CAP will not lead to any inconsistencies with the existing urban design policies or regulations. As a result, no significant adverse impacts are anticipated as part of the proposed project's adoption and subsequent implementation.

C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? No Impact.

³² California Department of Transportation. http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

³³ City of Monterey Park. City of Monterey Park General Plan, Land Use Element.

The proposed CAP is designed to establish programs that will reduce the local GHG emissions levels. The CAP's implementation will not result in any changes that control the amount and direction of light and glare from new development. As a result, no significant adverse impacts are anticipated as part of the adoption and subsequent implementation of the CAP.

3.1.3 CUMULATIVE IMPACTS

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. Furthermore, the analysis determined that the implementation of the CAP will not result in any significant adverse aesthetic impacts. As a result, no cumulative aesthetic impacts are anticipated.

3.1.4 MITIGATION MEASURES

The analysis determined that the proposed project's adoption and subsequent implementation would not result in any significant adverse aesthetic or light and glare impacts. As a result, no mitigation measures are required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

3.2.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, a project may be deemed to have a significant impact on agriculture 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.

There are no soils in the City designated as *Prime Farmland, Unique Farmland or Soils of Statewide Importance*.³⁴ In addition, the City is urbanized with most of the properties having previously undergone

³⁴ State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.

development. No agricultural uses are located in the City though these uses are permitted in the Open Space (O-S) zone.³⁵ No changes to this chapter of the existing Zoning Ordinance are proposed as part of the CAP's implementation. As a result, no significant adverse impacts are anticipated.

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

The CAP would not affect any properties within the City that are subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the adoption and subsequent implementation of the CAP.

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

The City of Monterey Park is located in the midst of a larger urban area and no forest lands are located within the City or in the surrounding area.³⁶ As a result, no impacts on forest land or timber resources will result from the adoption and subsequent implementation of the CAP.

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

As indicated previously, the City is located in the midst of an urban area. No forest land is located within the City nor does the Monterey Park General Plan provide for any forest land protection. As a result, no loss or conversion of forest lands will result from the adoption and subsequent implementation of the CAP.

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 proposed CAP will not involve any changes to the existing distribution of land uses and development beyond that permitted under the adopted General Plan. As a result, the proposed adoption and subsequent implementation of the CAP will not involve the conversion of any existing farmland area to urban uses.

3.2.3 CUMULATIVE IMPACTS

The analysis determined that there is no remaining agricultural or forestry resources in the City. Furthermore, the analysis determined that future development arising from the implementation of the CAP would not result in any significant adverse impacts. As a result, no cumulative impacts on agricultural or farmland resources will occur.

³⁵ City of Monterey Municipal Code. Title 21 Zoning.

³⁶ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

3.2.4 MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no significant adverse impacts would result from the adoption and subsequent implementation of the CAP. As a result, no mitigation measures are required.

3.3 AIR QUALITY

3.3.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 contribute substantially 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 (O₂)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O₂ 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 (NO₂)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM₁₀* refers to particulate matter less than ten microns in diameter. PM₁₀ causes a greater health risk than larger-sized particles, since fine particles can more easily cause irritation.
- *Sulfur dioxide (SO₂)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Though SO₂ concentrations have been reduced to levels well below State

and Federal standards, further reductions in SO₂ emissions are desirable since SO₂ is a precursor to sulfate and PM¹⁰.

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 which 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 basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the area.³⁷ Measures to improve regional air quality are outlined in the SCAQMD's Air Quality Management Plan (AQMP).³⁸ The South Coast Air Basin has experienced poor air quality due in large part due to the area's topography as well as metrological influences that often lead to the creation of inversion layers that prevent the dispersal of pollutants. During the mid-20th century, the South Coast Air Basin experienced the worst air pollution in the nation which gave rise to various strategies to improve air quality. The region's air quality has shown a steady and gradual improvement since the 1970's. This improvement in air quality has been largely due to the elimination of many stationary emission sources, more stringent vehicle emissions controls, and new regulations governing activities that contribute to air pollution (such as open-air fires). The primary criteria pollutants that remain non-attainment in the region include PM_{2.5} and Ozone.

Two consistency criteria that may be referred to in determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook. Consistency Criteria 1 refers to a project's potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. Criteria 2 refers to the project's potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation.³⁹

The CAP is the City's first climate planning document and 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 seek to reduce state GHG emissions to 1990 levels by 2020.⁴⁰ The implementation of the CAP is specifically designed to promote sustainable planning concepts that are designed to improve air quality in the region. These planning concepts promote emissions reductions through energy conservation, trip reductions, and sustainable development. The CAP is considered to be in conformance with the aforementioned criteria and with the AQMP. As a result, the proposed project will not result in any significant adverse impact related to the implementation of the AQMP.

³⁷ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

³⁸ South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

³⁹ South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

⁴⁰ 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.

B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? No Impact.

The CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under the City's adopted General Plan.⁴¹ The CAP will not lead to any new development nor will it result in any activities that would result in any short-term or long-term emissions. The CAP is designed to reduce overall emissions levels, especially GHG emissions, through the implementation of local measures (refer to Section 2.5). Table 3-1 outlines the local CAP measures and their quantified benefits.

**Table 3-1
Monterey Parks Climate Action Plan Projected GHG Reductions**

Program	Description	GHG Reductions
E1. Efficiency Requirements for New Development	Building Efficiency Measures	811 MT reduction in CO ₂ by the year 2020.
E2. Building Retrofits	Building Efficiency Measures	3,590 MT reduction in CO ₂ by the year 2020.
E3. Appliance Upgrades	Building Efficiency Measures	1,846 MT reduction in CO ₂ by the year 2020.
E4. Smart Meters	Building Efficiency Measures	413 MT reduction in CO ₂ by the year 2020.
R1. Solar Water Heater	Increased Renewable Energy Generation Measures	1,997 MT reduction in CO ₂ by the year 2020.
R2. Solar Photovoltaic Systems	Increased Renewable Energy Generation Measures	2,494 MT reduction in CO ₂ by the year 2020.
LU1. Mixed-Use Development	Land Use Measures	1,424 MT reduction in CO ₂ by the year 2020.
LU2. Service Nodes	Land Use Measures	1,424 MT reduction in CO ₂ by the year 2020.
T1.1. Lower Cost of Riding Transit	Transportation Measures	2,848 MT reduction in CO ₂ by the year 2020.
T1.2. Promote Use of Transit Network	Transportation Measures	2,848 MT reduction in CO ₂ by the year 2020.
T2.1. Expand Pedestrian Network and Increase Bicycle Parking	Transportation Measures	4,273 MT reduction in CO ₂ by the year 2020.
T2.2. Provide End-Of-Trip Facilities	Transportation Measures	2,848 MT reduction in CO ₂ by the year 2020.
T3. Transportation Demand Management	Transportation Measures	4,273 MT reduction in CO ₂ by the year 2020.
W1 Conserving Water	Water Conservation and Waste Reduction Measures	1,073 MT reduction in CO ₂ by the year 2020.
W2. Reducing Waste	Water Conservation and Waste Reduction Measures	Not quantified since the reduction is already being implemented.

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011

⁴¹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

The targeted GHG reductions (from 1990 levels) the City intends to achieve by the years 2020 and 2035, are 15% and 49%, respectively. As a result, the proposed CAP will not result in any violations of and air quality standard or contribute to an existing air quality violation.

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 CAP will not result in any new types of land uses or increased development densities beyond that permitted under the General Plan. The CAP will not involve any changes to the development densities permitted under the zoning. Programs LU1 and LU 2 will promote sustainable infill development consistent with State policy. The potential construction related impacts will be short term in nature and may need to be further evaluated once the nature and extent of future potential development are known. However, these construction emissions will be short-term in nature and will lead to a reduction in long-term emissions. In general, the CAP will not lead to any new development, nor will it result in any activities that would result in any short-term or long-term emissions. As stated previously, the CAP outlines a local strategy that will be effective in reducing GHG emissions.

The targeted GHG reductions (from 1990 levels) the City intends to achieve by the years 2020 and 2035, are 15% and 49%, respectively. These programs, referred to in Section 2.5, will translate into a reduction of GHG and their precursors. As a result, the proposed project will not result in any significant cumulative air quality impacts.

D. Would the project expose sensitive receptors to substantial pollutant concentrations? No 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 facilities where children or the elderly may congregate.⁴² These population groups are generally more sensitive to poor air quality. The primary mobile source pollutant of local concern is CO, which is a direct function of vehicle idling time and, thus, traffic flow conditions. Under certain extreme meteorological conditions, CO concentrations proximate to a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors.

Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service (LOS) or with extremely high traffic volumes. In areas with a high ambient background CO concentration, modeling is recommended to determine a project's effect on local CO levels.⁴³ No increased traffic is associated with the implementation of the CAP. The strategies included in the CAP and outlined below in Table 3-2 are designed to reduce potential traffic generation:

⁴² South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

⁴³ South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

**Table 3-2
Traffic Reduction Measures**

Program	Description	GHG Reductions
Land Use Measures – 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.	1,424 MT reduction in CO ₂ by the year 2020.
Land Use Measures – 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 or near employment centers.	1,424 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T1.1. Lower Cost of Riding Transit	Pending funding availability, the City will expand the program to provide discounts to residents, such as students, or increase the subsidy in order to further promote transit use. City-wide VMT could be reduced 1% by 2020.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T1.2. Promote Use of Transit Network	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.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - 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. The City will also prioritize locations for ADA improvements, including installation of curb ramps, closing sidewalk gaps, and removing sidewalk obstructions. These actions have the potential to reduce VMT in the City by 1.5% by 2020.	4,273 MT reduction in CO ₂ by the year 2020.
Transportation Measures - 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 ride-sharing programs for employees. Research has shown that VMT can be reduced by 2% to 5% through end-of-trip facilities. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T3. Transportation Demand Management	Under this program, private companies with less than 250 employees would be encouraged, but not required, to implement a TDM program for their employees. 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.	4,273 MT reduction in CO ₂ by the year 2020.

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011

The CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under the City's General Plan. The CAP will not lead to any new development nor will it result in any activities that would result in any significant impacts on sensitive receptors. As a result, no impacts are anticipated.

E. Would the project create objectionable odors affecting a substantial number of people? No Impact.

The SCAQMD has identified 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. The existing Zoning Ordinance regulates odor emissions from permitted land uses. The regulation includes in a number of sections entitled "Limitations on permitted uses."⁴⁴ Any future land uses and development promoted as part of the CAP's implementation will be required to adhere to the aforementioned regulations. As a result, no significant adverse impacts are anticipated.

3.3.3 CUMULATIVE IMPACTS

The CAP's adoption and subsequent implementation would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. As a result, no significant adverse cumulative impacts will occur.

3.3.4 MITIGATION MEASURES

The analysis of potential air quality impacts indicated that no significant unmitigable adverse impacts would result from the proposed project's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.4 BIOLOGICAL RESOURCES

3.4.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 Game or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

⁴⁴ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act 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 Game or U.S. Fish and Wildlife Service? No Impact.*

As indicated in the preceding sections, the City is located in an urbanized area. There are no areas within the City that presently contain native habitats.⁴⁵ The CAP is the City's first climate planning document and is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁴⁶ The implementation of the CAP is specifically designed to promote sustainable planning concepts that are designed to improve air quality in the region. These planning concepts promote emissions reductions through energy conservation, trip reductions, and sustainable development. The CAP will not lead to any changes in the location and extent of permitted land uses and development. As a result, no impacts on any candidate, sensitive, or special status species will result from the adoption and subsequent implementation of the CAP.

- 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 Game or U.S. Fish and Wildlife Service? No Impact.*

There are no undisturbed natural riparian plant habitats located within the City. Program LU2 will modify the Zoning Ordinance to allow for more service-related commercial uses near the employment centers as a means to reduce vehicle miles traveled (VMT). The CAP's implementation will not affect any stream channel or riparian habitat. In addition, all of these existing parcels that are currently designated as *Open Space (O-S)* in the existing Zoning Ordinance will continue to be so designated. As a result, no significant

⁴⁵ California Department of Fish and Game, *Natural Diversity Database*, 2010.

⁴⁶ 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.

adverse impacts on natural or riparian habitats will result from the CAP's adoption and subsequent implementation.

- C. Would the project have a substantial adverse effect 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? No Impact.*

The CAP's implementation will not affect any federally protected wetlands. The location and densities of the existing zones will not change under the CAP. Furthermore, the revisions will not affect those chapters related to industrial storm water runoff and discharged.⁴⁷ The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁴⁸ The implementation of the CAP is specifically designed to promote sustainable planning concepts that are designed to improve air quality in the region. These planning concepts promote emissions reductions through energy conservation, trip reductions, and sustainable development. As a result, adoption and subsequent implementation of the CAP will not result in any significant adverse impact on any protected wetland area or designated blue-line stream.

- 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.*

As indicated in the preceding sections, the City is developed with no natural or native vegetation remaining. No natural open space areas are located in the City that functions as animal migration corridors.⁴⁹ In addition, the City of Monterey Park is surrounded by urban development. As indicated previously, the CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁵⁰ As a result, no significant adverse impacts are anticipated.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The existing municipal code includes a number of references related to tree protection and tree preservation.⁵¹ In addition, the existing Zoning Ordinance indicates landscaping requirements for the individual zone districts as well as the maintenance requirements. The CAP will not affect the existing zoning requirements as they relate to tree preservation, maintenance, or removal. As a result, no impacts are anticipated to occur as part of the CAP's adoption and subsequent implementation.

⁴⁷ City of Monterey Park municipal Code, Title 6. Health and Sanitation.

⁴⁸ 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.

⁴⁹ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

⁵⁰ 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.

⁵¹ City of Monterey Park municipal Code, Title 9. Peace, Safety and Morals

- 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.*

As indicated previously, Monterey Park is located within an urbanized setting and no natural habitat is located within the City. The City is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the adoption and subsequent implementation of the CAP.

3.4.3 CUMULATIVE IMPACTS

The analysis determined that future development arising from the implementation of the CAP would not result in any significant adverse impacts. Finally, the CAP's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed CAP's implementation.

3.4.4 MITIGATION MEASURES

The analysis indicated that the adoption and subsequent implementation of the CAP would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

3.5 CULTURAL RESOURCES

3.5.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- 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 State CEQA Guidelines? No Impact.*

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a local General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. The State, through the State Historic Preservation Office (SHPO) also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of Interior has established specific guidelines and criteria that indicates 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. No structures or sites within the City are currently listed in the federal register.

There are two locations that are included in the State of California's designated historical resources. The Jardin del Encanto otherwise known as El Encanto, is located at 700 El Mercado Avenue. A second location directly across the street is the Cascades also known as Heritage Falls Park. This site is located at 700 Kingsford Street. Both sites were part of a residential development known as Midwick View Estates which was developed by Peter N. Snyder.⁵² The CAP will not affect the location and extent of permitted land uses and development. Historically significant structures that may be affected by future development will still be subject to the City's review requirements. As a result, the implementation of the CAP will not result in any significant adverse impacts on any historic site or other historic structures.

- B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The only areas of the City where the discovery of cultural resources may occur are located in those open space areas where development has not yet taken place. The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁵³ The CAP will not affect the location and extent of permitted land uses and development in archaeologically sensitive areas.⁵⁴ In addition, any new development that is discretionary in nature will be subject to environmental review. As a result no impacts on archaeological resources are anticipated from the adoption and subsequent implementation of the CAP.

- C. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The entire City is completely urbanized. The potential for paleontological resources in the lowland areas of the City are considered low due to the character of subsurface soils (recent alluvium) and the amount of

⁵² Monterey Park Historical Society. www.ci.monterey-park.ca.us/index.aspx

⁵³ 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.

⁵⁴ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979

disturbance associated with the past development.⁵⁵ The hillside areas consist of uplifted marine terraces and any grading within these hillside areas may yield fossil materials. The CAP will not affect the location and densities of the existing Zone Districts.⁵⁶ In addition, any new development that is discretionary in nature will be subject to environmental review and will be subject to CEQA. As a result, the implementation of the CAP will not result in any significant adverse impacts on any historic site or other historic structures.

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

There are no cemeteries located in the corporate boundaries of the City. Furthermore, the existing Zoning Ordinance does not identify cemeteries as a permitted use within any of the zone districts. The Open Space (O-S) zone does not identify cemeteries as a permitted use. The CAP does not include any reference related to cemeteries as a permitted use. As a result, the implementation of the CAP will not result in any significant adverse impacts on any cemeteries.

3.5.3 CUMULATIVE IMPACTS

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the adoption and subsequent implementation of the CAP would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the adoption and subsequent implementation of the CAP.

3.5.4 MITIGATION MEASURES

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.6 GEOLOGY

3.6.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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;

⁵⁵ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

⁵⁶ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

- 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 (2001), 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?*
No Impact.

There are no designated Alquist-Priolo Earthquake Fault Zones within the City of Monterey Park though there are a number of known faults located within close proximity to the City. These nearby faults include the Newport-Inglewood Fault Zone, the Whittier-Elsinore Fault, the Norwalk Fault, and the Elysian Park Fault.⁵⁷ The Newport-Inglewood Fault Zone consists of a series of northwesterly trending folded hills and echelon faults extending over 40 miles from the Santa Monica Mountains to the offshore area near Newport Beach. The Whittier fault extends over 20 miles from the Whittier Narrows area continuing southeasterly to the Santa Ana River where it merges with the southeasterly trending Elsinore fault. These two faults combined with smaller faults, form the Whittier-Elsinore fault zone. The Norwalk fault is approximately 16 miles long and is located approximately 10 miles to the south of Monterey Park. The San Andreas Fault is 50 miles to the northeast of Monterey Park. The fault extends more than 600 miles. An earthquake along the San Andreas Fault zone could affect most of Southern California. The City also is located over a number of blind thrust faults. The faults are referred to as blind because they do not intercept the ground surface and therefore cannot be detected visually. These northwest-dipping low-angle faults include the Puente Hills Fault, the Elysian Park Fault, and the East Los Angeles Fault. The Elysian Park Fault extends through Monterey Park. This fault produced the 5.9 magnitude Whittier Narrows earthquake. This fault is a blind thrust fault that extends from the Puente Hills into downtown Los Angeles.

Recent studies have been completed by the State of California Geological Survey's (CGS) Seismic Hazard Zones Mapping Program. According to the Seismic Hazard Evaluations of the Whittier and Fullerton 7.5 Minute Quadrangle (March 1999) prepared by the California Geological Survey (CGS), a small portion of the City located along both sides of Monterey Pass Road south of Garvey Avenue, is located within a potential liquefaction hazard zone.

⁵⁷ United States Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region-An Earth Science Perspective (USGS Professional Paper 1360)*, 1981.

The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁵⁸ The implementation of the CAP will promote sustainable planning concepts that are designed to improve air quality in the region. These planning concepts promote GHG emissions reductions through energy conservation, trip reductions, and sustainable development. The CAP will not affect the location and density of the existing zones and development. In addition, any new development that is discretionary in nature will be subject to environmental review and CEQA. As a result, the implementation of the CAP will not result in any significant adverse seismic impacts.

B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? No Impact

The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁵⁹ The implementation of the CAP is specifically designed to promote sustainable planning concepts that are designed to improve air quality in the region. The CAP will not affect the location and density of the existing zones and development. In addition, any new development that is discretionary in nature will be subject to environmental review and CEQA. As a result, the implementation of the CAP will not result in any significant adverse seismic impacts.

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? No Impact.

The CAP will not affect the location and density of the existing zones and development. In addition, any new development that is discretionary in nature will be subject to environmental review and CEQA. Finally, the CAP by itself, will not directly result in any new development. As a result, the implementation of the CAP will not result in any significant adverse seismic impacts. As a result, the implementation of the CAP will not result in any significant adverse seismic impacts.

D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2001), creating substantial risks to life or property? No Impact.

The CAP will not affect the location and density of existing zones and development. In addition, any new development that is discretionary in nature will be subject to environmental review and CEQA. As a result, the implementation of the CAP will not result in any significant adverse seismic impacts.⁶⁰

⁵⁸ 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.

⁵⁹ Ibid.

⁶⁰ City of Monterey Park municipal Code, Title 13 Public Property. Chapter 13.04 Specifications and Standards. 13.04.030 Soil tests.bid.

- 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.*

The CAP is designed to implement the California Global Warming Solutions Act that seeks to reduce state GHG emissions to 1990 levels by 2020.⁶¹ The CAP's adoption and subsequent implementation will not lead to any new development directly that would require the use of septic tank systems. As a result, no impacts will occur.

3.6.3 CUMULATIVE IMPACTS

The potential cumulative impacts related to earth and geology are site specific. The CAP's adoption and subsequent implementation will not lead to any new development directly. Furthermore, the analysis herein determined that the adoption and subsequent implementation of the CAP 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 CAP's implementation.

3.6.4 MITIGATION MEASURES

The analysis determined that the adoption and subsequent implementation of the CAP would not result in any significant adverse impacts related to earth and geology. As a result, no mitigation measures are required.

3.7 GREENHOUSE GAS EMISSIONS

3.7.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 gasses.

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.*

⁶¹ 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.

The CAP is the City's first climate planning document and 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 seek to reduce state GHG emissions to 1990 levels by 2020. The CAP will not lead to any changes in the location and extent of permitted land uses and development. There is a potential for short-term construction emissions that are related to the improvements that may be required as part of the implementation of the individual programs. These programs may lead to short term GHG emissions but the overall goal of any project in the CAP is to reduce GHG emissions and the impact would be considered less than significant (or beneficial). As a result, the impacts associated with the CAP's adoption and subsequent implementation are considered to be less than significant.

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? No Impact.

The CAP will not lead to any changes in the location and density of the existing zones and development. AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28% reduction in "business as usual" GHG emissions for the entire state. The CAP will not affect any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

3.7.3 CUMULATIVE IMPACTS

The analysis herein also determined that the adoption and subsequent implementation of the CAP would not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no significant adverse cumulative impacts will result from the proposed CAP'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 CAP's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.8 HAZARDS & HAZARDOUS MATERIALS

3.8.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 Section 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 land 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? No Impact.*

The CAP is the City's first climate planning document and is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. The CAP will not involve any changes concerning the location and extent of permitted uses in the City. The programs included in the CAP (refer to Table 2-2) will not result in the use, transport, or disposal of hazardous wastes. As a result, no significant adverse impacts are anticipated as part of the adoption and subsequent implementation of the CAP.

- 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? No Impact.*

The proposed project involves the adoption and subsequent implementation of the CAP. The CAP is the City's first climate planning document in support California's climate change efforts. The CAP will not involve the use of any hazardous materials. As a result, no significant adverse impacts concerning a release of hazardous materials are anticipated.

- 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 use of any hazardous materials in any future development will be limited to those that are commercially available and typically used in a household setting. The CAP will not involve any new

development that would generate hazardous emissions. As a result, no significant impacts on area schools are anticipated as part of the adoption and subsequent implementation of the CAP.

D. Would the project 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? No Impact.

The only site in the City that is included on the state's Cortese listing is the former Operating Industries, Inc. (OII) located at 900 Potrero Grande Drive. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the state, local agencies, and developers to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the CalEPA to develop, at least annually, an updated Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

The former Operating Industries, Inc. (OII) landfill was placed on the EPA's National Priority List (Superfund List) in 1986. Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), the EPA has worked with Monterey Park and the neighboring cities to develop long-term remediation plan for the site. Cleanup focuses on soil, groundwater, and leachate contamination. The ongoing remediation is anticipated to continue until at least the year 2040 with cleanup efforts including landfill cover and gas control systems, a leachate treatment plant, and landfill gas treatment system that collects and destroys landfill gases. No other Cortese sites are found in the City of Monterey Park.⁶² The CAP's adoption and subsequent implementation will not affect the ongoing remediation of the OII landfill. As a result, no impacts will occur with respect to locating a potential development on a site included on a hazardous list pursuant to the Government Code.

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 City of Monterey Park is not located within two miles of an operational public airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁶³ As a result, any future development arising as part of the CAP's implementation will not present a safety hazard to aircraft or airport operations at a public use airport.

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 City of Monterey Park is not located within two miles of an operational private airport or airstrip. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁶⁴ As a result,

⁶² California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

⁶³ United States Geological Survey. TerraServer USA. *The National Map - Monterey Park, California*. July 1, 1979.

⁶⁴ United States Geological Survey. TerraServer USA. *The National Map - Monterey Park, California*. July 1, 1979.

future development will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

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

The proposed project involves the adoption and subsequent implementation of the CAP. The CAP is the City's first climate planning document and is designed to support California's GHG reduction goals. At no time will any designated emergency evacuation routes be closed to vehicular traffic as a result of the CAP's implementation. 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 entire City is urbanized and there are no areas of native vegetation found within Monterey Park. Brush fires present a minimal threat in the hillside areas located adjacent to Monterey Pass Road and near the Garvey Reservoir. The fire department's weed abatement requirements minimize the potential for brush fires to flare up and endanger lives and property. All future development within the City will still be subject to the requirements of Title 17 (Fire Code). The CAP will not result in any new types of land uses or increased development densities beyond those permitted under the adopted General Plan. As a result, there is no wildfire risk associated with the adoption and subsequent implementation of the CAP.

3.8.3 CUMULATIVE IMPACTS

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

3.8.4 MITIGATION MEASURES

The analysis of potential impacts related to hazardous materials indicated that no significant adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no mitigation measures are required.

3.9 HYDROLOGY & WATER QUALITY

3.9.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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;
- 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? No Impact.

The proposed project involves the adoption and subsequent implementation of the CAP. The CAP is the City's first climate planning document and is designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions. As a result, no hydrology impacts are anticipated with the adoption and subsequent implementation of the CAP.

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 a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact.

The CAP will not result in any new types of land uses or increased development densities beyond that permitted under the adopted General Plan. The CAP is designed to identify strategies that will be effective

in reducing local GHG emissions. As a result, no groundwater impacts are anticipated with the adoption and subsequent implementation of the CAP.

- 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? No Impact.*

The CAP will not result in any new types of land uses or increased development densities beyond that permitted under the adopted General Plan. As a result, no impacts are anticipated with the adoption and subsequent implementation of the CAP.

- 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.*

There are no undisturbed natural riparian plant habitats located within the City. The CAP will not lead to any changes in the location and density of existing zones and development. The CAP's implementation will not affect any stream channel. As a result, no significant adverse impacts on natural or riparian habitats will result from the CAP's adoption and subsequent implementation.

- 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? No Impact.*

The CAP will not result in any new types of land uses or increased development densities beyond that permitted under the adopted General Plan. The proposed CAP will not lead to any new development nor will it result in any activities that would increase the amount of storm water runoff beyond that possible under the existing adopted General Plan. Overall, the CAP will not involve any revisions to the Zoning Map that would change the location and extent of permitted development. As a result, no significant adverse impacts are anticipated to result from the adoption and subsequent implementation of the CAP.

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

The proposed project involves the adoption and subsequent implementation of the CAP. The CAP will not result in any new types of land uses or increased development densities beyond that contemplated under the adopted General Plan. As a result, no water quality impacts are anticipated with the adoption and subsequent implementation of the CAP.

- 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.*

The National Flood Insurance Act includes provisions for the National Flood Insurance Program (NFIP). Participating jurisdictions must exercise land use controls and purchase flood insurance as a prerequisite for receiving funds to purchase or build a structure in a flood hazard area. The NFIP provides federal flood insurance subsidies and federally financed loans for eligible property owners in flood-prone areas. Monterey Park is identified on the National Flood Insurance Program's Flood Insurance Rate Maps as

being within “Zone X” which is defined as an area that is subject to minimal flooding. Thus, flood hazards are not a concern in the City. The CAP will not result in any new types of land uses or increased development densities beyond those envisioned under the City’s adopted General Plan.⁶⁵ As a result, no flooding impacts are anticipated with the adoption and subsequent implementation of the CAP.

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 City is not located within a designated 100-year flood hazard area as defined by Federal Emergency Management Agency (FEMA).⁶⁶ As a result, any future development will not impede or redirect the flows of potential floodwater, since the planning area is not located within a flood hazard area. Therefore, no flood-related impacts anticipated.

I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.

The only potential inundation hazards in the City involve the Garvey Reservoir (located in the City within Garvey Ranch Park) and the Laguna Basin (located near the I-710 Freeway and SR-60 Freeway interchange). Garvey Reservoir is owned by the Metropolitan Water District of Southern California (MWD) and stores municipal water supplies for MWD customers. The Laguna Basin is a flood control facility integral to the regional system maintained by the Los Angeles County Department of Public Works. A major seismic event has the potential result in dam failure or seiche conditions at these facilities.⁶⁷ The CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under the General Plan.⁶⁸ As a result, no inundation impacts are anticipated with the adoption and subsequent implementation of the CAP.

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

The potential seiche hazards are discussed in the previous section. The City of Monterey Park is located inland approximately 20 miles from the Pacific Ocean and the City would not be exposed to the effects of a tsunami. As a result, no impacts related to seiche, tsunami, or mudflows will result from the adoption and subsequent implementation of the CAP.

3.9.3 CUMULATIVE IMPACTS

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

⁶⁵ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁶⁶ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁶⁷ A seiche can occur as a result of ground vibrations initiating water wave motion. If wave amplitude is high enough, the water may slosh over the shore or barrier containing the water body and flow onto surrounding properties.

⁶⁸ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011..

3.9.4 MITIGATION MEASURES

The analysis indicated that no significant adverse impacts related to hydrology and water would result from the CAP's adoption and subsequent implementation. As a result, no mitigation is required.

3.10 LAND USE

3.10.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 CAP includes two programs that will encourage mixed uses and more intensive development around transit centers. The following measures (LU 1 and LU 2) are specifically targeted at land use and development and can yield 2,850 MT CO₂e per year of reductions by 2020.

- *Land Use Measures – LU1. Mixed-Use Development.* Increasing the availability, the effectiveness, and the use of transit could result in a 0.5% reduction in overall vehicle miles traveled (VMT) in the City by 2020. The City's General Plan allows mixed-use, high-density, and transit-oriented development in specified locations. 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.⁶⁹
- *Land Use Measures – 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 certain commercial uses to develop in proximity to employment centers. To reduce VMT by 0.5% by 2020, the City will revise the Zoning Ordinance to allow for commercial and retail services within or in close proximity to employment centers.⁷⁰

⁶⁹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011. Page 30.

⁷⁰ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011. Page 30.

The CAP will continue to indicate the location and extent of permitted land uses and development. As indicated previously, the land use changes that are suggested in the CAP are meant to promote a more efficient use of the land. In addition, all of the changes reflected in the CAP are consistent with the adopted General Plan. As a result, the potential impacts are considered to 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, Climate Action Plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact.

As indicated in the previous section, the CAP will not result in any new development beyond that permitted under the adopted General Plan. No existing residential neighborhoods will be divided as part of the adoption and subsequent implementation of the CAP. As a result, no significant adverse impacts are anticipated.

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

No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. There are no areas within the City that are subject to a habitat conservation plan or local coastal plan. The nearest designated SEA is located approximately 3 miles to the east and includes the Puente Hills. Finally, there are no designated significant ecological areas (SEAs) located within one mile of the City. As a result, the CAP will not result in any impact on a habitat conservation plan or natural community conservation plan.

3.10.3 CUMULATIVE IMPACTS

The proposed project involves the adoption and subsequent implementation of the CAP. The analysis determined that the CAP would not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur.

3.10.4 MITIGATION MEASURES & STANDARD CONDITIONS

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

3.11 MINERAL RESOURCES

3.11.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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, CAP, 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 or the state? No Impact.*

According to maps provided by the State of California Department of Conservation, there are a number of wells currently located within the City. The majority of these wells have been abandoned and plugged.⁷¹ Furthermore, the planning area is not located within a significant mineral aggregate resource area (SMARA) nor is it located in an area with active mineral extraction activities. As a result, no significant adverse impacts are anticipated.

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

According to maps provided by the State of California Department of Conservation, there are a number of wells currently located within the City. The majority of these wells have been abandoned and plugged.⁷² No significant adverse impacts on mineral resources would result from the adoption and subsequent implementation of the CAP.

3.11.3 CUMULATIVE IMPACTS

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

3.11.4 MITIGATION MEASURES & STANDARD CONDITIONS

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

3.12 NOISE

3.12.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, a project may be deemed to have a significant impact on the environment if it results in any of the following:

⁷¹ State of California Department of Conservation. *Regional Wildcat Map*. October 1991.

⁷² State of California Department of Conservation. *Regional Wildcat Map*. October 1991.

- 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 private 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? No Impact.*

The City's noise control standards are outlined in Title 9 (Peace, Safety, and Morals) of the City's Municipal Code. Title 21 includes performance standards that prohibit excessive noise emissions in certain zone districts. The CAP will not change any provision of the existing noise control requirements outlined in Title 9 or Title 21. All of the proposed land use changes reflected in the CAP are consistent with the adopted General Plan. There will not be any new development directly resulting from the CAP's implementation. As a result, no significant adverse impacts are anticipated.

- B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? No Impact.*

The potential impacts are discussed herein in Section 3.12.2.A. As indicated in the previous section, no significant adverse impacts are anticipated to result from the adoption and subsequent implementation of the CAP.

- C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact.*

The potential impacts are discussed herein in Section 3.12.2.A. As indicated in the previous section, no significant adverse impacts are anticipated to result from the adoption and subsequent implementation of the CAP.

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

Future construction noise will continue to be regulated in Title 9 (Peace, Safety, and Morals) of the City's municipal code. The implementation of the CAP may involve construction activities that could lead to short-term construction noise impacts. All construction activities will be required to comply with the City's noise control requirements. The CAP will not change any provision of the existing noise control requirements that are included in Title 9. The proposed land use programs (L1 and L2) included in the CAP are consistent with the adopted General Plan. As a result, the potential impacts are considered to be 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.*

Air traffic into and out of Los Angeles International Airport, located 25 miles west of Monterey Park, follow an east-west route directly over the City. Impacted uses include residential neighborhoods, three public elementary schools, and the Monterey Park Hospital. The Federal Aviation Administration has jurisdiction over aircraft and air traffic patterns. The City is not located within two miles of an operational public airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁷³ The proposed land use programs (L1 and L2) included in the CAP are consistent with the adopted General Plan. As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.

- 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 City is not located within two miles of an operational private airport. The nearest public use airport is El Monte Airport located approximately 7 miles to the northeast.⁷⁴ As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed CAP.

3.12.3 CUMULATIVE IMPACTS

The analysis indicated the adoption and subsequent implementation of the CAP would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

3.12.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no mitigation measures are required.

⁷³ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

⁷⁴ United States Geological Survey. TerraServer USA. *The National Map – Monterey Park, California*. July 1, 1979.

3.13 POPULATION & HOUSING

3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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, such as utilities, improved roadways, and expanded public services. As indicated previously, the CAP will be consistent with the adopted General Plan. One of the CAP's programs (*Land Use Measures – LU1. Mixed-Use Development*) promotes the mixed use development and other land uses that would improve the availability, the effectiveness, and the use of public transit. The City's General Plan allows mixed-use, high-density, and transit-oriented development in specified locations. 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.⁷⁵ The CAP programs are consistent with the General Plan. As a result, no significant adverse growth inducing impacts are anticipated.

- B. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.*

No existing residential units will be displaced as a result of the CAP's adoption and subsequent implementation. As indicated previously, the land use measures included in the CAP will be consistent with the adopted General Plan. As a result, no significant adverse growth inducing impacts are anticipated.

- C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.*

⁷⁵ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011. Page 30.

The potential impacts are discussed herein in Sections 3.13.2.A and B. As indicated previously, the CAP will be consistent with the adopted General Plan. There will not be any new development directly resulting from the CAP's implementation. Housing in the City will not be displaced as part of the CQAP's implementation. As a result, no significant adverse impacts are anticipated.

3.13.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no significant adverse cumulative population and housing 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 CAP's adoption and subsequent implementation. As a result, no mitigation is required.

3.14 PUBLIC SERVICES

3.14.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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 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 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 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 significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to other government 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? No Impact.*

The City maintains its own municipal fire department. Fire stations are located adjacent to the City hall, on Monterey Pass Road, and on Garfield Avenue. These stations allow for response to any incident within 8 to 14 minutes with an average response time of 10 minutes. The department maintains standards to assist in fire prevention and protection throughout the City. The CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under the adopted General Plan.⁷⁶ As a result, there is no increased potential for fire or in the demand for related services associated with the adoption and subsequent implementation of the CAP.

- 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? No Impact.*

The City of 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 CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under Measure D and Measure O which approved updates to the General Plan in 2001.⁷⁷ As a result, there is no increased demand for law enforcement services associated with the adoption and subsequent implementation of the CAP.

- 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? No Impact.*

The City of Monterey Park is located within the service areas of a number of school districts including the Alhambra, Garvey, Los Angeles, and Montebello School Districts. Monterey Park is also located within the service area of the East Los Angeles Community College. The CAP will not result in any new types of land uses or increased development densities beyond that permitted under the General Plan.⁷⁸ As a result, there is no increased demand for educational services associated with the adoption and subsequent implementation of the CAP.

⁷⁶ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁷⁷ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁷⁸ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

- 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? No impact.*

The CAP's implementation is not expected to have any impact on existing governmental services. The CAP will not result in any new types of land uses or increased development densities beyond that previously permitted under the General Plan.⁷⁹ As a result, the no impacts are associated with the CAP's adoption and subsequent implementation.

3.14.3 CUMULATIVE IMPACTS

The CAP's adoption and subsequent implementation will not result in an incremental increase in the demand for police and fire service calls. No new facilities will be required and no cumulative impacts are anticipated.

3.14.4 MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no mitigation, with respect to public services, is required.

3.15 RECREATION

3.15.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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? No 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.⁸⁰ These existing park facilities are

⁷⁹ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁸⁰ City of Monterey Park. Recreation and Parks Department. <http://ci.monterey-park.ca.us/index.aspx?page=764>

designated as O-S (Open Space) in the General Plan. The CAP will not result in any new types of land uses or increased development densities beyond that previously permitted in the City's General Plan.⁸¹ As a result, there is no increased demand for recreational facilities associated with the adoption and subsequent implementation of the CAP. As a result, no significant impacts to recreational facilities are anticipated.

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? No Impact.

The adoption and subsequent implementation of the CAP will not physically affect any existing parks and recreational facilities in the City. The CAP will not result in any new types of land uses or increased development densities beyond that previously authorized under Measure D and Measure O which approved updates to the General Plan in 2001.⁸² As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse impacts.

3.15.3 CUMULATIVE IMPACTS

The analysis determined the CAP 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 CAP'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 adoption and subsequent implementation of the CAP. As a result, no mitigation measures are required.

3.16 TRANSPORTATION & CIRCULATION

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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;

⁸¹City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

⁸²City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011.

- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that result 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;
- 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.

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)? No Impact.*

The City's roadway system includes the following roadway classifications: Primary Arterial, Minor Arterial, Collector, and Local Street. The Primary Arterials include Atlantic Boulevard, Garfield Avenue, New Avenue, Potrero Grande Drive/Pomona Boulevard, and Cesar Chavez Avenue. These roadways provide access to virtually all areas of the community and link local residents and business people to the freeway system. The Minor Arterials serve the major employment centers and connect neighborhoods on the east side of the City to the downtown area. Collectors draw traffic from the local neighborhood streets to the arterial road network.⁸³ Monterey Park has a fully developed street system, with limited opportunities to create new routes and connections or to widen existing streets. Because of its location adjacent to three major freeways, the City's street system accommodates many pass-through trips. In particular, Atlantic Boulevard, Garvey Avenue, and Garfield Avenue, the City's three primary travel routes, often experience poor levels of service.⁸⁴

The CAP will not result in any new types of land uses or increased development densities beyond that previously permitted under the adopted General Plan. The strategies included in the CAP and outlined below in Table 3-3 are designed to reduce potential traffic generation.

⁸³ City of Monterey Park. Circulation Element. <http://ci.monterey-park.ca.us/index.aspx?page=716>

⁸⁴ City of Monterey Park. Circulation Element. <http://ci.monterey-park.ca.us/index.aspx?page=716>

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**Table 3-3
Traffic Reduction Measures**

Program	Description	GHG Reductions
Land Use Measures – 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.	1,424 MT reduction in CO ₂ by the year 2020.
Land Use Measures – 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.	1,424 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T1.1. Lower Cost of Riding Transit	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. City-wide VMT could be reduced 1% by 2020.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T1.2. Promote Use of Transit Network	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.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - 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. The City will also prioritize locations for ADA improvements, including installation of curb ramps, closing sidewalk gaps, and removing sidewalk obstructions. These actions have the potential to reduce VMT in the City by 1.5% by 2020.	4,273 MT reduction in CO ₂ by the year 2020.
Transportation Measures - 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. Research has shown that VMT can be reduced by 2% to 5% through end-of-trip facilities. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.	2,848 MT reduction in CO ₂ by the year 2020.
Transportation Measures - T3. Transportation Demand Management	Under this program, private companies with less than 250 employees would be encouraged, but not required, to implement a TDM program for their employees. 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.	4,273 MT reduction in CO ₂ by the year 2020.

Source: City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011

The adoption and subsequent implementation of the CAP will not result in any traffic generation or circulation impacts beyond that identified in the adopted General Plan. As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse impacts.

- 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 Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990. The program is intended to address the impact of local growth on the regional transportation system. The adoption and subsequent implementation of the CAP will not result in any traffic generation or circulation impacts beyond that identified in the adopted General Plan. The existing adopted General Plan growth projections were evaluated in the environmental studies prepared for Regional Transportation Program (RTP). Furthermore, the development possible under the CAP's implementation is consistent with that contemplated under the RTP. As a result, no significant CMP impacts are anticipated.

- 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 adoption and subsequent implementation of the CAP would not result in any revisions to the City's circulation element. The adoption and subsequent implementation of the CAP will not result in any build-out traffic generation or circulation impacts beyond that identified in the adopted General Plan. As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse impacts.

- 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)? No Impact.*

The adoption and subsequent implementation of the CAP would not result in any revisions to the City's circulation element. In addition, the existing roadway geometrics will not change. As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse impacts.

- E. Would the project result in inadequate emergency access? No Impact.*

The adoption and subsequent implementation of the CAP would not result in any revisions to the City's circulation element. In addition, the existing designated emergency evacuation routes will not change. As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse 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 Los Angeles County Metropolitan Transportation Authority (MTA) and Montebello Bus Lines provide regional bus service to local residents. Public transit service in Monterey Park is also provided by the City's Spirit Bus system, and the Metrolink commuter rail system.⁸⁵ The existing bus stops serving the City will not be affected as part of the CAP's adoption and subsequent implementation. As a result, the CAP's adoption and subsequent implementation will not result in any significant adverse impacts.

3.16.3 CUMULATIVE IMPACTS

The future development contemplated as part of the CAP's implementation not be any different from that envisioned under the adopted General Plan. As a result, no accumulative impacts are anticipated.

3.16.4 MITIGATION MEASURES

The analysis of potential traffic and circulation impacts indicated that no significant unmitigable adverse impacts would result from the CAP's adoption and subsequent implementation. As a result, no mitigation is required.

3.17 UTILITIES

3.17.1 THRESHOLDS OF SIGNIFICANCE

According to the City of Monterey Park, 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,

⁸⁵ City of Monterey Park. Circulation Element. <http://ci.monterey-park.ca.us/Index.aspx?page=717#regional>

- 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? No Impact.*

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 Joint Water Pollution Control Plant (JWPCP) located at 24501 S. Figueroa Street, Carson serves the City.⁸⁶ The design capacities of the districts' wastewater treatment facilities are based on population forecasts adopted in the Southern California Association of Government's (SCAG) 2006 Regional Comprehensive Plan and Guide (RCPG). All expansions of the districts' facilities must be sized and service phased in a manner that will be consistent with the Growth Management Element of the RCPG. The available capacity of the districts' treatment facilities will be limited to levels associated with approved growth identified in the RCPG. No additional development beyond that envisioned under the adopted General Plan and through Measures O and D will result from the adoption and subsequent implementation of the CAP. As a result, no significant adverse impacts are anticipated.

- 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? No Impact*

The CAP includes a single program that is designed to promote water conservation (*Water Conservation Measures - 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 objective of these projects is two-fold: to save water at each location and to provide teaching examples of technology, materials, and procedures that save water. The City will continue to work with the San Gabriel Valley Water District to complete re-irrigation and revegetation of medians throughout Monterey Park with water-efficient irrigation equipment and native vegetation, and to expand the California native plant palette concept to other City facilities.⁸⁷ As a result, no significant adverse impacts are anticipated.

- 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% is managed by the Los Angeles County Department of Public Works.⁸⁸ The Los Angeles County Flood Control District (LACFCD) has the regional, county-wide flood control responsibility. LACFCD responsibilities include planning for developing, and maintaining flood control facilities of regional

⁸⁶ Sanitation Districts of Los Angeles County. http://www.lacsd.org/about/wastewater_facilities/jwpcp/default.asp

⁸⁷ City of Monterey Park and AECOM. City of Monterey Park Climate Action Plan. [Public Draft] November 2011, Page 37.

⁸⁸ City of Monterey Park. Safety and Community Services Element. <http://ci.monterey-park.ca.us/index.aspx?page=739>

significance which serve large drainage areas. No additional development beyond that envisioned under the adopted General Plan will result from the adoption and subsequent implementation of the CAP. As a result, no significant adverse 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? No Impact.

The City owns and operates the water system which serves most of the City's population. The Water Utility Division is responsible for the production and distribution of the water supply and maintenance of the overall water system facilities. The system is comprised of approximately 135 miles of pipeline, booster pump stations, a telemetry system, treated water reservoirs, and operating wells. The wells tap into the Main San Gabriel Basin. Monterey Park relies upon local groundwater supplies to meet local demand. During shortages, the City can utilize water supplies from the Metropolitan Water District of Southern California (MWD) and the California Water Services Company.

The Water Master Plan identified several concerns with the City's aging water production and transmission system, as well as deteriorating water quality conditions at selected wells where concentrations of volatile organic compounds (VOCs) have risen over the years. The Master Plan outlines a phased program to address water line maintenance and replacement as a means to accommodate increased demands and to avoid groundwater contamination in the future.⁸⁹ The CAP will continue to indicate the location and extent of permitted land uses and development. All of the proposed land use changes reflected in the CAP are consistent with the adopted General Plan (including Measure D and Measure O). No additional development beyond that envisioned under the adopted General Plan and Measures O and D will result from the adoption and subsequent implementation of the CAP. As a result, no significant adverse impacts are anticipated.

E. Would the project result in a determination by the 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? No Impact

All of the proposed land use changes reflected in the CAP are consistent with the adopted General Plan (including Measure D and Measure O). No additional development beyond that envisioned under the adopted General Plan and Measures O and D will result from the adoption and subsequent implementation of the CAP. As a result, no significant adverse impacts are anticipated.

F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.

The City of Monterey Park 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 sorting center (referred to as a materials recovery facility or MRF) for the removal of recyclables. This program allows the City to meet the 50% landfill diversion mandate required by State law while providing the greatest convenience possible to residents and businesses. The CAP's implementation will not impede any ongoing waste diversion efforts. No additional development beyond that envisioned

⁸⁹ City of Monterey Park. Safety and Community Services Element. <http://ci.monterey-park.ca.us/index.aspx?page=739>

under the adopted General Plan will result from the adoption and subsequent implementation of the CAP. As a result, no significant adverse impacts are anticipated.

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 25% of the total solid waste stream from landfill disposal by the year 1995 and 50% by the year 2000. The state has continued to refine program goals and work toward preserving land resources for productive uses, not landfills. The CAP includes a program that focuses on waste reduction (Water Conservation and Waste Reduction Measures - 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. Because this policy has already been adopted and incorporated into the City's operations, any GHG emission reductions are not able to be claimed in the CAP though measure is included as a supporting measure. As a result, no significant adverse impacts are anticipated.

H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.

The Southern California Edison Company (SCE) and Sempra Energy provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to all properties in the City. The CAP will utilize systems already developed by SCE and Sempra. The use of PV panels will require coordination with SCE though these systems are already in use by the SCE. The CAP will encourage the continued use of this solar technology as well other equipment such as smart meters. Thus, no significant adverse impacts on power and natural gas services will result from the adoption and subsequent implementation of the CAP.

I. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.

No additional development beyond that envisioned under the adopted General Plan will result from the adoption and subsequent implementation of the CAP. There is no development that will be directly caused by the CAP. As a result, no significant adverse impacts are anticipated.

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 adoption and subsequent implementation of the CAP would not result in any significant adverse impacts on utility infrastructure and/or services. As a result, no cumulative impacts on utilities will occur.

3.17.4 MITIGATION MEASURES & STANDARD CONDITIONS

The analysis of utilities impacts indicated that no unmitigable significant adverse impacts would result from the proposed project's implementation. As a result, no mitigation is required.

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 CAP *will not* have the potential to degrade the quality of the environment.
- The approval and subsequent implementation of the CAP *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The approval and subsequent implementation of the CAP *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The approval and subsequent implementation of the CAP *will not* have environmental effects that will adversely affect humans, either directly or indirectly.
- The Initial Study indicated there is no evidence that the CAP 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 REFERENCES

- Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.
- California Administrative Code, *Title 24, Energy Conservation*, 1990.
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NOTICE OF CEQA EXEMPTION
CITY OF MONTEREY PARK COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

To: ☐ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Monterey Park
Community Development Department
Planning Division
320 West Newmark Avenue
Monterey Park, CA 91754

✓ Los Angeles County Clerk
12400 Imperial Highway, Room 2001
Norwalk, CA 90650

Project Title: Amendment to Chapter 16.17 of the Municipal Code (Green Building Standards Code).

Project Location - Specific: The proposed ordinance will be applicable to the entire City (refer to Attachment, Section 2.1)

Project Location - City: Monterey Park **Project Location - County:** Los Angeles County

Description of Nature, Purpose, and Beneficiaries of Project: The proposed project is an Amendment to Chapter 16.17 of the Municipal Code (Green Building Standards Code). The proposed ordinance would permit the adoption, by reference, of Appendix A4 and A5 Tier Level 1 of the 2010 California Green Building Standards Code by the City.

Name of Public Agency Approving Project: City of Monterey Park Community Development Department, Planning Division, 320 West Newmark Avenue, Monterey Park, California 91754

Name of Person or Agency Carrying Out Project: City of Monterey Park Community Development Department, Planning Division, 320 West Newmark Avenue, Monterey Park, California 91754

Exempt Status: *(check one)*

- ☐ Ministerial (Sec. 21080(b)(1); 15268)
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- ✓ ☐ Categorical Exemption. State type and section number:
Section 15308 (regulation protecting the environment)
Section 15305 (minor alteration in land use limitation)
Section 15061(b)(3) of CEQA (General Rule Exemption)
- ☐ Statutory Exemptions. State code number

Reasons why project is exempt: It is categorically exempt in accordance with CEQA Guidelines §§ 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment. The proposed ordinance is covered by a general rule that CEQA applies only to projects which have

NOTICE OF CEQA EXEMPTION
CITY OF MONTEREY PARK COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Lead Agency: City of Monterey Park Community Development Department, Planning Division.

Contact Person: Mr. Jim Basham, Community Development Director **Area Code/Telephone/Extension:** 626-307-1458

If filed by applicant:

1. Attach certified document of exemption finding. (refer to attachment)
2. Has a Notice of Exemption been filed by the public agency approving the project? ☒ Yes ☐ No

Signature:

Community Development Director
Title

August 8, 2012
Date

☒ Signed by the Lead Agency

☐ Signed by the Applicant

ATTACHMENT TO THE NOTICE OF CEQA EXEMPTION

For the Adoption of an Ordinance of the City Council of the City of Monterey Park Amending Chapter 16.17 of the Municipal Code (Green Building Standards Code) and the Adoption by Reference of Appendix A4 and A5 Tier Level 1 of the 2010 California Green Building Standards Code with Amendments (“the Proposed Ordinance”).

1. INTRODUCTION

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if the City of Monterey Park, in its capacity as the Lead Agency, determines that a proposed action or project is exempt from CEQA. According to the CEQA Guidelines, a NOE must contain the following information:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation of the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.¹

This NOE applies to a proposed ordinance that would amend Chapter 16.17 of the Municipal Code (Green Building Standards Code). The proposed ordinance would permit the adoption, by reference, of Appendix A4 and A5 Tier Level 1 of the 2010 California Green Building Standards Code by the City. The adoption of the proposed ordinance is a “project” pursuant to CEQA. This NOE includes a description of the proposed ordinance, indicates the applicable sections of CEQA that support the findings for the CEQA exemption, and discusses the lead agency’s findings that are applicable to the proposed action.

2. PROJECT DESCRIPTION

2.1. PROJECT LOCATION

The geographic area that will be governed by the proposed ordinance includes all of the land area located within the corporate boundaries of the City of Monterey Park. The City of Monterey Park is centrally located within the urbanized portion of Los Angeles County and is located approximately 4.8 miles east of downtown Los Angeles. Monterey Park is bounded on the north by Alhambra, on the south by unincorporated East Los Angeles, on the east by Rosemead, Montebello, and unincorporated East Los Angeles, and on the west by Los Angeles and unincorporated East Los Angeles.² The City’s location in a regional context is shown in Exhibit 1. A Citywide map is provided in Exhibit 2.

¹ CEQA Guidelines California Code of Regulations, Title 14, Division 6, Chapter 3, Article 19. Categorical Exemptions. (Section 15300)

² www.google.com/imglr

NOTICE OF CEQA EXEMPTION
CITY OF MONTEREY PARK COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION



EXHIBIT 1
REGIONAL LOCATION MAP
Source: Delorme Street Atlas USA. 2009

2.2. PROJECT DESCRIPTION

The proposed ordinance that is the subject of this NOE is in response to the passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act ("AB 32" or "the Act"). The Act requires California to reduce its statewide greenhouse gas (GHG) emissions to 1990 levels by 2020. AB 32 directs the California Air Resources Board (CARB) to prepare a Climate Change Scoping Plan to outline the State's strategy for achieving greenhouse gas emissions reductions to 1990 levels (427 million metric tons of carbon dioxide equivalents) by the year 2020.³

A key element of this statewide initiative to reduce GHG emissions involves the preparation and implementation of climate action plans (CAP) at the statewide, regional, and local levels. The CAP's primary purpose is to aid local governments in the identification of strategies that are specific to the community that would be effective in achieving GHG emission reductions.⁴ Local governments have the authority to pass ordinances, standards, and codes to recommend and/or mandate community level actions. By establishing a CAP, cities and counties will identify approaches unique to their community to achieve GHG emission reductions.⁵

The CAP for the City of Monterey Park is 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. This NOE applies to a proposed ordinance that would implement portions of the City of Monterey Park CAP. The proposed ordinance would amend Chapter 16.17 of the Municipal Code (Green Building Standards Code). The proposed ordinance would permit the adoption, by reference, Appendix A4 and A5 Tier Level 1 of the 2010 California Green Building Standards Code by the City.

3. APPLICABLE CEQA EXEMPTION(S)

The City of Monterey Park, in its capacity as Lead Agency, evaluated the CAP pursuant to CEQA and oversaw the preparation of an Initial Study and the supporting environmental assessment of possible adverse impacts. As part of this evaluation, the City determined that the CAP's adoption and implementation would not result in any significant adverse effects on the environment and no further review pursuant to CEQA was necessary. As a result, the Planning Division prepared a Negative Declaration in accordance with the provisions of CEQA.

The City of Monterey Park has further determined that, in accordance with Section 15061(b)(3) of the California Code of Regulations, the adoption of local amendments to the California Building Standards Code, and amending the Monterey Park Municipal Code are exempt from the provisions of the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated there under (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") because it consists only of minor

³ The Statewide scoping plan was adopted by the CARB in December of 2008. The CARB adopted policy statements encourage cities to participate in the global warming solutions goal by setting a greenhouse gas reduction target of 15 percent below today's levels by the year 2020. Senate Bill (SB) 375 establishes a process whereby regional targets for reduced vehicle miles traveled and other greenhouse gas emissions will be established by the CARB in collaboration with regional planning organizations throughout the state including the Southern California Association of Governments (SCAG).

⁴ California's Climate Change Scoping Plan encourages local governments to reduce GHG emissions consistent with statewide targets, which is equivalent to reducing community-wide emissions 15% below current levels by 2020.

⁵ Cool California.Org. Climate Action Planning. /www.coolcalifornia.org/article/climate-action-planning. 2011

revisions and clarifications to an existing code of construction-related regulations and specification of procedures related thereto and will not have the effect of deleting or substantially changing any regulatory standards or findings required therefore. This Ordinance is an action being taken for enhanced protection of the environment and that does not have the potential to cause significant effects on the environment. Consequently, it is categorically exempt in accordance with CEQA Guidelines §§ 15301 as a minor alteration of existing public or private structures involving no expansion of use; 15305 as a minor alteration in land use limitations which do not result in any changes in land use or density; and 15308 as an action taken by a regulatory agency as authorized by California law to assure maintenance or protection of the environment.

Section 15061(b)(3) of the California Code of Regulations Guidelines for the Implementation of the CEQA Guidelines states the following:

“The activity is covered by a general rule that CEQA applies only to projects which have a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”⁶

4. FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)

Following an evaluation of the proposed ordinance (“the project”), the City of Monterey Park determined that the proposed ordinance (the project) would not result in any significant effects on the environment. This determination is based on the following State CEQA findings:

- The proposed ordinance is not inconsistent with either the City of Monterey Park General Plan or the City of Monterey Park Zoning Ordinance. The proposed ordinance would amend Chapter 16.17 of the Municipal Code (Green Building Standards Code). The proposed ordinance would permit the adoption, by reference, Appendix A4 and A5 Tier Level 1 of the 2010 California Green Building Standards Code by the City. No General Plan Amendment or Zone Map Change will be required to implement the proposed ordinance.
- The area that is subject to the proposed ordinance (the City of Monterey Park) is urban in nature and the City is surrounded by urban uses.
- The approval of the proposed ordinance would not result in any significant effects relating to traffic, noise, air quality, or water quality. This conclusion is supported by the initial study that was prepared for the CAP.
- The proposed ordinance will not result in any significant adverse impacts on utilities and public services. This conclusion is supported by the initial study that was prepared for the CAP.

Furthermore, the City of Monterey Park makes the following additional findings in support of a CEQA exemption for the proposed project.

⁶ Section 15061(b)(3) of the California Code of Regulations Guidelines for the Implementation of the CEQA Guidelines.

- The proposed ordinance that adds greenhouse gas reduction requirements, is consistent with the 2010 Tier 1, California Green Building Standards Code.
- The proposed ordinance will improve the public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative or positive environmental impact and encouraging sustainable construction practices in the following categories: planning and design; energy and conservation; material conservation and resource efficiency; water efficiency and conservation; material conservation and resource efficiency.
- No dislocation of any uses will be required as part of the implementation of the proposed ordinance. This conclusion is supported by the initial study that was prepared for the CAP.
- The proposed ordinance will not affect any sensitive environmental resources. This conclusion is supported by the initial study that was prepared for the CAP.
- The geographic area that will be subject to the proposed ordinance is an urbanized area (the City of Monterey Park). No scenic resources or scenic corridor will be affected by the proposed ordinance. This conclusion is supported by the initial study that was prepared for the CAP.
- The proposed ordinance would not adversely impact any site identified by the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection as being affected by hazardous wastes. This conclusion is supported by the initial study that was prepared for the CAP.
- The proposed ordinance will not result in any adverse impacts on historic resources. This conclusion is supported by the initial study that was prepared for the CAP.

5. DISCUSSION OF LEAD AGENCY'S FINDINGS

The City of Monterey Park may make the following findings with regard to the proposed project's exemption from the environmental review requirements outlined in CEQA:

- The proposed ordinance will not lead to any land use dislocation.
- The proposed ordinance does not have a possibility of creating any significant environmental effect. The basis for this determination was discussed in the preceding section.
- The proposed ordinance will not result in any significant adverse impacts to sensitive resources.
- The proposed ordinance will not result in any significant adverse impacts on sensitive resources; result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous waste; or result in any impacts on historic resources.

NOTICE OF CEQA EXEMPTION
CITY OF MONTEREY PARK COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

- The lead agency, based on a rule of common sense, “has determined that there is no possibility” that the proposed ordinance will result in significant effects.⁷

City of Monterey Park

Date

⁷ Guidelines for the Implementation of the California Environmental Quality Act, Article 5. § 15061(b)(3)

AECOM



CITY OF MONTEREY PARK **CLIMATE ACTION PLAN**

Revised Public Draft January 2012

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INTRODUCTION

1

With diverse international backgrounds and ties to communities around the world, the citizens of Monterey Park think globally about environmental, economic, and social issues.

The City of Monterey Park (City) has a diverse community with a proud cultural heritage. Considered the first suburban majority Asian-American city in the U.S. (Asian Week 1996), the City has the largest population of people of Chinese descent of any city in the U.S. In 2010, more than 66% of the population was Asian, predominantly Chinese and Taiwanese. There is also a large Hispanic and Latino population, comprising 27% of residents, with white (non-Hispanic, non-Asian) and other races/ethnicities making up the remaining 7% (SCAG 2011). With diverse international backgrounds and ties to communities around the world, the citizens of Monterey Park think globally about environmental, economic, and social issues.

The City faces major challenges in its efforts to reduce greenhouse gas (GHG) emissions and mitigate climate change, which will require it to draw on the solutions and experiences of communities across California, the U.S., and abroad. To meet these challenges, the City assessed its GHG emissions and created a Climate Action Plan (CAP) to decrease them. The City will use this CAP to carry out activities that minimize emissions across households, businesses, and municipal government operations.

Vision

The City's motto, "Pride in the Past, Faith in the Future," emphasizes the blend of valuing the City's unique cultural history with the conviction that the citizens of Monterey Park will shape a future that reflects the community's values and goals. In 2005, the City formed the Monterey Park Environmental Commission to develop and implement policies and increase public awareness of environmental programs. In the same year, the City Council adopted the "Green Activities Resolution" to support "green" activities to help achieve environmental sustainability. The City's development of a CAP is the next step on the path to sustainability.





Monterey Park envisions a sustainable future where the City and its citizens collaborate to reduce GHG emissions and support the City's goals of enriching lives and fulfilling the cultural, economic, and educational ambitions of residents.

Purpose

The primary purpose of the CAP is to set forth a comprehensive strategy to address GHG emissions related to land use patterns, transportation, building design, energy use, water demand, and waste generation. The CAP outlines a road map to reduce GHGs and promote economic growth based on clean technology and sustainable practices. There are several reasons why Monterey Park is proposing a CAP:

- To adopt locally relevant measures to meet regulatory obligations established by federal, state, and regional agencies;
- To establish cost-effective energy efficiency and conservation practices;
- To increase energy independence by investing in clean, renewable energy sources; and
- To promote healthy lifestyles by facilitating opportunities for walking and biking.



Process

The City's approach to sustainability and emissions reduction is similar to the climate change planning process being followed by more than 50 other California jurisdictions. This process is as follows:

- Complete a baseline emissions inventory and project future emissions;
- Establish a community-wide reduction target (for 2020 and 2035);
- Prepare a CAP that identifies strategies, actions, and measures to meet the reduction targets;
- Evaluate the environmental impacts of the proposed strategies pursuant to the California Environmental Quality Act (CEQA);
- Adopt the CAP; and
- Monitor the effectiveness of reduction measures and the CAP to changing conditions.





UNDERSTANDING THE CLIMATE ACTION PLAN

2

A CAP is a city's road map to reducing community GHG emissions associated with existing and future actions and activities.

A CAP is the first step in a 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. Action at the local level is 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.

This CAP is the City's first climate planning document and was designed to support California's climate change objectives and emissions-reduction goals by achieving a "fair share" reduction in GHG emissions, which is required state-wide. These requirements are rooted in the California Global Warming Solutions Act, or Assembly Bill (AB) 32, which seeks to reduce state GHG emissions to 1990 levels by 2020. The State Attorney General's Office has stated that community-wide GHG reduction targets should align with an emissions trajectory that

reflects California's aggressive near-term, interim (1990 levels by 2020), and long-term (80% below 1990 levels by 2050) GHG emissions limits set forth in AB 32 and Executive Order (EO) S-3-05 (see section "GHG Emissions Accounting at State and Federal Level" for information on these policies).

Therefore, this CAP accomplishes the following:

- Evaluates current GHG emissions and forecasts "business-as-usual" emissions;
- Establishes a policy to reduce the City's GHG emissions to 15% below baseline 2009 levels by 2020, and sets an aspirational goal of achieving GHG emissions 49% below baseline 2009 levels by 2035;
- Develops reduction strategies that include building energy, transportation, land use, and consumption and solid waste; and
- Maintains consistency with CEQA.





Why Is it Important to Address Climate Change?

The impacts of climate change are a critical consideration for the City because they will challenge the City's ability to ensure and enhance community and economic health over the long term. Public awareness of climate change's impacts was elevated during 2010 and 2011 because of several record-setting climate and weather events, including 2010 being the warmest year on record (WMO 2011). In addition, research indicates that the average temperature on Earth's surface will likely increase by 2 to 11.5 degrees Fahrenheit (°F) by the end of this century, relative to 1980–1990 (IPCC 2007), and the western U.S. is heating up more rapidly than any other U.S. region (CEC 2009).

The challenges posed by climate change extend beyond environmental impacts. Because the environment, the economy, and public health are often intertwined, changes in temperature and precipitation will have impacts across these areas. For Monterey Park, the local impacts of climate change will include reduced air quality; diminished water supplies; higher seasonal temperatures; risks to local ecosystems, including those that supply the City with water; and increased energy costs.

More frequent extreme hot days could also disproportionately affect low-income households, the very young, and the very old. While Monterey Park has a similar ratio of very young residents to the larger region (Los Angeles

County), older residents make up a much higher proportion of the population compared to the rest of the region. In Los Angeles County, only 10% of residents are older than 65 years, but in Monterey Park, nearly 20% of the population is older than 65 (SCAG 2011). Impacts of extreme hot days on these sensitive groups may include higher rates of heat-induced mortality due to a lack of air conditioning in the home or the inability to pay for higher utility costs to

For Monterey Park, the local impacts of climate change will include reduced air quality; diminished water supplies; higher seasonal temperatures; risks to local ecosystems, including those that supply the City with water; and increased energy costs.

cool their homes, less access to transportation to community cooling centers and other cooler locations, and less access to health care to treat heat-induced conditions. In addition to public health concerns, increasing energy costs are a concern to all community members, although for households in the lowest income bracket, the proportion of income spent on electricity is twice that of those in the highest income grouping (Morello-Frosch et al. 2010).

As with many communities, particularly in Southern California, development in Monterey Park has progressed with different priorities over the years. One example of this can be seen in the buildings: those developed in the 40s and 50s are pedestrian-friendly, compared to those built in the 80s and 90s, which aligned more with the passenger vehicle mode of personal transportation. The sector with the greatest proportion of GHG emissions in Monterey Park is transportation (Figure 3.1); therefore, emission-reduction strategies for this sector will not only need to reduce emissions, but also provide for the mobility needs of residents. Increased cost for fuel limits not only residents' ability to get to work, school, and shops, but also the economic growth of the City as more income must be set aside for transportation costs.

This CAP focuses GHG-reducing efforts to areas that will have the greatest environmental benefit, have the least financial cost (or greatest savings), and preserve the character of the community.

Increased cost for fuel limits not only residents' ability to get to work, school, and shops, but also the economic growth of the City, as more income must be set aside for transportation.



Who Else Is Taking Action?

Although addressing global issue, city governments are uniquely positioned to guide communities in ways that can help their citizens make educated choices that are paramount to mitigating climate change. Monterey Park will draw on the solutions and experiences of communities across California, the U.S., and abroad to reduce GHG emissions and play its part in mitigating global climate change. World-class cities across the U.S. are also taking action against climate change to protect and preserve their residents, environments, and economies, including San Francisco, Los Angeles, Chicago, New York, and Miami.

Monterey Park is a member of an assembly of city governments in the region that are strategically positioned to take rapid, meaningful action to reduce GHG emissions. This group, the San Gabriel Valley Council of Governments (SGVCOG), is composed of 31 member cities, two County Supervisorial Districts, and the San Gabriel Water District that work to achieve goals that require cooperation across jurisdictions. Through a regional effort lead by the SGVCOG and funded by a grant from Southern California Edison (SCE), many of the member cities are currently in the process of developing a regional framework and individual energy efficient chapters of city climate action plans, which will help establish the region as leader in this area. This effort will focus on municipal energy usage and provide jurisdictions the ability to work together to take action and reduce energy consumption and GHG emissions. In addition, the Los Angeles Regional Collaborative (LARC) for Climate Action and Sustainability is currently developing a Climate Action and Sustainability Plan that will integrate city-level CAPs, including the Monterey Park CAP, into a unified set of Los Angeles County action-oriented strategies, model ordinances, and measurable objectives.¹ (LARC 2012)

¹In 2011, LARC released its first annual report, which highlights the achievements to date and upcoming milestones toward completion of the Plan, called the "Blueprint for Our Metropolis".

How Does the Climate Action Plan Relate to Other City Plans?

Monterey Park's CAP was designed to advance the Monterey Park General Plan's mission to enhance quality of life and economic well-being in the community. The CAP advances this mission by addressing the themes present in the General Plan and the complementary actions taken by the City, including the use of mixed-use development and implementation of "green" building requirements.

In the hierarchy of City planning documents, the CAP is located below the General Plan—a document that identifies community vision and goals, and articulates policies and programs—but above a specific plan—a document that describes site-specific building and design strategies, such as a conditional use permit. This provides the CAP the ability to include specific and detailed policies while also providing flexibility for effective implementation.

To further connect the CAP with the General Plan, the City is currently developing two new General Plan elements: the Sustainable Community and the Healthy Community Elements. These elements would promote more sustainable growth within the City, including aligning housing, transportation, and land use. The CAP includes related policies and action steps to enable the City to achieve critical goals such as reduced automobile dependence, reduced GHG emissions, and conservation of energy and water.



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MONTEREY PARK TODAY, TOMORROW, AND BEYOND

3

The City set an emissions target of 15% below 2009 levels by 2020 and 49% below 2009 levels by 2035.

As described in the introduction, the CAP process begins with a GHG emissions inventory. A GHG emissions inventory creates an account of the GHGs emitted from various sources for a specific period of time. For this CAP, the City created an inventory for emissions from activities in the community and local government operations, which is a subset of the community inventory. Each inventory is further broken down into emissions sectors, which are defined as a distinct subset of a market, society, industry, or economy whose components share similar characteristics. The emission sectors that were used for this inventory are energy consumption, including electricity and natural gas use; transportation; solid waste; water and wastewater treatment; and non-road fuel consumption, such as emergency generators and lawn equipment.

Both the community and local government operations inventories focus on the three GHGs most relevant to local government policy-making: carbon dioxide, methane, and nitrous oxide. Because the different gases all have a different ability to affect the atmosphere, it is necessary to convert emissions of gases other than carbon dioxide to units of carbon dioxide equivalent (CO₂e), which allows GHGs to be compared on a common basis (Table 3.1).

After establishing emissions for local government operations and community activities based on 2009 baseline emissions, the City created a forecast of GHG emissions under a business-as-usual scenario to understand how emissions would increase in the City without implementation of the CAP or other GHG-reducing measures such as statewide legislation that requires lower-carbon fuel and increased proportion of renewable-electricity generation. Next, an emissions target was established for future years. The target is the amount of GHG emissions the City hopes to achieve through the CAP and is based on guidance at the state level. The City set an emissions target of 15% below 2009 levels by 2020 and 49% below 2009 levels by 2035.

Table 3.1 // Global Warming Potential of Greenhouse Gases

GHG	Symbol	Global Warming Potential ¹
Carbon Dioxide	CO ₂	1
Methane	CH ₄	21
Nitrous Oxide	N ₂ O	310

¹IPCC 1996

2009 Baseline Greenhouse Gas Inventory

The baseline inventory, conducted for emissions in 2009, is an important component of the CAP because it will allow the City to understand total emissions and emissions by sector for community activities and local government operations. By better understanding emissions by sector, the City can more effectively focus emissions-reduction strategies to achieve the greatest benefit.

The inventory process involved collecting data from various City departments, private entities such as electricity and natural gas providers, and other government agencies that provide services within the community. Data collection included activities specific to municipal operations (e.g., building energy uses, vehicle fuel usage, and mileage) and community-wide activities (e.g., total tons of solid waste collected) that occurred in 2009. Community-wide activities spanned all land uses located within the legal boundaries of the City.

The inventory process does not end with data collection. Data can be in miles traveled, gallons of fuel burned, kilowatt-hours (kwh) or BTU of energy consumed, or tons of waste disposed. These data must be converted into GHG-equivalencies by applying an emission factor, which accounts for the GHG intensity of an activity and allows various data types to be evaluated together. Most commonly, and in this CAP, data are converted into metric tons of carbon dioxide equivalents, or MTCO₂e, as described on page 15.

Emissions factors recommended by the California Air Resources Board (ARB), the California Climate Action Registry, and the United Nations' Intergovernmental Panel on Climate Change (IPCC) were used to estimate CO₂e emissions for municipal operations and community-wide activities (ARB 2010; IPCC 2006). Emission factors are continually being refined and improved to reflect better measurement technology and research. GHG emission quantification is also being improved through better accounting of emissions and quantification methodology. For additional information on the GHG inventory methodology used in this report, please refer to Appendix A.

The baseline community inventory in Monterey Park showed that, excluding emissions from the OII Landfill, approximately 418,398 MT CO₂e were emitted in 2009. Of this, transportation-related emissions accounted for about 63% of emissions and energy consumption represented approximately 31% (Figure 3.1). The energy

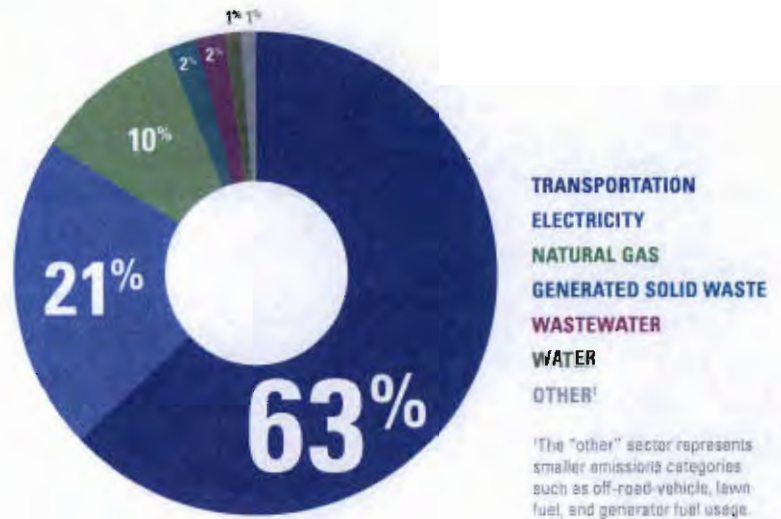
The baseline inventory conducted for emissions in 2009 is an important component of the CAP because it will allow the City to understand total emissions and emissions by sector for community activities and local government operations.

consumption sector includes the use of electricity and natural gas in residential, commercial, and industrial land uses within the boundaries of the City. Although emissions associated with electricity production are likely to occur in a different jurisdiction, consumers are considered accountable for the generation of those emissions. These are considered indirect emissions, whereas direct emissions are generated at the site of end-use activity (e.g., natural gas combustion for heating or cooling). Both direct and indirect emissions are included in a GHG emissions inventory.

A significant component of the community GHG emissions inventory is the OII Landfill (Operating Industries, Inc.), which accounts for approximately 25% of total community emissions. The OII Landfill is a Superfund site, which is a hazardous waste site that the Environmental Protection Agency (EPA) has authority to manage and clean up. Because the site is under federal jurisdiction and the City has little recourse to mitigate emissions from this facility, the emissions from the OII Landfill are not included in the emissions that the City can feasibly reduce.

Figure 3.1 // Communitywide Emissions by Sector in 2009

Sector	MT CO ₂ e	Percentage of Total Emissions (including Oil Landfill)	Percentage of Total Emissions (under City control)
Transportation	264,922	48%	63%
Energy			0%
Electricity	87,951	16%	21%
Natural Gas	43,635	8%	10%
Solid Waste			0%
Oil Landfill	138,724	25%	--
Generated Solid Waste	7,147	1%	2%
Wastewater	8,291	1%	2%
Water	3,946	1%	1%
Other	2,505	0%	1%
Total		557,122	418,398

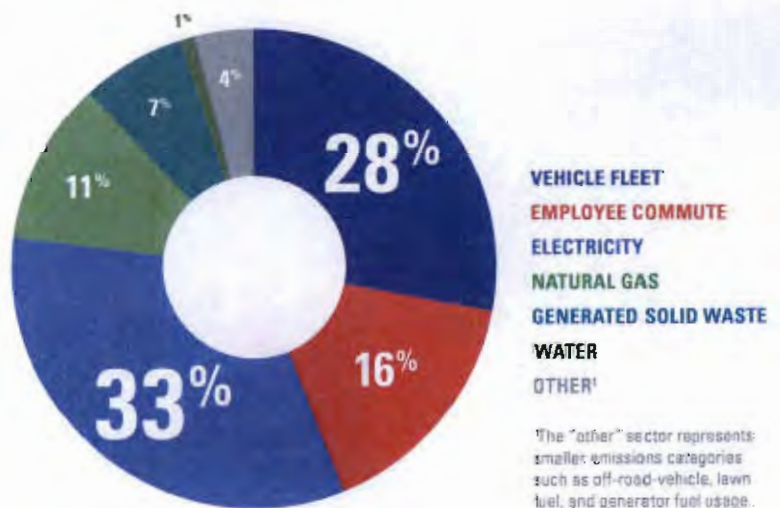


The baseline inventory for municipal operations in 2009 found that approximately 5,600 MT CO₂e were generated from local government operations, which is less than 2% of emissions from community activities. For local government operations, transportation- and energy-

related emissions each accounted for 44% of total municipal emissions. Transportation-related emissions include those from the City's vehicle fleet and employee commute (see Figure 3.2).

Figure 3.2 // Municipal Emissions by Sector in 2009

Sector	MT CO ₂ e	Percentage of Total Emissions
Transportation		
Vehicle Fleet	1,535	28%
Employee Commute	894	16%
Energy		
Electricity	1,862	33%
Natural Gas	610	11%
Solid Waste		
Landfills	0	0%
Generated	397	7%
Water		
Water	56	1%
Other	219	4%
Total	5,573	100%



2020 and 2035

Business-as-Usual Forecast

The business-as-usual (BAU) emissions forecast represents emissions levels in the forecast years of 2020 and 2035. BAU forecasts show what emissions levels would be in 2020 and 2035 without interventions that reduce emissions. The BAU forecast utilizes forecasts provided by Southern California Association of Government (SCAG) to predict population, economic activity, and land use changes within the City; this does not include possible emission-reduction plans taken by other regional partners or at the state level. As with the emissions inventories, there are separate forecasts for community activities and local government operations. BAU forecasts are useful tools because they allow cities to prioritize emission-reduction strategies.

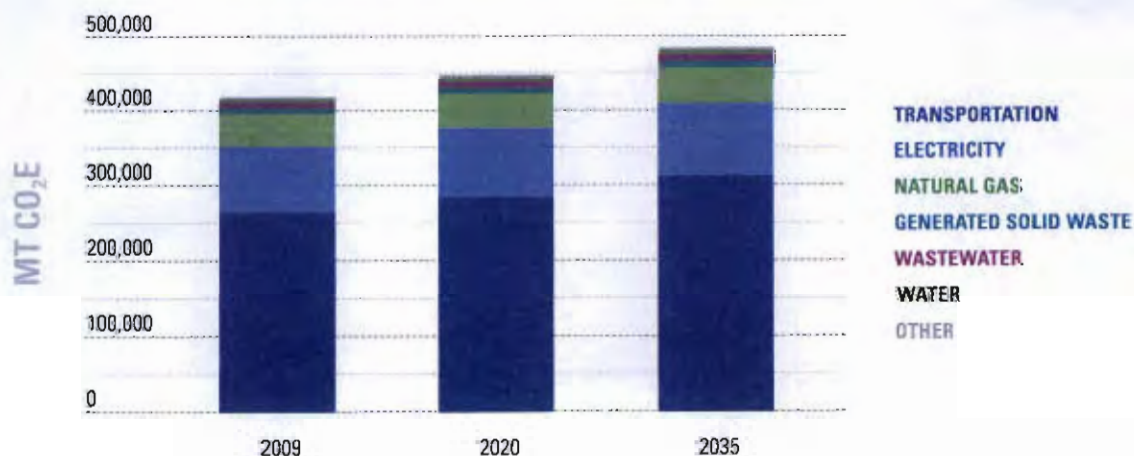
The BAU forecast for community activities in Monterey Park shows an average growth rate of 0.67% until 2020 and 0.47% until 2035. This means that 447,600 MT CO₂e and 484,600 MT CO₂e will be emitted in 2020 and 2035, respectively (not accounting for the Oil Landfill, as described above). See Figure 3.3 for forecast emissions by sector.

GHG Emissions Accounting at State and Federal Levels

In 2006, the Global Warming Solutions Act (AB 32) was enacted that mandated California to reduce state-wide GHG emissions to 1990 levels by 2020. As a result, ARB developed state-wide GHG inventories for historical, present, and future years to determine the relative contribution of different activities to GHG emissions in California. ARB also developed the Climate Change Scoping Plan, which outlines the strategies the state will implement to meet the 2020 target, including adopting policies, strengthening existing efficiency programs, and developing a cap-and-trade program with the Western Climate Initiative.

The Climate Change Scoping Plan emphasizes local governments as essential partners for achieving the state-wide goal, and recommends that local governments reduce emissions to 15% below baseline levels by 2020. For local governments, general plan updates and CAPs provide opportunities to achieve GHG emissions reductions that may be harder to reach through project-by-project review. Through adoption of a CAP that meets the requirements described in CEQA guidelines Section 15183.5, future projects may benefit from streamlined CEQA review of GHG impacts.

Figure 3.3 // Communitywide Emissions Forecast by Sector



Emissions Targets

The City believes that action at all levels will be necessary to reduce GHG emissions, and is committed to doing its part. Therefore, the City has committed to achieve a community-wide GHG emissions reduction of 15% below baseline levels by 2020 (see Figure 3.4). **Through adoption of a CAP meeting the requirements described in CEQA guidelines Section 15183.5, future projects may benefit from streamlined CEQA review of GHG impacts.** This goal is consistent with guidance from the California ARB and contributes toward the state's 2020 goals under AB 32.

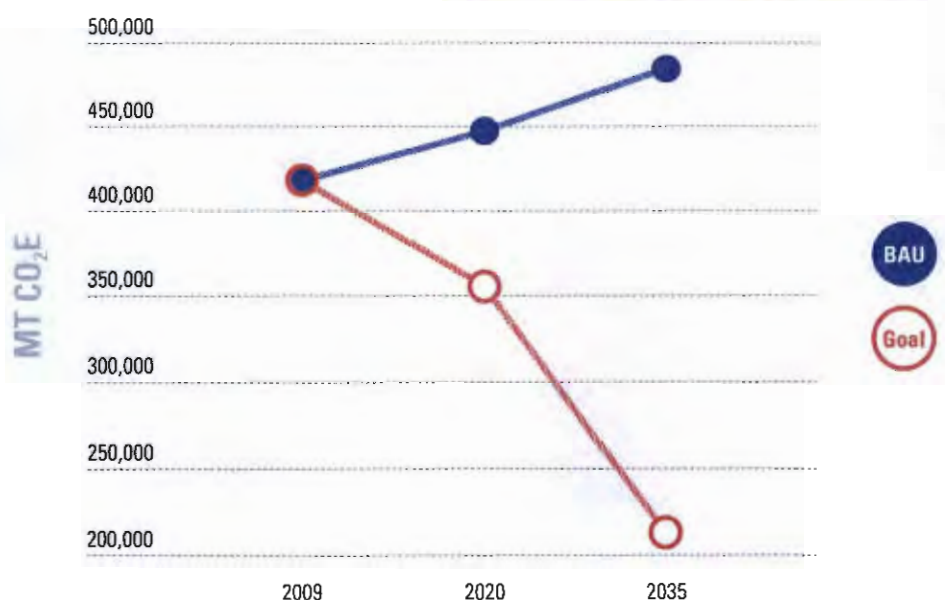
For Monterey Park's 2035 goal of 49% reduction from 2009 emissions levels, the City would need to reduce emissions by nearly 271,200 MT of CO₂e per year.

This goal is consistent with the recommendations of the State Attorney General's Office and with the trajectory of the state's long-term emissions-reduction goals, as stated in EO S-3-05. The City can achieve a 23% reduction by 2035 with the measures described in this CAP. While this will not put the City on a straight-line path toward the goals set in EO S-3-05, it will serve as a solid foundation that can be built on in intervening years.

Meeting GHG reduction goals beyond 2020 will require even greater participation in existing measures, inclu-

sion of additional measures, guidance from state and federal authorities, additional state and federal regulations, improved technology, and infrastructure changes. As described in Plan Evolution in Chapter 5, the CAP will be revisited periodically to reflect any changes in emissions projections or reduction potential, and the City will leverage additional or new resources and incentives to further work toward this ambitious target. Monitoring the progress of the CAP will also be essential to understand which actions are being fulfilled and which are not. A full GHG emissions inventory will be necessary to assess City-wide progress, but progress indicators may be monitored yearly to track the success of specific actions.

Figure 3.4 // GHG Emissions Business-As-Usual (BAU) and Goals for 2020 and 2035





GHG REDUCTION STRATEGIES

4

Implementing the five major reduction strategies presented in this CAP can assist the City in achieving its community-wide reduction target (see Table 4.1). These five strategies were developed based on the detailed sector-specific analysis performed as part of the GHG emissions inventory, and each strategy has targeted emissions reductions that relate back to those sectors. Increasing the energy efficiency of buildings; the amount of renewable-energy generation; and the number of residents who walk, bike, carpool, and use public transit can improve the quality of life of residents for generations to come. Many of the CAP's strategies capitalize on existing programs that are either funded or supported by state or regional agencies and other organizations. By demonstrating leadership through marketing, outreach, and promotional programming, the City can serve as a local information source, which will allow residents to understand and take advantage of existing programs that can accomplish a large portion of the actions described in the strategy. The City has committed to implementing the CAP and attaining its goals; therefore, it will be important to track the progress of each quantified measure and update them as needed.

Table 4.1 // Emissions Baseline and Target (in MT CO₂e)

2009 Baseline Emissions:	418,398
2020 Business-As-Usual Emissions :	447,639
2020 Emission Reductions:	-100,118
Target 2020 Emissions:	347,521 (17% reduction)

GHG reduction strategies were developed by (a) evaluating existing community conditions; (b) identifying emissions-reduction opportunities within the community; (c) reviewing best practices from other jurisdictions and organizations; and (d) incorporating state and regional laws, guidelines, and recommendations. After considering a wide range of potential actions and measures, a final set of strategies was recommended based on the following criteria:

- What is the cost of implementation to the City and what private costs and savings can be achieved? (See Table 4.2.)
- Is it technically feasible to implement the measure and what level of community support is there for the measure?
- Does the measure create additional community co-benefits (e.g., quality of life, public health)?

Table 4.2 // Economic Analysis: Cost and Savings

COST TO PRIVATE PARTIES (RESIDENTS, BUSINESSES, ETC.)	
Very Low:	\$0 to \$100
Low:	\$101 to \$250
Medium:	\$251 to \$500
High:	More than \$500
PRIVATE SAVINGS	
Very Low:	\$0 to \$100
Low:	\$101 to \$250
Medium:	\$251 to \$500
High:	More than \$500
COST TO CITY	
Very Low:	\$0 to \$10,000
Low:	\$10,001 to \$50,000
Medium:	\$50,000 to \$100,000
High:	More than \$100,000

Table 4.3 // Summary Table of Greenhouse Gas Reduction Measures

Category and Measure Number		Measure	2020 Reductions in MT CO ₂ e/Year	Scaled Measure Performance (% Reduction in GHG Emissions)
Energy	E1	Efficiency Requirements for New Development	811	0.8%
	E2	Building Retrofits	3,590	3.6%
	E3	Appliance Upgrade	1,846	1.8%
	E4	Smart Meters	413	0.4%
	R1	Solar Water Heating (Residential and Commercial)	1,997	2.0%
	R2	Alternative Energy Systems (Residential and Commercial)	2,493	2.5%
Land Use	LU1	Mixed-Use Development	1,424	1.4%
	LU2	Service Nodes	1,424	1.4%
Transportation	T1	Increase Transit Use	5,696	5.7%
	T2	Increase Walking and Biking	7,121	7.1%
	T3	Transportation Demand Management (TDM)	4,273	4.3%
Water	W1	Conserving Water	1,073	1.1%
Total City Action*			32,160	32.1%
State and Federal	SF1	Pavley I – Passenger Auto and Light Truck Fuel Efficiency	33,931	33.9%
	SF2	Low Carbon Fuel Standard (Gasoline and Diesel)	17,616	17.6%
	SF3	Renewable Portfolio Standard (33% Renewable by 2020)	16,410	16.4%
Total State and Federal Action*			67,957	67.9%
Total Reductions* (City, State, and Federal Actions)			100,118	100%
Percent Reduction Below 2009 Baseline			17%	

*Measures may not add to total due to independent rounding.

Each strategy recommends measures and actions that translate the CAP's vision into tangible action. Actions define the specific steps that City staff and decision-makers will take to implement the CAP and achieve the reduction targets. GHG reductions resulting from implementation of each strategy (i.e., measures and actions) were quantified based on the anticipated degree of implementation or community participation. Values presented in the "2020 Reductions" column of Table 4.3 identify the estimated annual emissions reductions anticipated by 2020. Additional details are provided in Appendix B.

Each measure and action has an anticipated degree of implementation, taking into account economic, social, and political feasibility. The "Type of Action" section in the following measure tables, which start on page 26, denote whether each action will:

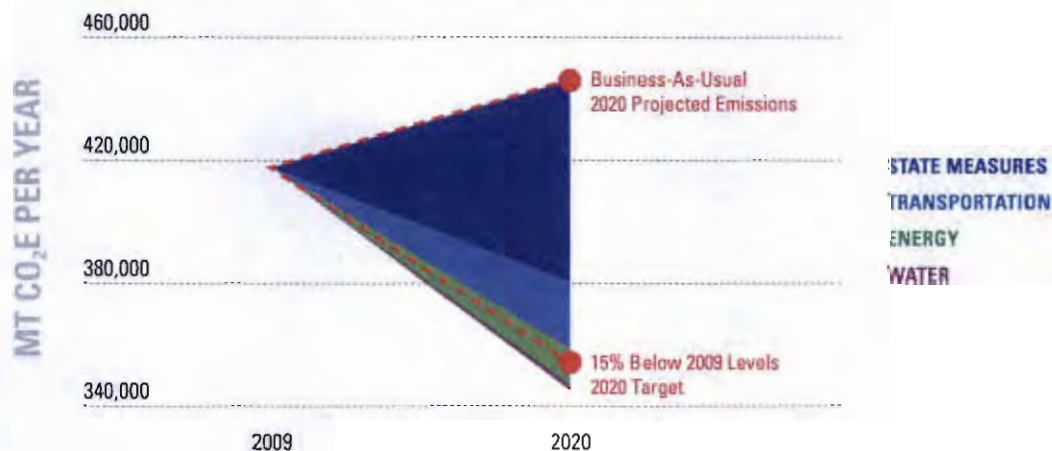
- require staff time and leadership,
- require creating additional programs, or
- necessitate purchasing/installing technology.

This information can serve as a guide for City staff, residents, businesses, and other interested parties to illustrate the investment required for each GHG reduction measure and action.

As described in the following sections on GHG emissions reductions, a responsible department is identified for each action and measure. In many cases, state, regional, or local partners are also identified. To accomplish the GHG reductions outlined in the CAP, the City will need broad-based participation and support from the community and government employees.



Figure 4.1 // GHG Emissions—Business-As-Usual (BAU) and Goals for 2020



Federal and State Legislation

To fulfill its part in implementing AB 32, the state legislature has taken action to reduce GHG emissions to 1990 levels by 2020 (Figure 4.1). The following legislation has been enacted to achieve GHG reductions at a state level, which will also affect emissions generated at the local level. The emission reductions realized at the City-wide level resulting from state legislation is discussed below. As federal and other state regulations are enacted to lower GHG emissions, the City may evaluate its effectiveness to reduce City-wide GHG emissions in the future.

Assembly Bill 1493 (Pavley I)

When signed in 2002, AB 1493 sought to establish higher fuel-efficiency standards for noncommercial, personal motor vehicles (passenger cars and light-duty trucks) in California (higher than in any other state). Prior to being implemented, the U.S. Department of Transportation (DOT) and EPA established GHG emission and fuel economy standards for model year 2012–2016 light-duty cars and trucks. In fall 2010, California accepted compliance with these federal GHG standards. Implementation of the new fuel efficiency standards should reduce City-wide on-road mobile-source GHG emissions by approximately 33,930 MT CO₂e per year in 2020. Additionally, federal authorities and major car manufacturers agreed to further improve the average fuel efficiency of passenger cars and light trucks to more than 50 miles per gallon (mpg) by 2025. Because there is no definitive legis-

lation about this recent development, it was not included in any of the quantifications of emissions reductions in the CAP. However, if carried out, it will represent another significant and long-term emissions-reduction strategy.

Executive Order S-1-07 (Low Carbon Fuel Standard)

EO S-01-07 establishes a goal that the carbon intensity of transportation fuels sold in California should be reduced by a minimum of 10% by 2020. It is expected that implementation of the standard will reduce City-wide on-road mobile-source GHG emissions by approximately 17,620 MT CO₂e per year in 2020.

Renewable Portfolio Standard

Senate Bill (SB) 1078, SB 107, and SB X1-2 established increasingly stringent Renewable Portfolio Standard (RPS) requirements for California's investor-owned utilities, such as SCE. RPS eligible energy sources include wind, solar, geothermal, biomass, and small-scale hydro. SB 1078 required investor owned utilities to provide at least 20% of their electricity from renewable resources by 2020. SB 107 accelerated the timeframe to take effect in 2010. SB X1-2 increased the RPS to 33% by 2020. Implementation of this measure is expected to reduce the City's electricity-related GHG emissions by approximately 16,410 MT CO₂e per year in 2020.

BUILDING EFFICIENCY



Investing in energy efficiency is a prudent decision for residents and businesses. Increasing a building's long-term performance can achieve lower operating costs, improve occupants' comfort, hedge against utility price increases, improve air quality, and ultimately boost property values. Given that energy used to cool, heat, and power homes and business makes up 24% (Figure 3.1) of total community GHG emissions, the City focused many of its actions on building efficiency to help achieve its emissions-reduction goals. Each of these actions and quantified measures (designated as E1 through E4) will help the City achieve the targeted GHG emission reductions by 2020 and 2035.

E1. Efficiency Requirements for New Development

The newest edition of Title 24, Section 6, California's Building Code, is intended to increase the energy efficiency of retrofits, renovations, and new construction.

The City, in coordination with the California Building Standards Commission and the California Energy Commission, will adopt energy efficiency regulations for new construction projects to meet Tier I energy efficiency standards (contained in Section 503.1.2 of the 2008 California Green Building Code [CGBC]).

Tier I requires a building's energy performance to exceed Title 24 standards by 15% for new residential and non-residential development. **This is called the performance path.** Developers can meet this energy efficiency requirement by implementing measures from a list of City-approved improvements that include improvements to the building envelope, such as air sealing, new windows or improved roofing, and adding energy-efficient appliances, energy monitoring tools, and renewable energy systems. Because some of the measures that are eligible under the **performance path** are also mentioned as separate emission-reduction measures in this CAP, there is the possibility for double-counting emissions reductions. For example, if a developer adds a solar system to comply with the energy efficiency requirements for new development, or E1, all of the emission reductions will be quantified under E1. To ensure that the City does not over estimate emission reductions, all measures that are taken as part of E1 will be accounted for under E1. While this will make monitoring emissions-reduction measures a little more

complicated, it will not take away any of the effectiveness of the measure and will, in fact, spur development in local green infrastructure. Because of the long operational life of new and renovated buildings, this measure will provide long-term energy and GHG emission savings.

GHG Reduction Potential

Residential Development: 574 MT CO₂e
Commercial Development: 237 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and SCE, California Energy Commission (CEC)

Performance Indicator

Number of new residential and commercial units built with higher standards than those set by Title 24

Type of Action

Require staff time and leadership

Potential Funding Sources

Partnerships with organizations (SCE Local Government Partnership), American Recovery and Reinvestment Act (ARRA), Energy Efficiency and Conservation Block Grant (EECBG), self-financing, City funds (development fees)

Cost to City

None

Private Cost

High, one time

Private Savings

High, recurring

E2. Building Retrofits

31% (Figure 3.1) of total GHG emissions in Monterey Park are a result of energy used for commercial and residential buildings. Having affordable energy to heat and cool buildings, turn on lights, wash clothes, cook food, run computers, and support the daily functions of home, work, and commerce is essential to a functioning city. Since the vast majority of buildings in Monterey Park were built before 2002, there is tremendous potential to increase the overall energy efficiency of buildings in the

City with a range of energy efficiency upgrades.

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. Energy Upgrade California, a state-wide program to help homeowners retrofit and renovate homes with more energy-efficient appliances, heating/cooling systems, and other improvements, lowers the cost barrier by offering rebates based on how energy efficient the properties become. Basic retrofits are generally done as part of a "package" of options, such as sealing leaks in air conditioning/heating systems, installing insulation in the walls and ceilings, and upgrading appliances to those that meet Energy Star certification requirements. Residents who want to achieve more energy savings can participate in more advanced energy upgrades such as heating, ventilation, and air conditioning (HVAC) replacements, window upgrades, water heater upgrades, and "cool roof" installations. Businesses can gain long-term savings from upgrading ceiling and duct insulation and implementing an Energy Management System (EMS) retrofit. According to the Database for Energy Efficient Resources (DEER) model, an EMS is an energy efficiency package for commercial buildings that includes a reset or calibration of chilled and hot water systems, addition of heating and cooling timeclocks, reduced nighttime lighting levels, converting to light-colored roofs, or simply using more efficient lighting fixtures and bulbs.

The City can help residents and businesses save money and reduce GHG emissions by promoting and supporting existing programs. By working with partners such as the San Gabriel Valley Council of Governments, and Southern California Edison, **the City can focus programming in neighborhoods where these upgrades are most needed and maximize participation in the Los Angeles County Energy Upgrade California Program.** The City is also considering making energy efficiency retrofits a condition of sale, which would greatly increase the level of GHG reductions achievable. If adopted, the monitoring tool would capture the additional reductions through City inspections, and future revisions of the CAP will reflect the changed status (voluntary to mandatory) of this measure.

GHG Reduction Potential

Residential: 1,528 MT CO₂e

Commercial: 2,062 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department, SCE, the Energy Coalition, San Gabriel Valley Council of Governments (COG), Los Angeles County

Performance Indicator

Number of homes and businesses participating in energy efficiency retrofit programs

Type of Action

Require staff time and leadership and necessitate community purchasing/installing technology

Potential Funding Sources

State and federal grants, public/private partnerships

Cost to City

None

Private Cost

Medium to high, one time

Private Savings

Low-High, Recurring

E3. Appliance Upgrades

According to the federal EPA, devices that have an Energy Star certification, such as office equipment, home appliances, and lights, generally use 20% to 30% less energy than those simply following federal standards (EPA 2009). By promoting Energy-Star-rated home and business appliances, the City can help to reduce GHG emissions related to the use of older, less efficient appliances. This measure assumes refrigerators, dishwashers, clothes washers/dryers, and light bulbs would be upgraded to Energy-Star-rated appliances. Upgrades to other Energy Star appliances, such as air conditioning units, computers, and photocopiers, would augment the estimated reductions. New residential development standards (E1) include the option to meet energy efficiency requirements through building envelope retrofits, energy-efficient appliances, and other actions. To avoid double counting, appliance upgrades related

to meeting E1 will not be counted toward the goal of E3.

The City will partner with SCE, the Southern California Gas Company (SoCal Gas), and the Metropolitan Water District (MWD), and provide additional outreach to the community 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.

GHG Reduction Potential

Existing Residential: 1,050 MT CO₂e

New Residential: 796 MT CO₂e

Responsible Party & Implementation Partners

City Planning Division/City Building Division, SCE, SoCal Gas, MWD

Performance Indicator

Number of energy-efficient appliance rebates provided

Type of Action

Require staff time and leadership and necessitate purchasing/installing technology

Potential Funding Sources

Partnerships with organizations (SCE/local government partnership)

Cost to City

None

Private Cost

High, one time

Private Savings

Medium, recurring

INCREASE RENEWABLE ENERGY GENERATION

E4. Smart Meters

Emerging energy management systems, or Smart Meters, are currently being installed by SCE to improve how electricity consumption is managed. These Smart Meters will eventually provide utility customers with access to detailed, 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 energy use preferences based on cost, comfort, and convenience. **The City will perform outreach with SCE, other jurisdictions, and organizations to accelerate "Smart Grid" integration in the community.** The true value of the Smart Meter program will be fully realized when community residents and businesses begin making more informed energy-use decisions based on the two-way communication enabled by Smart Meters. For example, Smart Meters will allow homeowners to run their washing machines when there is abundant energy on the grid, and therefore the energy is at its lowest price. Customers will have access to their daily energy usage through www.SCE.com, which will help increase awareness and reduce energy consumption and costs.

GHG Reduction Potential

Existing Residential: 355 MT CO₂e

New Residential: 58 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and SCE

Performance Indicator

Number of people enrolled in SCE Smart Meter monitoring program

Type of Action

Require creating additional programs

Potential Funding Sources

Partnerships with organizations
(SCE/local government partnership)

Cost to City

None

Private Cost

Medium, one time

Private Savings

Very low, recurring

Green building and net-zero energy practices are creating a new framework for how people use energy in homes and businesses. Net-zero refers to the idea that buildings can be constructed to consume zero energy and produce zero energy emissions annually. This is accomplished through three key methods: reducing the building's overall energy demand by using energy-efficient appliances; creating an energy-efficient building envelop with properly sealed doors, windows, and ducts; and installing renewable energy technologies such as solar water heaters and solar panels (see Strategies R1 and R2). The result is a building that can function autonomously from the energy grid.

R1. Solar Water Heater

Solar hot water systems are a simple, reliable, and cost-effective method for harnessing the sun's energy to provide hot water. Solar collectors, usually placed on the roof, absorb the sun's energy to heat water that is stored in a water tank. According to the California Solar Initiative (CSI), a state-wide effort to promote solar systems through outreach, education, and incentives, solar hot water systems can lower energy bills by meeting 50% to 80% of hot water needs. 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, which averages \$3,000 to \$6,000. **Although solar water heater upgrades require an up-front investment from the resident or business owner, there is a range of financing and rebate options available to offset these initial costs.** This measure and quantification of reductions is separate from any renewable energy installations that are completed as part of meeting the requirements for new residential energy efficiency standards and will be monitored separately to avoid double counting.

GHG Reduction Potential

Residential: 1,884 MT CO₂e

Commercial: 113 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and SCE (CSI program administrators)

Performance Indicator

Number of new systems installed (by square feet and kilowatts [kW] or therms saved)

Type of Action

Necessitate purchasing/installing technology

Potential Funding Sources

Public finance (Clean Renewable Energy Bonds [CREBs]), partnerships with private companies, Power Purchase Agreements (PPAs), Energy Performance Contracts with energy service provider (ESP), partnerships with organizations

Cost to City

None

Private Cost

High, one time

Private Savings

Medium, Recurring

R2. Solar Photovoltaic Systems

Solar photovoltaic (PV) systems generate electrical power by converting solar radiation into direct-current electricity using semiconductors. PV systems can be retrofitted into existing buildings, usually by mounting them onto an existing roof structure or walls. According to the National Renewable Energy Laboratory's Open PV Project (openpv.nrel.gov), Monterey Park currently has 22 solar PV installations, with a total capacity of approximately 0.12 megawatt (MW). **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.** This measure and quantification of reductions are separate from renewable energy installations that are part of the requirements for new residential energy efficiency standards and will be monitored separately to avoid double counting.

CEC created the California Energy Efficiency Strategic Plan, which was updated in 2011 and sets a goal of zero net energy in new residential homes by 2020 (CEC 2011). While this is not yet a requirement, integrating net-zero design principles into new buildings will become increasingly important. **The City will provide targeted outreach to developers and builders about renewable energy incentives and energy efficiency programs offered by the CSI, CEC, U.S. Department of Energy, and energy utilities when they apply for permits, and will encourage them to participate.**

GHG Reduction Potential

Residential: 1,448 MT CO₂e

Commercial: 1,045 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and SCE, CSI program administrators

Performance Indicator

Annual kWh produced

Type of Action

Necessitate purchasing/installing technology

Potential Funding Sources

Partnerships with private companies (PPAs) and other organizations, SCE/local government partnership, public finance (CREBs)

Cost to City

None

Private Cost

High, one time

Private Savings

Medium, recurring

LAND USE

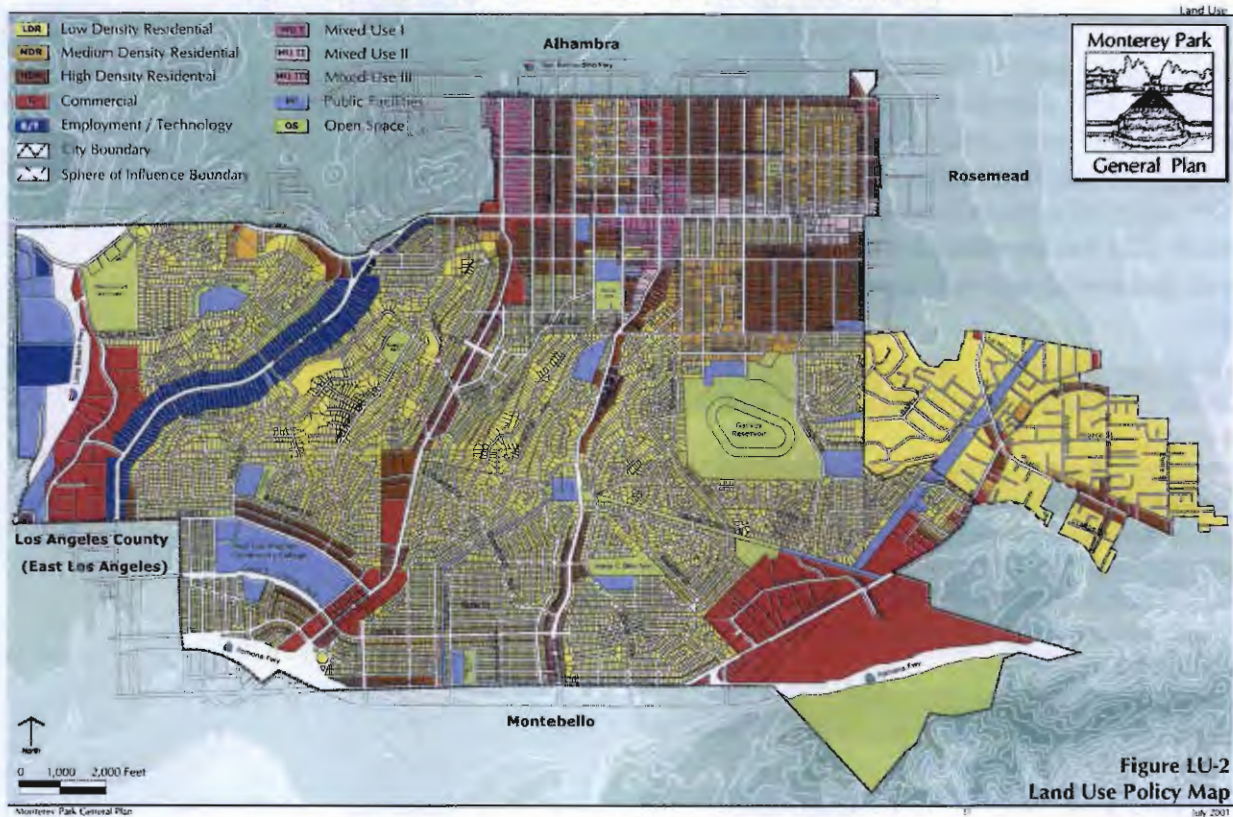


Land use patterns can affect the modes of transportation used to move within a city. Where there are many services and amenities near residential areas or employment centers, the opportunity to walk, bike, or use public transit increases. As shops, eateries, housing, and employment centers are spread farther apart, single-occupant vehicle trips become more attractive and convenient. Because residential neighborhoods, shops, services, and employment centers are often separated from each other by considerable distances in Monterey Park (see Figure 4.2), there are high levels of automobile use and emissions. While Monterey Park is largely built out and has been developed with many low-density regions, there are opportunities for the City to encourage infill and redevelopment that would facilitate the use of the Spirit and Montebello bus systems and Metro and Metrolink services, and to improve walkability and bikeability. For new construction, the City can focus development in areas that are currently served by transit and encourage mixed-use buildings. The density of development, mix of uses, proximity to transit, street design, and other factors influence how far residents and employees travel to meet their daily needs, and whether they choose to walk, bike, use public transit, or drive. By encouraging mixed uses and more development around transit, the following measures (LU 1 and LU 2) can yield 2,850 MT CO₂e per year of reductions by 2020.

LU1. Mixed-Use Development

Increasing the availability, effectiveness, and use of transit could result in a 0.5% reduction in overall vehicle miles travelled (VMT) in the City by 2020. Through the General Plan, the City allows mixed-use, high-density, and transit-oriented development in specified locations; however, the City is largely build out, which means there is limited opportunity to develop new communities. To meet the 0.5% VMT reduction target, **the City will create additional incentives to build and actively 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 can increase residents' access to goods and services, and transportation options to reach those amenities, thereby reducing the need for automobile trips.

Figure 4.2 // Land Use Areas from Monterey Park General Plan



This map shows the various land use designations throughout the City.

GHG Reduction Potential

1,424 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and SCE (CSI program administrators)

Performance Indicator

Additional service population (residents and employees) in locations near transit

Type of Action

Require staff time and leadership

Potential Funding Sources

State and regional grants (Caltrans Planning Grants); partnerships with organizations

Cost to City

Very low, recurring

Private Cost

None

Private Savings

Low, recurring

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 promoting service nodes, which are employment centers with eating establishments, coffee shops, day care, dry cleaners, and other services in proximity. 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.**

GHG Reduction Potential

1,424 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department

Performance Indicator

Number of new service nodes in existing and future employment areas

Type of Action

Require staff time and leadership

Potential Funding Sources

State and regional grants (California Department of Transportation [Caltrans] Planning Grants), partnerships with organizations

Cost to City

Very low, recurring

Private Cost

None

Private Savings

Low, recurring



TRANSPORTATION

The transportation of goods and people generates approximately 63% of Monterey Park's GHG emissions (264,920 MT CO₂e in 2009). Within the City, the majority of commute, shopping, and recreational trips are done in private automobiles. State-mandated increases in fuel efficiency and reductions in the carbon content of vehicle fuels will help reduce these emissions considerably. However, to reach the City's GHG reduction target, additional local action is necessary. The City aims to increase resident and employee use of alternative travel modes such as public transit, carpooling, bicycling, and walking by investing in transit service and infrastructure improvements. The City developed five actions (within elements T1 through T3) to help achieve the City's emissions-reduction goals (see Table 4.3). For each action below, the reduction in GHG emissions is based on reductions in VMT.

T1. Increase Transit Use

While Monterey Park is a suburban community, there is good access to transit inside and outside of the City. The City created two actions that are designed to increase the use of transit within the City.

T1.1. Lower Cost of Riding Transit

The Spirit Bus is a City-operated low-cost local bus. With extremely low fares, this is an economic alternative to in-City driving. 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 either discounts to other resident groups, such as students, or increase the subsidy in order to lower the barrier to transit ridership.** Given the potential for increased ridership, City-wide VMT could be reduced 1% by 2020.

GHG Reduction Potential

2,848 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department

Performance Indicator

Number of additional transit passes provided

Type of Action

Require creating additional programs

Potential Funding Sources

City funds

Cost to City

Low, recurring

Private Cost

Very low

Private Savings

Low, recurring

T1.2. Promote Use of Transit Network

As shown in Figure 4.3, the majority of residents work outside of the City, and most of the employees within the City travel from outside the City. Therefore, regional transit options are essential to provide residents with feasible alternative transportation options. Currently, regional bus operators (i.e., Metro, Montebello Bus Lines) offer bus service to neighboring cities. In addition, train service is available at the California State University Los Angeles (CSULA) Metrolink Station and the Atlantic Station which is on Metro's Gold Line. The Gold Line is also in the planning stages of adding a new station on Garfield and 60th, which is located just outside the City's boundary. Metrolink trains provide fast and reliable transportation to distant communities throughout the greater Los Angeles metropolitan area. Promoting the availability of local and regional transit options is necessary to increase awareness and ridership. Therefore, **the City will develop marketing or outreach programs to promote the use of the Spirit Bus and other transit options.** The potential for VMT reduction with implementation of this action is 1% by 2020.

GHG Reduction Potential

2,848 MT CO₂e

Responsible Party & Implementation Partners

Community Development Department and Public Works

Performance Indicator

Number of new persons using transit

Type of Action

Require staff time and leadership and require creating additional programs

Potential Funding Sources

State and regional grants (Caltrans Planning Grants), partnerships with organizations

Cost to City

Very low, recurring

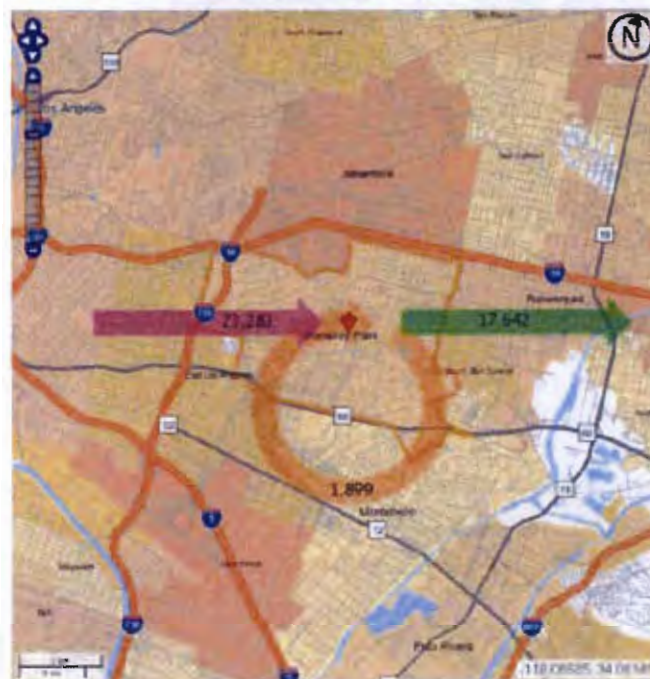
Private Cost

Very low

Private Savings

Low, recurring

Figure 4.3 // Monterey Park Transportation Patterns



This figure from the US Census represents the number of employees who live outside of the City and commute into Monterey Park (23,283), the number of people who live and work in the City (1,899), and the number of residents who live in the City but work outside of the City's boundaries (17,642).

T2. Increase Walking and Biking

Walking or biking instead of driving reduces GHG emissions, increases personal fitness, and adds to the sense of community as more people interact on sidewalks and bike paths. A number of actions can facilitate walking and biking, as identified below. Another action that would benefit the emission reduction strategy is the creation and adoption of a Master Bike Plan; this would provide the City with a clear path to incorporating existing bike paths and identifying where new infrastructure is most needed.

T2.1. Expand Pedestrian Network and Increase Bicycle Parking

In 2004, the City adopted the Pedestrian Linkages Plan to identify how to make bicycling and walking integral modes of transportation in the downtown core. By widening sidewalks, installing street furniture (e.g., benches, bike racks), and making crosswalks safer, the City can encourage residents, employees, and visitors to walk or ride their bikes. Based on direction from the General Plan, the Pedestrian Linkages Plan, and the Economic Development Plan for the downtown area, **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. The City will also prioritize locations for Americans with Disabilities Act (ADA) improvements, including installation of curb ramps, closing sidewalk gaps, and removing sidewalk obstructions. 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.

GHG Reduction Potential

4,273 MT CO₂e

Responsible Party & Implementation Partners

City Planning Department

Performance Indicator

Miles of new, widened, or enhanced sidewalk and number of additional bike racks

Type of Action

Require staff time and leadership and necessitate purchasing/installing technology

Potential Funding Sources

State and regional grants (Caltrans Planning Grants), partnerships with organizations

Cost to City

High, one time

Private Cost

Low, one time

Private Savings

Low, recurring

T2.2. Provide End-Of-Trip Facilities

Previous research has indicated that providing end-of-trip facilities such as showers, bike lockers, and/or changing rooms encourages bicycle and pedestrian travel, since this gives non-automotive commuters the opportunity to clean up and change before going to work or school. **The City will work with local employers to facilitate the expansion or provision of these facilities.** As part of the outreach, the City will spotlight the facilities offered to its own employees, which includes bike racks at City Hall, and changing rooms, lockers, and showers for most employees. Research has shown that VMT can be reduced by 2% to 5% through end-of-trip facilities. With 50% of the travel within the City associated with commuting, this action can achieve 1% VMT reduction by 2020.

GHG Reduction Potential

2,848 MT CO₂e

Responsible Party & Implementation Partners

City Planning Department and local businesses

Performance Indicator

Number of local employers with end-of-trip facilities

Type of Action

Require staff time and leadership and necessitate purchasing/installing technology

Potential Funding Sources

State and regional grants (Caltrans Planning Grants), partnerships with organizations

Cost to City

Low, one time

Private Cost

High, one time

Private Savings

Low, recurring

Potential Funding Sources

State and regional grants (Caltrans Planning Grants), partnerships with organizations

Cost to City

Low, recurring

Private Cost

None

Private Savings

Low, recurring

T3. Transportation Demand Management

Transportation demand management (TDM) is a series of strategies that aim to reduce single-occupancy automobile trips. These strategies frequently target commute trips associated with employment within a community. Under this program, private companies with less than 250 employees would be encouraged, but not required, to implement a TDM program for their employees, which can include incentivizing using public transit or implementing a rideshare program.

The City will designate a TDM Coordinator who will promote these programs at local businesses, showcase the current municipal program as an example, and encourage additional TDM at existing and future businesses. With up to 3% of commute-related VMT reduction possible, this would equate to a 1.5% City-wide reduction in VMT by 2020.

GHG Reduction Potential

4,273 MT CO₂e

Responsible Party & Implementation Partners

City Planning Department and San Gabriel Valley of Governments

Performance Indicator

Number of employees participating in TDM program

Type of Action

Require staff time and leadership

WATER CONSERVATION AND WASTE REDUCTION

Less than 5% of the Monterey Park community-wide emissions are related to water use and solid waste; however, water and landfill space require conservation to ensure that future generations have healthy water and disposal areas.

Water-related GHG emissions are primarily caused by energy used to pump, transport, heat, cool, and treat water and wastewater. **In Monterey Park, 95% of the water is locally derived from wells, reducing the energy costs often associated with water transport in Southern California.** This unique resource is one that the City is dedicated to conserving, especially as non-local water supplies in California are expected to decrease.

Waste-related GHG emissions result from product consumption and disposal, and from pre-consumer commercial and industrial processes. Waste disposal creates emissions when organic waste (e.g., food scraps, yard clippings, paper, and wood) is buried in landfills and anaerobic digestion takes place, emitting methane, a potent GHG, as a by-product of the process.

The City has developed two main strategies—conserving water and reducing waste—to help achieve the City's emissions-reduction goals. Each of these strategies (W1 and W2) is broken down into several actions and quantified measures that show how the City will achieve the targeted GHG emission reductions by 2020.

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 objective of these projects is two-fold: to save water at each location, and to provide teaching examples of technology, materials, and procedures that save water. San Gabriel Valley recently granted the City's water district \$50,000 to re-irrigate planters in front of City Hall with water-efficient equipment such as low-flow sprinkler heads and nozzles, and weather-based "smart" water controllers. The planters were re-vegetated to include more water-efficient plant species. In addition, the City installed water-efficient equipment that has weather-based "smart" water controllers at Garvey Park. **The City will**

continue to work with the San Gabriel Valley Water District to complete re-irrigation and re-vegetation of medians throughout the City with water-efficient irrigation equipment and native vegetation, and to expand the California native plant palette concept to other City facilities and large, private employers.

The City is currently updating its Urban Water Management Plan (UWMP) to identify management tools and options to maximize water conservation, increase water recycling, and minimize the need to import water from other regions. The UWMP identifies actions that can reduce potable water demand, minimize wastewater generation, and explore viable alternative sources of water. **The City will implement programs and actions in the UWMP with the goal of reducing water consumption by 20% per capita by 2020** (in compliance with SB 7X and the 2010/2011 UWMP).

Most water agencies within the County of Los Angeles provide rebates and incentives for water conservation devices and technologies for commercial properties. **The City will work with MWD to increase participation in these programs and raise awareness of water conservation practices.** By reducing per capita water usage, there is the potential to decrease emissions by 1,073 MT CO₂e by 2020.

GHG Reduction Potential

1,073 MT CO₂e

Responsible Party & Implementation Partners

City Water Division and MWD

Performance Indicator

Percent reduction in urban water demand (below 2005 baseline)

Type of Action

Require staff time and leadership and necessitate purchasing/installing technology

Potential Funding Sources

Partnerships with organizations, City funds

Cost to City

None

Private Cost

Medium, one time

Private Savings

Low, Recurring

W2. Reducing Waste

Personal choices regarding products, packaging, and consumption determine contributions to the community waste stream. Lowering overall consumption and buying more sustainable, recyclable, and/or durable products with minimal packaging can reduce both waste generation and GHG emissions. The City 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 the waste through a sorting center called a Materials Recovery Facility (MRF) for the removal of recyclables. 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. **The City will conduct a variety of outreach programs to increase participation in waste reduction, recycling, and composting programs.** Because this policy has already been adopted and incorporated into the City's standard operating procedure, any GHG emission reductions are not able to be claimed in the CAP. However, because of the potential for GHG emission reductions, this measure is included as a supporting measure.

GHG Reduction Potential

Not quantified, as 50% target is already a City policy

Responsible Party & Implementation Partners

City Department of Public Works, Engineering Division

Performance Indicator

Percent reduction in solid waste sent to landfill

Type of Action

Require creating additional programs

Potential Funding Sources

Partnerships with organizations, City funds

Cost to City

Very low, recurring

Private Cost

None

Private Savings

Very low, recurring

2035 Reductions

Monterey Park acknowledges EO S-03-05, which sets a GHG emission reduction goal of 80% below 1990 levels by 2050. While this is not a binding mandate, the City is committed to creating a healthy, energy-efficient, and sustainable future for its residents, businesses, and visitors. Because of that, the City underwent a feasibility analysis to determine the amount of emissions reductions that would be achievable with existing state regulations, technology, and aggressive local goals. To be on track to meet the state's 2050 goal, at the City level, the City determined that emissions reductions of 49% below 2009 levels would be necessary in 2035. Assuming aggressive, but feasible, goals, the City may achieve 162,983 MT CO₂e of emissions reductions in 2035; this would represent an annual reduction of 22% by 2035 (Figure 4.4). Table 4.4 shows the actions, assumptions, and reduction potential by action.

Meeting GHG reduction goals beyond 2020 will require even greater participation in existing measures, inclusion of additional measures, guidance from state and federal authorities, additional state and federal regulations, improved technology, and infrastructure changes. As described in Plan Evaluation and Evolution (on page 45), the CAP will be revisited periodically to reflect any changes in emissions projections or reduction potential, and the City will leverage additional or new resources and incentives to further work toward this ambitious target. Monitoring the progress of the CAP will be essential to understand which actions are being fulfilled and which are not. A full GHG emissions inventory will be necessary to assess City-wide progress, but progress indicators may be monitored yearly to track the success of specific actions. The following chapter, Implementation and Monitoring, discusses this next step in the process of reducing GHG emissions.

Figure 4.4 // GHG Emissions—Business-As-Usual (BAU) and Goals for 2035

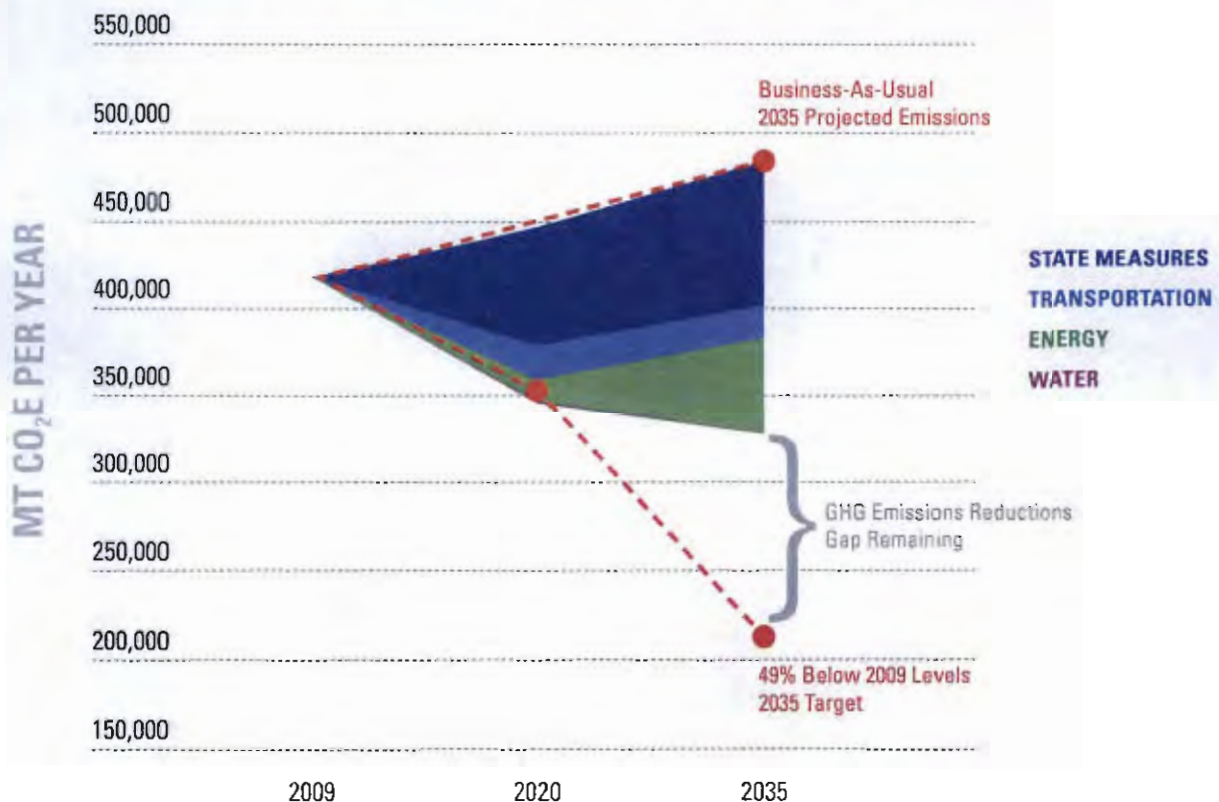


Table 4.4 // 2035 Greenhouse Gas Reduction Measures and Assumptions

Category and Measure Number	Measure	2035 Reductions MT CO ₂ e/Year	Assumptions	
			Participation Rate	Reduction Potential
Energy	E1 Efficiency Requirements for New Development	1,165	100%	15%
	E2 Building Retrofits	29,486	85% of pre-2002 residential units and 80% of pre-2002 commercial units	10%
	E3 Appliance Upgrade	7,910	100% of new residential units and 85% of pre-2002 units	15%
	E4 Smart Meters	1,892	50% of existing units	5% for existing units and 6% for new units
	R1 Solar Water Heating (Residential and Commercial)	5,657	25% of existing residential and 52% of existing commercial units	70% in residential units and 57% in commercial units
	R2 Alternative Energy Systems (Residential and Commercial)	6,409		10% of residential electricity from renewables and install 1,000,000 square feet on commercial property
Land Use	LU1 Mixed-Use Development	1,563	0.5% VMT reduction	
	LU2 Service Nodes	1,563	0.5% VMT reduction	
Transportation	T1 Increase Transit Use	6,253	2% VMT reduction	
	T2 Increase Walking and Biking	7,816	2.5% VMT reduction	
	T3 Transportation Demand Management (TDM)	4,690	1.5% VMT reduction	
Water	W1 Conserving Water	345	Use assumptions from 2020	
Total City Action*		74,749		
State and Federal	SF1 Pavley I – Passenger Auto and Light Truck Fuel Efficiency	60,110	Regulatory	
	SF2 Low Carbon Fuel Standard (Gasoline and Diesel)	15,920	Regulatory	
	SF3 Renewable Portfolio Standard (33% Renewable by 2020)	9,078	Regulatory	
Total State and Federal Action*		85,108		
Total Reductions* (City, State, and Federal Actions)		159,857		
Percent Reduction Below 2009 Baseline		22%		

*Measures may not add to total due to independent rounding.

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WELCOME

DOWNTOWN

MONTEREY PARK

IMPLEMENTATION AND MONITORING

5

The CAP is a planning document and does not itself create any GHG reductions. Rather, it provides a guide for the City to use in future projects and policies. An important component in ensuring the goals of the CAP is to monitor progress of the measures outlined in this document. Each strategy described in the CAP has specific performance indicators, including assumptions about participation rates and efficiencies, which allow staff to monitor implementation progress and evaluate if any changes will need to be made.

Through a combination of programming, partnerships, and investments, City staff will implement the CAP. Timing for implementation of these programs will vary based on funding availability. Through public outreach and education, the City will increase participation rates in regional and state-wide programs. In addition, the CAP will be used to streamline environmental analysis under the California Environmental Quality Act (CEQA).

The City recognizes that reducing GHG emissions is a critical challenge requiring global efforts. The City will use the CAP to implement the measures described through the following:

- **Measure Implementation and Monitoring:** City staff will implement CAP measures and their related actions, and track progress indicators and other guidance.
- **Plan Evaluation and Evolution:** The CAP will be evaluated, updated, and amended over time to ensure that it remains effective and current.
- **Relationship to CEQA:** The relationship between the CAP and CEQA will be evaluated for projects, and criteria will be established for City staff to use when determining if a proposed project is consistent with the CAP.

Measure Implementation and Monitoring

Ensuring that the measures translate from policy language into on-the-ground results is critical to success of the CAP. To facilitate this, Chapter 4 contains measures with specific actions that the City will carry out. The individual measure tables also identify responsible departments for each action, and provide progress indicators that enable City staff, City Council, and the public to track measure implementation and monitor overall CAP progress. Short-range progress indicators are especially important, as they provide the opportunity to check how measures are performing mid-course, so City leaders know if and where any changes need to be made.

As part of implementation reporting, the City will create annual progress reports of performance indicators and conduct regular GHG emissions inventories to demonstrate progress toward the GHG reduction goals. To assist the Climate Leader/Committee in providing the annual progress reports, a monitoring tool was created to assess key components of the CAP. This tool will provide a “dashboard” view of all progress being made on all emission-reduction strategies, plus tabular and graphic outputs for use in reports and grant applications. Having an annual monitoring tool is useful because it provides the City with a quick and low-cost method to track progress of specific strategies and actions, guide decisions about funding and implementing future projects, and measure progress toward the overall City GHG emission goals in years without full inventories. This will help keep the City focused on the goal and make the best use of resources to do so.

Upon adoption of the CAP, the City departments identified in Chapter 4 will become responsible for implementing assigned actions. Key staff in each department will facilitate and oversee action implementation. They will also keep track of performance metrics and report them back to the Climate Leader/Committee. To assess the status of City efforts, CAP implementation meetings will occur every 3 to 6 months. Some actions will require inter-departmental or inter-agency cooperation, and appropriate partnerships will need to be established.



Funding Strategy

The CAP will require funding from the City, regional government agencies, and the state and federal government for capital projects, incentives, outreach/education, and new regulations. To decrease costs and improve the CAP's efficiency, actions should be pursued concurrently whenever possible. For example, the City should pursue land use and transportation-related actions together during the zoning code amendments or the development of specific plans. The City could also look to address water- and waste-related measures with the related utilities and agencies. Inter-agency collaboration will be paramount to the success of the CAP.

Where available, potential funding sources have been identified in the measure information tables. This includes federal, state, and regional grants that are available to assist with funding. Another source of funding is a local government partnership with the investor-owned utility, SCE. Through this partnership, the City can fund many of the energy-related emission-reduction measures. While more limited, private funding and partnerships are also available. A specific example of this is Power Purchase Agreements to install solar panels. Additionally, Monterey Park will partner with nearby cities and jurisdictions to administer joint programs, when feasible. The Los Angeles Regional

Climate Action and Sustainability Project (LARC 2011), currently underway, identified partnering with private organizations as a key funding strategy for CAP's in the region and has the potential to identify more regional resources for funding with the completion of the regional CAP. Finally, many of the measures and actions have the potential to be self-financing, if properly designed and implemented. It is also important to note that the spectrum of public and private funding options for the measures outlined in this CAP is ever-evolving, and while the viable funding options included in this CAP are current, they could eventually become out of date as political or economic realities change. This can mean that funding sources listed in this CAP might disappear or be diminished in the future, but it can also mean that new funding sources are created that are not included in this CAP. For example, if national or state legislation is enacted that cleared the way for Property Assessed Clean Energy (PACE) funding, that would be a viable finance tool to fund emission-reductions measures; however, because of the political uncertainty around this, it was not included in this CAP.

Plan Evaluation and Evolution

The CAP represents the City's best attempt to create an organized, community-wide response to the threat of climate change at the time of preparation. City staff



will need to evaluate the CAP's performance over time and be ready to alter or amend it if it is not achieving the reduction goals.

As a working document, this CAP is meant to provide a platform for the City to build strategies to meet its emissions-reductions targets. To achieve the City target, the CAP needs to be regularly updated over time with input from City staff, and regular emissions inventories need to be performed to verify the impact of mitigation measures. Key variables in the projected scenarios, such as growth and mitigation potential, will change with City growth and development, zoning changes, technological advances, and state and local mandates.

Plan Evaluation

Two types of performance evaluations are needed: evaluation of the CAP as a whole and evaluation of the individual component measures. Community-wide GHG emission inventories will provide the best indication of CAP effectiveness for the City as a whole, although it will be important to reconcile actual growth in the City versus the growth projected when the CAP was developed. Conducting these inventories will enable direct comparison to the 2009 baseline inventory and will demonstrate the CAP's ability to achieve the adopted reduction targets. The City will coordinate regular community-wide

inventories to assess the level of GHG-reduction goal attainment.

While community-wide inventories provide information about overall GHG reductions, it is also important to understand the effectiveness of each measure. Using the monitoring tool to evaluate the emissions-reduction capacity of individual measures will improve the ability of staff and decision makers to manage and implement the CAP. The City can promote successful measures and reevaluate or replace under-performing ones. Evaluating measure performance will require data on actual community participation rates and measurement of GHG reduction capacity.

The Community Development Department staff will create a more formal evaluation report of the measure and incorporate it into the community-wide inventory. This update will summarize the progress toward meeting the GHG reduction goals, and describe the following:

- Estimated annual GHG reductions in 2020
- Achievement of progress indicators
- Implementation costs
- Participation rates (where applicable)

- Remaining barriers to implementation
- Cost savings and payback (when feasible)
- Community co-benefits

Plan Evolution

The field of climate change science and climate mitigation is rapidly developing, and it is likely that, before the City's first reduction target year (2020), new information about climate change and risk will emerge, new innovative GHG-reduction technologies and strategies will be developed, new financing options will be created, and state and federal legislation will change. This influx of new information and technology, in conjunction with the results of community-wide and project-specific monitoring, is likely to require the CAP to evolve to most effectively meet the City's GHG-reduction goal. These changes can range from minor revisions of measures to more drastic actions such as removing unworkable or ineffective measures or adding new measures based on recent developments. To ensure an effective and efficient CAP, the City must be prepared to adapt and evolve the CAP over time.

California Environmental Quality Act

Environmental Review of the CAP

CEQA requires the City to identify the significant environmental impacts of its discretionary actions and to avoid or mitigate those impacts.

The overall purpose of the CAP is to reduce the impact that the community will have on global climate change and, therefore, reduce impacts on the environment. However, as with any proposal involving activities relating to development, implementation of the CAP could potentially result in adverse impacts on the physical environment. Therefore, an environmental review document was prepared by the City pursuant to CEQA to evaluate whether there are any potential adverse environmental impacts of implementing certain reduction measures under the CAP. Completing an environmental

review and adopting the CAP will allow future projects in the City to streamline their GHG analysis.

CEQA for Future Projects

CEQA Guidelines Section 15183.5 allows jurisdictions to analyze and mitigate the significant effects of GHGs at a programmatic level by adopting a plan for the reduction of GHG emissions. The CAP was developed to serve as the City's qualified GHG-reduction plan and programmatic tiering document for the purposes of CEQA for analysis of impacts of GHG emissions and climate change. The City determined that the reduction target under the CAP will result in GHG emissions from activities covered by the CAP that are less than cumulatively considerable under CEQA. The substantial evidence to support this determination is set forth in the CAP, documents referenced in the CAP, and other parts of the record relating to the adoption of the CAP. Because the CAP will undergo CEQA environmental review and be publicly adopted by City Council, and because it is intended to reduce GHG emissions and climate change impacts in the City to a less-than-cumulatively-considerable level, it may be relied upon to address the cumulative impacts for future projects that are consistent with the CAP. Later, as individual projects are proposed, project specific environmental documents may tier from and/or incorporate by reference that programmatic review in their cumulative impacts analysis.

Public Participation

Many of the GHG-reduction measures rely on City actions to spur further actions from community members. Because of this, the residents and businesses of Monterey Park are key partners in the successful implementation of the CAP. During the process of developing the CAP, City staff and consultants created an informal public participation plan that identifies methods to inform community members and stakeholders about the need and purpose of the CAP and to build support for CAP adoption and long-term implementation. The public participation plan details options for a multi-faceted approach to publicity, stakeholder involvement, and programming options.

City residents played an important role in the formulation of this Climate Action Plan and are vital to its success. The City provided multiple resources for community input, including an online meeting; a community workshop; and resources on the web for viewing presentations, the Draft CAP, and providing comments. The input received from the community helped to shape the final draft CAP, making it all the more meaningful to its citizens. As new programs and resources become available, the City will continue outreach efforts to engage the community in the implementation of the CAP programs.





CONCLUSION

6

This CAP represents the City's commitment to addressing climate change by reducing GHG emissions within Monterey Park.

Through implementation of the CAP, the City and community members will be doing their part to mitigate climate change. The City will also benefit directly from GHG emission-reduction measures, with outcomes such as increased public health and economic development. Public health benefits include reduced pollution of air and water, and reduced potential disruptions to the climate system, which protects people from extreme weather events.

The impacts of global climate change are a critical consideration because they will challenge the City's ability to ensure and enhance community and economic health. Strategies developed to mitigate and be prepared for climate change can bring benefits to the City, its residents, and businesses, as follows:

- **Decreasing costs for energy consumers:** Investing in renewable energy and energy-efficient products and processes can assist individuals, households, and businesses by reducing energy demand and providing long-term savings for operation and maintenance budgets. In Monterey Park, this means that residents and businesses can save money on energy by becoming more efficient and by producing their own energy from renewable sources.
- **Stimulating economic development:** Investing in local infrastructure and buildings stimulates the local economy by providing new opportunities for skilled and trade laborers and other professional service providers. In addition, these new opportunities spur the development of innovative skills, services, and products by local firms that can then be used in other communities that are investing in green infrastructure and building practices. There are also more traditional economic sectors that will see a boost from implementation of emission-reduction measures, such as retailers that sell Energy Star appliances or local transit providers who will benefit from increased ridership.
- **Improving public health by improving air quality:** GHGs have been declared pollutants by the U.S. EPA. Through GHG emission reduction, emissions of other air pollutants may also decrease, such as reducing exhaust from tailpipes, which is a significant concern to Monterey Park because it is surrounded by three freeways. These other air pollutants, such as carbon monoxide, sulfur dioxide, and particulate matter, are often associated with negative health impacts, such as infant mortality, developmental delays, asthma, and other respiratory illnesses.
- **Increasing energy security and independence:** Measures that reduce emissions of GHGs also decrease demand for imported energy from unstable sources, and especially target carbon-intensive fuels such as oil. These measures include smart development, alternative transportation, and efficient building design and construction practices. By reducing the need for carbon-intensive fuels, residents of Monterey Park will be less subject to volatile price changes.
- **Creating more resilient natural systems:** Strengthening natural systems can decrease the severity and frequency of events such as flooding, wildfires, and extremely hot conditions. Because GHGs generated in Monterey Park affect ecosystems regionally and globally, the City can positively impact natural systems that will benefit the entire Los Angeles region, such as improving water and air quality.



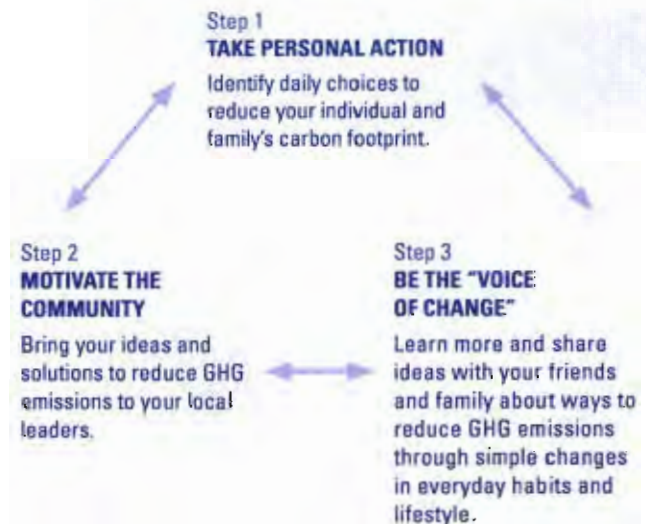
Creating a Sustainable Future through Individual Action

City actions alone cannot achieve Monterey Parks' emission-reduction target. Community involvement will be critical to successful implementation of the CAP. Although the government of Monterey Park is taking action to address climate change, community action is critical to achieving emissions-reduction goals that support physical well-being and economic vitality. By building on the framework set out in this CAP, the citizens of Monterey Park have the tools they need to build a sustainable and healthy community.

Individuals are part of the solution if they decide to walk, bike, or take public transit as an alternative to driving; buy energy-efficient appliances; insulate their homes; or replace incandescent light bulbs with compact fluorescent light (CFL) or light-emitting diode (LED) lights.

Each action taken by an individual resident, business owner, or employee can have a positive cumulative impact and will help the City meet its GHG reduction target. Affecting a large-scale change can seem daunting, but breaking it down into a three-step process (Figure 6.1) illustrates how many smaller actions can create larger positive change.

Figure 6.1 // Three Steps to Climate Action



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7

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EMISSIONS INVENTORY METHODOLOGY



AECOM developed a greenhouse gas (GHG) emissions inventory (inventory) for community and municipal GHG emission sources for the 2009 baseline year for the City of Monterey Park (City).

Baseline Year

Reporting GHG inventories on a calendar year basis is considered standard internationally; the United Nations Framework Convention on Climate Change (UNFCCC), the Kyoto Protocol, the European Union Emission Trading System (EU ETS), the Climate Registry, the California Climate Action Registry (CCAR), and the state's mandatory reporting regulation under Assembly Bill (AB) 32 all require GHG inventories to be tracked and reported on a calendar-year basis. Community and municipal inventories for the City were prepared for the year 2009.

Inventory Approach

The municipal inventory for Monterey Park was prepared using the Local Government Operations Protocol (LGOP), which was developed by the California Air Resources Board (ARB), CCAR, and the International Council for Local Environmental Initiatives – Local Governments for Sustainability (ICLEI) in collaboration with the Climate Registry (ARB 2010). The LGOP is designed to provide a standardized set of guidelines to assist local governments in quantifying and reporting GHG emissions associated with government operations. The LGOP strongly encourages local governments to use “operational control” when defining their organizational boundary. The LGOP states that operational control most accurately represents the emission sources that local governments can influence. Operational control is also the consolidation approach required under AB 32's mandatory reporting program, and is consistent with the requirements of many other types of environmental and air quality reporting. This inventory was prepared using the operational control approach.

Currently, there is no standard community emissions protocol; however, many documents have been developed to guide creation of community inventories. Specific sources and methodologies are outlined in each of the sectors discussed below. The boundary for defining community emissions is generally the physical

geographic boundary of the community. The community inventory, then, includes governmental, residential, industrial, and commercial activities. While the geographic definition of a community's boundary works well for stationary sources, mobile-source emissions are more challenging, and the methodology used for mobile-source emissions is detailed below.

Methodology

City staff and AECOM collected data from various sources, including City departments, public utilities, and private entities, that provide services within the community. Data collection activities were specific to City/municipal operations (e.g., building energy uses, vehicle fuel usage and mileage) and community-wide activities (e.g., total tons of solid waste collected) that occurred in 2009.

AECOM used emissions factors recommended by the CCAR and the Intergovernmental Panel on Climate Change (IPCC) to estimate carbon dioxide equivalent (CO₂e) emissions for municipal operations and community-wide activities. Emission factors are continually being refined and improved to reflect better measurement technology and research.

Energy Consumption Electricity and Natural Gas

The energy consumption sector includes the use of electricity and natural gas (subsectors) in residential, commercial, and industrial land uses within the legal boundaries of the City. Although emissions associated with electricity production are likely to occur in a different jurisdiction, consumers are considered accountable for the generation of those emissions. Electricity-related GHG emissions are considered indirect emissions. Indirect emissions are those that are generated as a result of activities occurring within the jurisdiction, but occur in different geographic areas. For example, a resident may consume electricity within the City, but the electricity may be generated in a different region. Direct emissions occur from activities that directly generate the emissions (e.g., natural gas combustion for heating or cooling).

Southern California Edison (SCE) provided electricity consumption data in kilowatt-hours per year (kWh/yr) and Southern California Gas Company provided natural gas consumption data in therms per year (therms/yr). These two entities provide all electricity and natural gas to Monterey Park.

Electricity-related GHG emissions were quantified using an SCE-specific emissions factor for carbon dioxide (CO₂) emissions from the Climate Registry for 2007, and emission factors for methane (CH₄) and nitrous oxide (N₂O) were obtained from the CCAR protocol, which provided a state-wide average. Emissions factors for CO₂, CH₄, and N₂O for natural gas were obtained from the CCAR protocol.

Transportation

The transportation sector includes the operation of on-road vehicles. Emissions from mobile combustion can be estimated based on vehicle fuel use and miles traveled data. CO₂ emissions, which account for the majority of emissions from mobile sources, are directly related to the quantity of fuel combusted and, thus, can be calculated using fuel consumption data. CH₄ and N₂O emissions depend more on the emissions-control technologies employed in the vehicle and the distance traveled. Calculating emissions of CH₄ and N₂O requires data on vehicle characteristics (which takes into account emissions-control technologies) and vehicle miles traveled (VMT).

Community-wide VMT and City employee commute data were provided by the traffic consultant Fehr & Peers. Details on the methodology used can be found in the Fehr & Peers memorandum, Southern California Association of Governments (SCAG) Travel Model Data for Monterey Park & VMT Forecasts/Estimates (Updated), dated March 1, 2011. The City provided total fuel consumption for the year 2009 and VMT data for the City vehicle fleet for fiscal year 2008/2009.

Emissions factors for the transportation sector were obtained using ARB's vehicle emissions model, EMFAC2007. EMFAC2007 is a mobile-source emissions model for California that provides vehicle emissions

factors by county and vehicle class. For the emissions inventory, Los Angeles County emissions factors were used. Pursuant to U.S. Environmental Protection Agency (EPA) guidance, CO₂e emissions were calculated by dividing CO₂ emissions by 0.95, which accounts for other GHGs such as N₂O, CH₄, and other high global warming potential (GWP) gases.

Solid Waste

The solid waste sector includes emissions associated with collecting, processing, and disposing of solid waste. Fugitive CH₄ emissions are released from solid waste facilities such as landfills that accept organic waste. Emissions generated from solid waste disposal is primarily CO₂, which occurs under aerobic conditions, and CH₄, which is generated under anaerobic conditions.

Community- and government-generated solid waste data were provided by the City. City and community waste is handled by several operators—Athens Services, Peck Road, and Nu Way—that recycle, recover, or dispose of the waste. Puente Hills is the primary landfill for waste disposal. The City currently owns three closed landfills: Cogen, Ramona, and Security. The landfills closed operation prior to stringent reporting requirements, and, therefore, data was available for estimating emissions only from Cogen Landfill. However, emissions from decay from closed landfills occurs exponentially over time, and, due to the closure dates (pre-1960 for all landfills) and acreage (30 acres or fewer), it is unlikely that emissions are significant from these sources. Within the City boundaries, there is an EPA Superfund landfill site, OII (Operating Industries, Inc.), and emissions data from this site were provided by Corey Bertelsen of New Cure.

GHG emissions associated with solid waste collected from the community and government services were estimated using EPA's Waste Reduction Model (WARM 2009) and waste stream information obtained from CalRecycle.ca.gov. Emissions from Cogen and OII Landfills were estimated using the IPCC protocol, which estimates the emissions based on the amount of landfill gas collected (as in the case of OII) or the annual refuse acceptance rate (for Cogen).

Wastewater

The wastewater sector includes emissions from wastewater treatment processes such as wastewater collection, septic system management, primary and secondary treatment, solids handling, and effluent discharge. Wastewater treatment processes can encompass different sources of GHG emissions. The primary GHG emissions from wastewater treatment facilities are CH_4 and N_2O created by septic systems and centralized wastewater treatment operations.

City wastewater is treated by the Joint Water Pollution Control Plant (JWPCP) of the Los Angeles County Sanitation Districts. Data were provided by the Los Angeles County Sanitation Districts for 2009. JWPCP does not directly monitor wastewater generated by the City; therefore, the amount of wastewater attributable to the City was estimated using average flow summaries, industrial waste permit flow data, and population estimates. GHG emissions associated with wastewater treatment were calculated using the IPCC methodology for centralized, aerobic wastewater treatment plants (IPCC 2006).

Water Consumption

The water sector includes emissions from energy associated with water treatment, distribution, and conveyance of water to the City. Water for the City is provided by four sources. The City's water department supplies 95% of the water to the community and is derived from local (well) sources. Data were provided for 2009 by the City. San Gabriel Water Company (SGWC) supplies approximately 1.4% of the City's water, and water consumption data for 2009 were provided by SGWC. The other two suppliers of the City's water, California Water Company and Golden State Water, were unable to provide water consumption data; therefore, the remaining 3.4% of the City's water consumption was estimated.

The California Energy Commission (CEC) published water-energy intensity studies that estimate the energy required for conveyance, treatment, and distribution of water. Many communities of Southern California import their water from remote locations via the Colorado River and Northern California pipelines. The conveyance

and distribution of water from these remote locations involves high electricity demand. Although 5% of the City's water is derived from non-well sources, the local source of water from the City's water department does not require long-distance conveyance, which makes the energy demand lower.

In addition, all water provided by the water districts is treated to be potable, but water used by consumers in outdoor activities, such as landscape irrigation, is not subject to wastewater treatment; therefore, energy demand associated with wastewater treatment is not included in outdoor water consumption estimates.

Other Sources

"Other sources" includes emissions associated with construction, light commercial, industrial, lawn and gardening, and off-road vehicles. Data for community activities were estimated using OFFROAD2007, which provides county-level emissions for off-road equipment. The City provided gasoline and diesel consumption data for 2009.

ARB's OFFROAD2007 model was used to quantify GHG emissions associated with community sources. OFFROAD2007 is an off-road mobile-source emissions model for California that provides emissions by county for equipment such as construction, light commercial, industrial, lawn and garden, and recreational vehicles. Indicators specific to the City were used to allocate county-wide emissions. Statistics from the U.S. Census Bureau and U.S. Department of Housing and Urban Development on households, retail jobs, and manufacturing jobs for construction, lawn and garden, light commercial, and industrial off-road equipment allocation were used. GHG emissions associated with the City's sources were estimated using CO_2 emissions factors for gasoline and diesel from EMFAC2007, and adjusted to reflect emissions due to CH_4 and N_2O , similar to the methodology described for transportation.

MONTEREY PARK GREENHOUSE GAS REDUCTIONS



This appendix summarizes the assumptions and parameters used to calculate the greenhouse gas (GHG) emission reduction performance of recommended Climate Action Plan (CAP) measures for which a quantified reduction has been calculated. Emissions-reduction measures are discussed and organized by the emissions sectors that they would affect. Supporting measures that do not have an associated quantification calculation are not included in this section. For all measures, quantification is expressed as metric tons of carbon dioxide equivalent (MT CO₂e) emissions avoided per year, by 2020. Values are rounded to the nearest 10 metric tons. See Table 8.1 for a summary of all measures.

Table B.1 // Summary Table of Greenhouse Gas Reduction Measures

Category and Measure Number		Measure	2020 Reductions in MT CO ₂ e/Year	Scaled Measure Performance (% Reduction in GHG Emissions)
Energy	E1	Efficiency Requirements for New Development	811	0.8%
	E2	Building Retrofits	3,590	3.6%
	E3	Appliance Upgrade	1,846	1.8%
	E4	Smart Meters	413	0.4%
	R1	Solar Water Heating (Residential and Commercial)	1,997	2.0%
	R2	Alternative Energy Systems (Residential and Commercial)	2,493	2.5%
Land Use	LU1	Mixed-Use Development	1,424	1.4%
	LU2	Service Nodes	1,424	1.4%
Transportation	T1	Increase Transit Use	5,696	5.7%
	T2	Increase Walking and Biking	7,121	7.1%
	T3	Transportation Demand Management (TDM)	4,273	4.3%
Water	W1	Conserving Water	1,073	1.1%
Total City Action*			32,160	32.1%
State and Federal	SF1	Pavley I – Passenger Auto and Light Truck Fuel Efficiency	33,931	33.9%
	SF2	Low Carbon Fuel Standard (Gasoline and Diesel)	17,616	17.6%
	SF3	Renewable Portfolio Standard (33% Renewable by 2020)	16,410	16.4%
Total State and Federal Action*			67,957	67.9%
Total Reductions* (City, State, and Federal Actions)			100,118	100%
Percent Reduction Below 2009 Baseline			17%	

*Measures may not add to total due to independent rounding.

ENERGY

E1. Efficiency Requirements for New Development

Adopt energy efficiency standards that are 15% higher than 2008 Title 24 standards.

This measure focuses on the energy efficiency of new development and re-development that will occur in Monterey Park. Using SCAG growth forecasts for Monterey Park, it was assumed that there would be 2,600 new units built by 2020. By requiring developers and builders to exceed the state Title 24 mandate for energy efficiency by 15%, the City will reduce the annual energy consumption of those buildings for their operational life. Because this measure is planned to be codified, it is assumed that the participation rate will be 100%.

Participation Rate

100%

Efficiency

15% above Title 24 standards

GHG Reduction (MT CO₂e/year)

Residential: 574
Commercial: 237

Scaled Measure Performance (% reduction in GHG emissions)

Residential: 0.6%
Commercial: 0.2%

Source

AECOM

E2. Building Retrofits

Perform energy efficiency retrofits in 10% of existing residential and commercial buildings.

Because of the age of the building stock in the City of Monterey Park (City) and the significant energy savings potential of increasing the efficiency of older homes and commercial buildings, only buildings built before 2002 were included in the GHG reduction calculations. City-specific building information for residential housing vintage was

obtained from the U.S. Census Bureau; commercial building information was obtained from the Southern California Association of Governments (SCAG). This data showed that of pre-2002 residential buildings in the City, 84% were built before 1978, 13% were built between 1978 and 1992, and the remaining 3% were built between 1992 and 2002. There was no building year data for commercial buildings, so they were assumed to align with the age of residential buildings. To quantify energy savings from improving the energy efficiency of existing buildings, it was assumed that 10% of residential and commercial buildings will undergo a basic energy efficiency improvement, which includes insulation, duct sealing, and air conditioning refrigerant recharge. The specific energy savings of each project will change for each home based on the age, type, and condition of the building.

Participation Rate (pre-2002 buildings)

Residential: 10%
Commercial: 10%

Efficiency

Savings vary per residential type and building vintage

GHG Reduction (MT CO₂e/year)

Residential: 1,528
Commercial: 370

Scaled Measure Performance (% reduction in GHG emissions)

Residential: 1.5%
Commercial: 0.4%

Sources

Database for Energy Efficient Resources (DEER). 2005. ITRON. Available at http://www.deeresources.com/index.php?option=com_content&view=category&layout=blog&id=36&Itemid=53.

E2. Building Retrofits (Commercial Lighting)

Improve efficiency of lighting in commercial buildings by 10%.

This measure assumes that 10% of commercial units built before 2002 will increase the energy efficiency of their lighting by 10%.

Participation Rate

10%

Efficiency

10%

GHG Reduction (MT CO₂e/year)

1,692

**Scaled Measure Performance
(% reduction in GHG emissions)**

1.7%

E3. Appliance Upgrade

Replace existing appliances with Energy Star qualified appliances in 10% of existing homes and 95% of new homes.

This measure assumes that 10% of homeowners will replace older appliances such as refrigerators, dishwashers, clothes washers/dryers, and light bulbs with newer energy-efficient models. It assumes that by 2020 each house will replace 40 incandescent light bulbs with 40 compact florescent light (CFL) bulbs and one of all other appliance types with a newer energy-efficient model. Combined, these improvements will save 2,420 kilowatt hours (kWh) annually.

Because of the large portion of new appliances that meet Energy Star requirements, and that they make up a large market share of new appliances bought, combined with the City's increased energy efficiency requirements for new construction, it is assumed that 60% to 95% of new buildings will install energy-efficient appliances. The growth forecast provided by SCAG of 2,600 new units by 2020 was used for the GHG reductions from this measure.

Participation Rate

Existing homes: 10%
New homes: 95%

Efficiency – Average energy savings of new appliances

Refrigerator: 120 kWh
Dishwasher: 480 kWh
Clothes washer: 540 kWh
Light bulbs: 1,280 kWh

GHG Reduction (MT CO₂e/year)

Existing: 1,050
New: 796

**Scaled Measure Performance
(percent reduction in GHG emissions)**

Existing: 1%
New: 0.8%

Source

CAPCOA. 2010. Report, Quantifying Greenhouse Gas Mitigation, August.

E4. Smart Grid

Help City residents conserve energy by using the enhanced features of their new Smart Meters.

While all residential units in Monterey Park will have Smart Meters installed, this measure assumed that with more detailed and relevant information about their electrical consumption, 10% of existing residential and commercial energy users will use the enhanced online features provided by their Smart Meters to reduce their electricity consumption by 5%. And, 25% of new residential and commercial energy users will be able to further integrate this new technology into their homes and businesses and reduce their electricity consumption by 6%.

Participation Rate

Existing buildings: 10%
New buildings: 25%

Efficiency (percent of reductions in electrical usage)

Existing buildings: 5%
New buildings: 6%

GHG Reduction (MT CO₂e/year)

Existing buildings: 355
New buildings: 58

**Scaled Measure Performance
(percent reduction in GHG emissions)**

Existing buildings: 0.4%
New buildings: 0.1%

Source

Baer, Walter S., Brent Fulton, and Sergej Mahnovski. 2004. Estimating the Benefits of the GridWise Initiative, Phase I Report, TR-160-PNNL, May. Prepared for the Pacific Northwest National Laboratory, p. 25.

**R1. Solar Water Heating
(Residential and Commercial)**

Install solar hot water heating systems on 10% of residential units and 5% commercial units

This measure assumes that 5% of commercial water heaters will be converted to solar water heaters. Looking at the commercial sector in more detail, this translates to 60% of colleges/schools and 10% of retail, office, and all other commercial users converting to solar hot water heating. To quantify GHG reductions from this measure, it was assumed that by using solar hot water heating, commercial users could reduce their energy consumption for heating water by 57%. For the residential sector, it was assumed that 10% of users would convert to solar hot water heating, but, because solar hot water heaters better fit the energy use patterns of residential users, they would be able to reduce their energy consumption for water heating by 70%.

Participation Rate (homes with solar water heating)

Residential: 10%
Commercial: 5%

Efficiency (percent of reductions in energy usage)

Residential: 70%
Commercial: 57%

GHG Reduction (MT CO₂e/year)

Residential: 1,884
Commercial: 113

**Scaled Measure Performance
(percent reduction in GHG emissions)**

Residential: 1.9%
Commercial: 0.1%

Source

AECOM SSIMe Building Energy Analysis

**R2. Alternative Energy Systems
(Residential and Commercial)**

Install solar systems to account for 5% of residential electricity use and 2% of commercial electricity use.

To calculate emission reductions from electrical savings, it was assumed that 350,000 square feet of solar panels would be installed on existing homes and 250,000 square feet would be installed on commercial facilities. Then a bottom-up calculation was performed assuming a system efficiency of 10 watts per square foot (SolarEstimate 2010) and solar irradiance of 18 kilowatt-hours per square foot per year based on climate zone. The Southern California Edison (SCE) emission factor was multiplied by solar irradiance to calculate the reduction potential of the proposed solar systems in units of pounds of CO₂e per square foot of solar panel per year. This reduction potential was then multiplied by the assumed 600,000 square feet of panel area (350,000 commercial and 250,000 residential) to calculate total emission reductions.

These assumptions were used to calculate the total kilowatt-hours generated from implementation of the measure. This was then evaluated against the total electricity demand of the community to evaluate how much energy would be offset. The GHG reduction potential of this measure was calculated using the same 2009 SCE specific electricity consumption emission factor used to calculate the City's GHG emissions associated with electricity consumption.

Participation Rate (square feet of installed solar panels)

Commercial: 250,000
Residential: 350,000

Efficiency (percent electricity from renewable)

Residential: 5%
Commercial: 2%

GHG Reduction (MT CO₂e/year)

Residential: 1,448
Commercial: 1,045

Scaled Measure Performance (percent reduction in GHG emissions)

Residential: 1.4%
Commercial: 1%

Source

Solar Estimate. 2010. Available at <http://www.solar-estimate.org/?page=solar-calculator>.

LAND USE

Land use and transportation measures were evaluated by Fehr & Peers for their effect on transportation patterns in the City and the associated GHG reductions.

LU1. Mixed-Use Development

Encourage high-density and mixed-use development near transit

This measure aims to reduce the amount of miles that community members must drive to get their daily tasks done. Incentivizing new development and re-development to proved mixed-use space near transit will allow a larger portion of the population to use transit instead of their cars. Because this measure will only affect the location and uses of new development and re-development, growth forecasts were based on the SCAG Regional Travel Demand Model. That model predicts that the growth in population will be approximately 25% from existing levels, and growth in employment will be approximately 10%. Therefore, it was assumed that this GHG emission reduction would apply to no more than 15% of the future increase in vehicle miles traveled (VMT) based on a weighted average of the residential and employment increase. Using those assumptions a 1% VMT reduction was estimated, but, because of potential overlapping emission reductions with other GHG reduction measures such as the goal of promoting service nodes at existing

employment areas, this number was conservatively rounded down to 0.5 City-wide VMT reductions.

Participation Rate (percent of new VMT that will be affected by measure)

15%

Efficiency (percent VMT reductions)

0.5%

GHG Reduction (MT CO₂e/year)

1,424

Scaled Measure Performance (percent reduction in GHG emissions)

1.4%

Sources

Criterion Planner/Engineers and Fehr & Peers Associates. 2001. Index 4D Method. A Quick-Response Method of Estimating Travel Impacts from Land-Use Changes. Technical Memorandum prepared for U.S. EPA, October.

Ewing, R., and R. Cervero. 2010. Travel and the Built Environment - A Meta-Analysis. Journal of the American Planning Association. Table 4.

Nelson\Nygaard. 2005. Crediting Low-Traffic Developments p.12. Available at <http://www.montgomeryplanning.org/transportation/documents/TripGenerationAnalysisUsingURBEMIS.pdf>.

Song, Y., and G. Knaap 2004. Measuring the Effects of Mixed Land Uses on Housing Values. Regional Science and Urban Economics (34)663–680 (p. 669). Available at http://urban.csuohio.edu/~sugie/papers/RSUE/RSUE2005_Measuring%20the%20effects%20of%20mixed%20land%20use.pdf.

LU2. Service Nodes

Incentivize commercial and shopping opportunities near major office locations

Similar to the previous emission reduction measure, this will only affect new development in the City. Based on the SCAG Regional Travel Demand Model, it was assumed that the growth in population will be approxi-

mately 25% from existing levels, and growth in employment will be approximately 10%. Therefore, this GHG emission reduction would apply to no more than 15% of the future increase in VMT based on a weighted average of the residential and employment increase.

Participation Rate
(percent of new VMT that will be affected by measure)

15%

Efficiency (percent VMT reductions)

0.5%

GHG Reduction (MT CO₂e/year)

1,424

Scaled Measure Performance
(percent reduction in GHG emissions)

1.4%

Sources

Ewing, R., and R. Cervero. 2010. Travel and the Built Environment - A Meta-Analysis. Journal of the American Planning Association. Table 4.

Nelson\Nygaard. 2005. Crediting Low-Traffic Developments p.12. Available at <http://www.montgomeryplanning.org/transportation/documents/TripGenerationAnalysisUsingURBEMIS.pdf>.

Song, Y., and G. Knaap 2004. Measuring the Effects of Mixed Land Uses on Housing Values. Regional Science and Urban Economics (34)663-680 (p. 669). Available at http://urban.csuohio.edu/~sugie/papers/RSUE/RSUE2005_Measuring%20the%20effects%20of%20mixed%20land%20use.pdf.

TRANSPORTATION

T1.1 Lower Cost of Riding Transit

Increase the percentage of people who use transit as a transportation mode

To quantify GHG emission reductions from implementation of this measure, it was assumed that the City would expand its program of providing lower cost transit passes to residents, workers, and City employees. Studies have

demonstrated that the effectiveness of this strategy is generally 1% to 5% in cities similar to Monterey Park. Because this strategy would involve a limited expansion of an existing City program, it was assumed that a limited level of participation would reduce the effectiveness of this strategy to 1%.

Participation Rate
(percent increase in subsidized transit pass program)

20%

Efficiency (percent VMT reductions)

1%

GHG Reduction (MT CO₂e/year)

2,848

Scaled Measure Performance
(% reduction in GHG emissions)

2.8%

Sources

Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen. 2008. Growing Cooler – The Evidence on Urban Development and Climate Change. Urban Land Institute.

Transit Cooperative Research Program. 1997. TCRP 27 – Building Transit Ridership: An Exploration of Transit's Market Share and the Public Policies That Influence It. p.47-48.

T1.2 Promote Use of Transit Network

Increase the percentage of people who use transit as a transportation mode

Under this strategy, the City would create an outreach and education program that encourages use of the Spirit Bus and other existing transit options. The estimated benefits of this strategy are derived from estimates of transit service improvement, which range from 1% to 8%. As this strategy would involve a promotional campaign, it was assumed that a limited range of effectiveness would be achieved, and VMT would be reduced by 1%.

Participation Rate (percent increase in transit ridership)

20%

Efficiency (percent VMT reductions)

1%

GHG Reduction (MT CO₂e/year)

2,848

**Scaled Measure Performance
(percent reduction in GHG emissions)**

2.8%

Sources

Reid Ewing, Keith Bartholomew, Steve Winkelman, Jerry Walters, and Don Chen. 2008. Growing Cooler – The Evidence on Urban Development and Climate Change. Urban Land Institute.

Transit Cooperative Research Program. 1997. TCRP 27 – Building Transit Ridership: An Exploration of Transit's Market Share and the Public Policies That Influence It. p.47–48.

T2.1. Expand Pedestrian Network and Increase Bicycle Parking

Increase the percentage of people who walk as a transportation mode

This measure would include the widening or enhancing of any existing sidewalks, the completion of any gaps in the sidewalk network, and the extensions of any existing sidewalks to provide access to desired areas of the City. It should be noted that the General Plan already makes reference to the expansion of sidewalks within designated areas of the City. Additionally, the City already has a Pedestrian Linkage Plan completed in 2004, which will serve as a potential source for various pedestrian improvements; this plan could be expanded beyond the downtown core.

Studies have indicated that pedestrian network improvements yield a 1% to 2% reduction in VMT, based on the scale of the proposed improvements. As these improvements are limited in scale to various areas of the City, a conservative 1% VMT reduction was assumed.

Participation Rate (number of miles of new sidewalks)

2

Efficiency (percent VMT reductions)

1%

GHG Reduction (MT CO₂e/year)

2,848

**Scaled Measure Performance
(percent reduction in GHG emissions)**

2.8%

Sources

1,000 Friends of Oregon. 1997. Making the Connections: A Summary of the LUTRAQ Project. p. 16. Available at http://www.onethousandfriendsoforegon.org/resources/lut_vol7.html.

Center for Clean Air Policy (CCAP). Transportation Emission Guidebook. Available at http://www.ccap.org/safe/guidebook/guide_complete.html.

Nelson\Nygaard. 2010. City of Santa Monica Land Use and Circulation Element EIR Report, Appendix – Santa Monica Luce Trip Reduction Impacts Analysis. p.401. Available at <http://www.shapethefuture2025.net/>.

Sacramento Metropolitan Air Quality Management District (SMAQMD). Recommended Guidance for Land Use Emission Reductions. p. 11. Available at <http://www.airquality.org/ceqa/GuidanceLUEmissionReductions.pdf>.

T2.1. Expand Pedestrian Network and Increase Bicycle Parking

Require new developments to have a designated number of bike parking on-site

To facilitate bicycle travel, this measure will require bicycle parking for public and private uses. This strategy would identify additional opportunities to place bicycle parking in public areas or to modify existing parking requirements for bicycles, with the aim of increasing the supply of parking. As with previous land-use strategies, this is limited to the selected new developments within the City that are larger than an identified threshold in terms of building size, number of employees, or other applicable criteria.

Participation Rate (number of buildings that will require new bicycle parking)

100 bicycle parking racks (800 total bicycle parking spaces)

Efficiency (percent VMT reductions)

0.5%

GHG Reduction (MT CO₂e/year)

1,424

**Scaled Measure Performance
(percent reduction in GHG emissions)**

1.4%

Sources

1,000 Friends of Oregon. 1997. Making the Connections: A Summary of the LUTRAQ Project. p. 16. Available at http://www.onethousandfriendsoforegon.org/resources/lut_vol7.html.

Cambridge Systematics. Moving Cooler: An Analysis of Transportation Strategies for Reducing Greenhouse Gas Emissions. Technical Appendices. Prepared for the Urban Land Institute. Available at <http://www.movingcooler.info/Library/>.

Center for Clean Air Policy (CCAP) Transportation Emission Guidebook. Available at http://www.ccap.org/safe/guidebook/guide_complete.html.

T2.2. Provide End-Of-Trip Facilities

Increase the percentage of people who bike and walk as a transportation mode

The City currently has a Transportation Demand Management (TDM) policy that requires employers with buildings that are larger than 25,000 square feet to provide facilities for employees who bike or walk to work. This emission-reduction strategy could involve the potential modification of the TDM ordinance to expand the facilities provided by employers. Research has indicated that these facilities have a benefit of reducing commute trips by 2% to 5%. As commute trips are only 25% of total VMT, the potential effectiveness of the strategy was discounted by 75%, which results in a maximum effectiveness of only 1%.

Participation Rate (number of additional units with end-of-trip facilities)

50 additional units

Efficiency (percent VMT reductions)

1%

GHG Reduction (MT CO₂e/year)

2,848

**Scaled Measure Performance
(percent reduction in GHG emissions)**

2.8%

Sources

Center for Clean Air Policy (CCAP). 2005. Transportation Emission Guidebook. Available at http://www.ccap.org/safe/guidebook/guide_complete.html.

Pucher, J., J. Dill, and S. Handy. 2010. Infrastructure, Programs, and Policies to Increase Bicycling: An International Review. February. Table 2, p. S111. Available at http://policy.rutgers.edu/faculty/pucher/Pucher_Dill_Handy10.pdf.

TIAX Results of 2005 Literature Search Conducted by TIAX on behalf of SMAQMD.

Victoria Transportation Policy Institute (VTPI). 2010. TDM Encyclopedia. Last updated January 25, 2010. Available at <http://www.vtpi.org/tdm/tdm9.htm>. Accessed March 4, 2010.

VTPI citing: Ewing, Reid. 1993. TDM, Growth Management, and the Other Four Out of Five Trips. Transportation Quarterly, Vol. 47, No. 3, Summer 1993, pp. 343–366.

T3. Transportation Demand Management (TDM)

Increase the number of employers that allow and offer amenities to encourage alternate commuting strategies that reduce VMT for employee commutes

To quantify the GHG emission reductions from this measure, it was assumed that the City's actions would include promotional campaigns and a potentially designated TDM Coordinator to showcase the current municipal program as an example. This strategy could be used to improve the effectiveness of the existing TDM ordinance. Empirical studies have shown that these

voluntary TDM programs can have a maximum effectiveness of 3%. These TMD reductions only apply to trips related to employment. VMT reductions were calculated based on the contribution that employee trips make to overall City-wide travel. Based on estimates from Fehr & Peers, it was assumed that only half of the City's VMT is attributable to employee travel. Therefore, the potential effectiveness of this strategy was discounted by 50% to 1.5% as a maximum potential effectiveness.

Participation Rate (percent of employers using TDM)

50%

Efficiency (percent VMT reductions)

1.5%

GHG Reduction (MT CO₂e/year)

4,273

Scaled Measure Performance (percent reduction in GHG emissions)

4.3%

Sources

Herzog, Erik, Stacey Bricka, Lucie Audette, and Jeffra Rockwell. 2006. Do Employee Commuter Benefits Reduce Vehicle Emissions and Fuel Consumption? Results of Fall 2004 Survey of Best Workplaces for Commuters. Transportation Research Record 1956, 34–41, Table 8.

Pratt, Dick. Personal Communication Regarding the Draft of TCRP 95 Traveler Response to Transportation System Changes – Chapter 19 Employer and Institutional TDM Strategies.

Transportation Demand Management Institute of the Association for Commuter Transportation. 1997. TDM Case Studies and Commuter Testimonials. Prepared for the U.S. EPA. p. 25–28. Available at <http://www.epa.gov/OMS/stateresources/rellinks/docs/tdmcases.pdf>.

WATER

W1. Conserving Water

Reduce per capita water consumption by 20%.

This measure evaluates the energy and emissions

savings that will come from achieving the 20% reduction in per capita water usage goal of the Water Conservation Act of 2009 (Senate Bill [SB] 7X). Because this is a state-mandated goal for all water districts, it is assumed that there will be a 100% participation rate.

Participation Rate

100%

Efficiency – Reduction in Per Capita Water Usage

20%

GHG Reduction (MT CO₂e/year)

1,073

Scaled Measure Performance (% reduction in GHG emissions)

1.1%

Sources

Modeled by AECOM. Energy associated with water obtained from Navigant Consulting, Inc. 2006. Refining Estimates of Water Related Energy Use in California. California Energy Commission, PIER Industrial/Agricultural/Water End Use Energy Efficiency Program. CEC 500 2006 118.

STATE AND FEDERAL

SF1: Pavley I – Passenger Auto and Light Truck Fuel Efficiency

Assembly Bill (AB) 1493, California's mobile-source GHG emissions regulations for passenger vehicles, was signed into law in 2002. The GHG reductions associated with AB 1493 that would affect the City in 2020 were calculated using California Air Resources Board's (ARB) Pavley I + Low Carbon Fuel Standard Postprocessor Version 1.0 (ARB 2010). This model applies a reduction to light- and medium-duty vehicle on-road mobile-source GHG emissions from AB 1493 for 2020 (ARB 2010).

Participation Rate

100%

Efficiency (percent increase in MPG)

14.1%

GHG Reduction (MT CO₂e/year)

33,931

**Scaled Measure Performance
(percent reduction in GHG emissions)**

33.9%

SF2: Low Carbon Fuel Standard

The Low Carbon Fuel Standard (LCFS) was designed to accelerate the availability and diversity of low-carbon fuels and reduce the carbon intensity of fuels used within California. ARB's Pavley I + Low Carbon Fuel Standard Postprocessor Version 1.0 was used to quantify the GHG reductions from LCFS that would apply to the City in 2020. This model applies an approximate 10% reduction to on-road mobile-source GHG emissions for LCFS in 2020 (ARB 2010).

Participation Rate

100%

**Efficiency (percent decrease in carbon intensity of
transportation fuels)**

7.3%

GHG Reduction (MT CO₂e/year)

17,616

**Scaled Measure Performance
(percent reduction in GHG emissions)**

17.6%

SF3: Renewable Portfolio Standard

Established in 2002 under SB 1078 and accelerated in 2006 under SB 107, California set a Renewables Portfolio Standard (RPS) goal for investor-owned utilities to procure 20% of electricity from eligible renewable energy resources by 2010. This goal was increased to 33% by Executive Order (EO) S-21-09, which was signed by then-Governor Arnold Schwarzenegger in 2009. The GHG reductions in this measure are based on the amount of renewable energy used for SCE's electricity in 2007, and assumes that SCE will achieve the mandated RPS of 33% by 2020.

Participation Rate

100%

Efficiency (percent increase in RPS)

33%

GHG Reduction (MT CO₂e/year)

16,410

**Scaled Measure Performance
(percent reduction in GHG emissions)**

16.4%

Sourcewww.cpuc.ca.gov/PUC/energy/Renewables/

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STAFF REPORT

City of Monterey Park

DATE: September 19, 2012

TO: PAUL TALBOT, CITY MANAGER

FROM: ELIAS SAYKALI, DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

SUBJECT: PROPOSED UNDERGROUND UTILITY DISTRICT ON MONTEREY PASS ROAD FROM GARVEY AVENUE TO FLORAL DRIVE – RESOLUTION SETTING PUBLIC HEARING

In a long-term effort to improve the infrastructure and encourage economic development along the Monterey Pass Road corridor, staff proposes to establish an Underground Utility District on Monterey Pass Road from Garvey Avenue to Floral Drive. The purpose of an underground district is to eliminate blight caused by the abundance of utility poles and overhead wires within the community.

DISCUSSION:

Funds for utility undergrounding are available to city and county governments through the California Public Utilities Commission's (CPUC) Rule 20A. Rule 20A undergrounding projects are paid for by utility rate proceeds set aside by Southern California Edison (SCE).

Using CPUC formulas, SCE allocates about \$180,000 annually to the City of Monterey Park for undergrounding. This allocation is based on the ratio of SCE customers served by overhead utilities to all customers within the City of Monterey Park relative to the total number of SCE customers. The City's current allocation balance is approximately \$5 million. Staff met with SCE in August 2012 to review the cost, procedures, and timeline for completing an underground utility district (UUD) on Monterey Pass Road.

The establishment of a UUD on Monterey Pass Road from Garvey Avenue to Floral Drive is ultimately intended to create a vibrant office-professional district on Monterey Pass Road and help generate future revenues for the City. This project would be the City's fifth major Rule 20A undergrounding project since 1968. Monterey Pass Road is a generally north-south minor arterial through the City of Monterey Park that carries a significant volume of traffic, provides scenic views of the City's residential hillsides and the San Gabriel Mountains, and direct access to downtown Monterey Park and the east Los Angeles area.

The estimated cost for the undergrounding on Monterey Pass Road is \$9.8 million. The estimated cost by street segment is as follows: (1) Garvey Avenue to Vagabond Road, \$3.8 million; (2) Vagabond Road to Davidson Drive, \$4.1 million; and (3) Davidson Drive to Floral Drive, \$1.9M. The City's allocation may be used on any continuous portion of these segments as directed by the City.

Under Rule 20A, each utility company, at its own expense, is required to underground its overhead facilities within the public right-of-way and up to 100 feet on private property. The affected utility companies include SCE, AT&T and Charter Communications.

In accordance with Chapter 14.16 (Underground Utility Districts) of the City's Municipal Code, a public hearing is required to determine whether the utility undergrounding on Monterey Pass Road is in the public interest. The attached Resolution sets the date of the Public Hearing for October 17, 2012, and the City Clerk will send notices of the hearing to the utility companies and approximately 180 affected property owners.

Upon the establishment of the UUD on Monterey Pass Road, SCE will initiate the design of their underground facilities and coordinate with AT&T and Charter which share the utility poles. Design will likely take 18-24 months to complete; therefore, construction is not expected to begin until in FY 2014-2015. Construction will take approximately 18-24 months to complete.

It should be noted that on April 1, 2009, the City Council approved a UUD on Newmark Avenue from Garfield Avenue to New Avenue. However, SCE's undergrounding design for Newmark Avenue was put on hold at the City's request in favor of the establishment of a new UUD on Monterey Pass Road. Therefore, the Rule 20A funds would be reallocated from the Newmark UUD to the Monterey Pass Road UUD.

CEQA (California Environmental Quality Act):

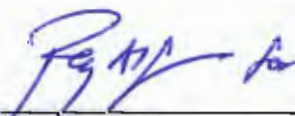
The project is CEQA Class 1 exempt since it involves the alteration (undergrounding) of an existing public utility service and does not expand the existing use.

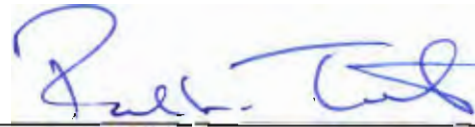
FISCAL IMPACT:

SCE would fund this project entirely from the City's accumulated Rule 20A allocation fund balance, which is approximately \$5 million. There is no cost to the property owners or to the tenants of Monterey Pass Road for this undergrounding project.

RECOMMENDATION:

It is recommended that the City Council approve the attached Resolution setting the date for the Public Hearing on October 17, 2012.

By 
ELIAS SAYKALI
Director of Public Works/City Engineer

Approved 
PAUL TALBOT
City Manager

Attachments: Engineer's Report, Resolution Setting Public Hearing, and Exhibit A (Location Map)

Engineer's Report

Monterey Pass Road from Garvey Avenue to Floral Drive Proposed Underground Utility District

Background

Rule 20 is a set of policies and procedures established by the California Public Utilities Commission (CPUC) to regulate the conversion of overhead electric equipment to underground facilities, a process called "undergrounding". Rule 20 determines the level of ratepayer funding for different undergrounding arrangements. Under Rule 20, undergrounding projects are financed by utility rate money, combined rate funds and local tax proceeds, or private funds, depending on whether Rule 20A, Rule 20B or Rule 20C provisions apply. On average, less than a penny per electric bill goes to undergrounding.

Rule 20A

Rule 20A projects are paid for by all Southern California Edison (SCE) ratepayers, not just those who live on streets on which facilities will be undergrounded. City and County governments choose these projects, using a process that includes public participation.

To qualify for full funding through utility rate proceeds, projects must produce a benefit to the general public, not just customers in the affected area, by satisfying one or more of these criteria:

- The location has an unusually heavy concentration of overhead facilities.
- The location is heavily traveled.
- The location qualifies as an arterial or major collector road in a local government's General Plan.
- The overhead equipment must be located within or pass through a civic, recreational or scenic area.

Using CPUC formulas, SCE allocates rate funds to communities for undergrounding based on previous allocations, the ratio of customers served by overhead facilities to all customers in the community, and the fraction that customers in the community represent all SCE customers.

Local governments use these formulas to project allocations, which allow them to prioritize projects and develop project schedules. Because funds are limited, local governments sometimes must wait and accumulate their allocations before starting an undergrounding project.

Legal Description

UNDERGROUND UTILITY DISTRICT ON MONTEREY PASS ROAD FROM GARVEY AVENUE TO FLORAL DRIVE

That certain portion of Monterey Pass Road in the City of Monterey Park, County of Los Angeles, State of California, bounded as follows: on the north by the southerly right-of-way line extension of Mabel Avenue; on the west by the westerly right-of-way line of Monterey Pass Road; on the east by the easterly right-of-way line of Monterey Pass Road; on the south by the northerly right-of-way line of Floral Drive.

Description of Proposed Work

The existing Edison overhead wires and poles are located along Monterey Pass Road between Garvey Avenue and Floral Drive. The properties serviced from the Monterey Pass Road frontage will be converted to an underground service. The existing electrical, as well as telephone and cable television wires will be undergrounded and the wood poles will be removed. The power lines provide electricity to the street lights and the properties along Monterey Pass Road. Any properties served from rear lot poles will continue to be served overhead from the rear of the property.

The existing wood pole mounted street lights will be removed and replaced in the same vicinity with new underground fed Marblelite streetlights. If additional lights are desired the cost thereof will be funded by the City of Monterey Park.

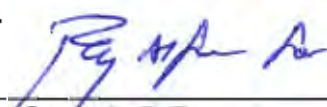
Estimated Cost

SCE has estimated that the total cost of this project would be \$9.8 million. The estimate was provided in three separate segments as follows: (1) Garvey Avenue to Vagabond Road, approximately 3,000 linear feet, \$3.8 million; (2) Vagabond Road to Davidson Drive, approximately 3,800 linear feet, \$4.1 million; and (3) Davidson Drive to Floral Drive, approximately 1,700 linear feet, \$1.9 million. The City of Monterey Park's current allocation fund balance is approximately \$5 million with annual additions of \$180,000. There is no cost to the property owners or tenants of Monterey Pass Road for this undergrounding project. All electric service customers served from lines being relocated underground will have necessary modifications and conversions done to their electrical service connections using the City's Rule 20A funds.

Existing overhead facilities belonging to AT&T and Charter Communications and other private utilities are to be relocated underground at their sole expense.

The implementation of a new district can take three years or more to complete because there is often a long list of pending underground utility districts that have been established by other agencies.

Prepared by: _____


Elias Saykali, P.E.

Director of Public Works/City Engineer

RESOLUTION NO. _____

A RESOLUTION SETTING A PUBLIC HEARING IN ACCORDANCE WITH MONTEREY PARK MUNICIPAL CODE § 14.16.020 TO CONSIDER ESTABLISHING AN UNDERGROUND UTILITY DISTRICT.

The City Council of the City of Monterey Park resolves as follows:

SECTION 1: The City Council finds and declares that on October 17, 2012, or as soon thereafter as is practicable, it intends to hold a public hearing to consider whether to establish an underground utility district ("District") in accordance with Monterey Park Municipal Code ("MPMC") Chapter 14.16. A copy of the Engineer's Report, as required by MPMC § 14.16.030, is on file with the City Clerk's office for public review.

SECTION 2: The area proposed to be included in the District is set forth in attached Exhibit "A," and incorporated by reference. In general, the area affected by this hearing is described as follows:

That certain portion of Monterey Pass Road in the City of Monterey Park, County of Los Angeles, State of California, bounded as follows: on the north by the southerly right-of-way line extension of Mabel Avenue; on the west by the westerly right-of-way line of Monterey Pass Road; on the east by the easterly right-of-way line of Monterey Pass Road; on the south by the northerly right-of-way line of Floral Drive.

SECTION 3: A public hearing is scheduled for October 17, 2012 at 7:00 p.m. in the City Council Chambers located at 320 W. Newmark Avenue, Monterey Park, California. The City Council directs that the City Manager, or designee, provide notice as required by MPMC § 14.16.080.

SECTION 4: This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

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SECTION 5: The City Clerk will certify to the passage and adoption of this Resolution; will enter the same in the book of original Resolutions of said City; and will make a minute of the passage and adoption thereof in the record of proceedings of the City Council of said City, in the minutes of the meeting at which the same is passed and adopted.

PASSED, AND ADOPTED, this ____ day of _____ 2012.

Mitchell Ing, Mayor

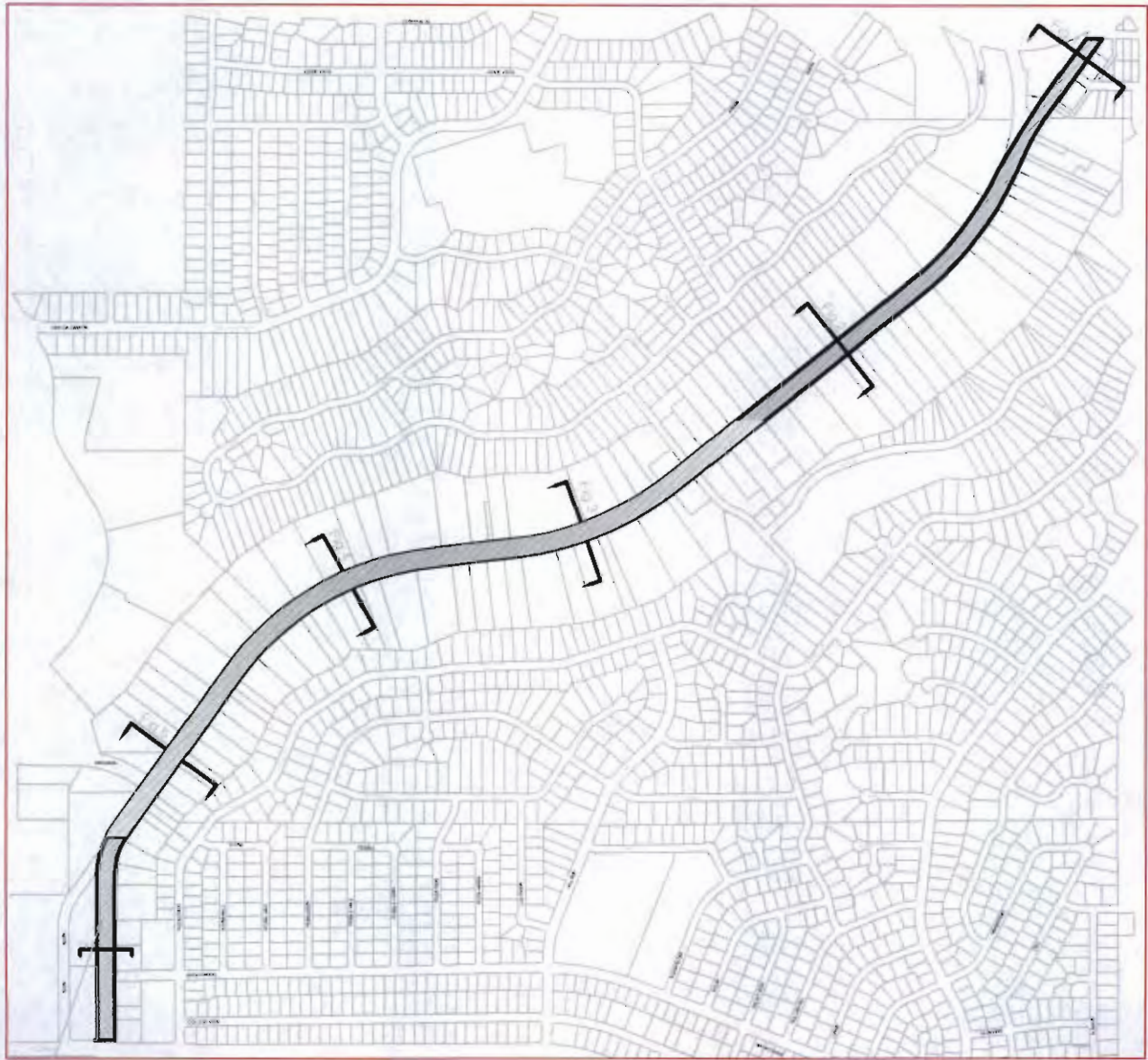
ATTEST:

David Barron, C.M.C. City Clerk

Approved as to form:
Mark D. Hensley, City Attorney

By: _____
Karl H. Berger, Deputy City Attorney

Exhibit A



PROPOSED
UNDERGROUND UTILITY
DISTRICT



REV.	DATE	DESCRIPTION	BY
CITY OF MONTEREY PARK, CALIFORNIA			
UNDERGROUND UTILITY DISTRICT ON MONTEREY PASS RD. FROM FLORAL DR. TO GARVEY AVE.			
DESIGNED BY	CHECKED BY	DATE	BY
RA	RA	08/11/2011	RA
PREPARED IN THE OFFICE OF THE CITY ENGINEER			
APPROVED BY	DATE	BY	DATE
APPROVED	08/11/2011	APPROVED	08/11/2011

Fig. 1

Before



After



Fig. 2

Before



After



Fig. 3

Before



After



Fig. 4

Before



After



Fig. 5

Before



After



Fig. 6

Before



After



Staff Report City of Monterey Park

**New Business
Agenda Item 20**

DATE: September 19, 2012

TO: Paul Talbot, City Manager
FROM: Dan Costley, Recreation and Community Services Director
SUBJECT: E-mail newsletter to replace Cascades newspaper

Staff is requesting authorization to eliminate the printed Cascades newspaper, replace it with an electronic newsletter that will come out every two weeks to subscribers, and publish a quarterly Recreation & Community Services class brochure.

DISCUSSION:

Currently, the Cascades newspaper is scheduled to be printed ten times per year, coming out on the first day of the month, except in August and January. The newspaper is a primary promotional tool for special events, new programs, and community activities, as well as specific information on programs offered at the Library, Langley Center, and for the specialized recreation classes. The paper also features a number of articles from the Alhambra Unified School District and East Los Angeles College. The top stories of the month are translated into Chinese and Spanish.

One of the drawbacks of the printed newspaper is the early deadline required (3 to 4 weeks before distribution), which can lead to 'old news'; substituting an electronic newsletter will insure the information that is going out is current before it is sent. Subscribing to the newsletter will be very easy for residents, utilizing professional e-mail marketing tools and once registered, the residents will receive it in their e-mail every two weeks. Newsletter articles will contain new information, details, and changes, while background information will be available on a link to the City web site. Local non-profit organizations, ELAC and the Alhambra school district will be offered the opportunity to link their articles to their own web pages in the Community Headlines section of the newsletter and the top articles can still be translated and linked to Chinese and Spanish language pages. Attachment A shows an example of what the newsletter would look like.

The quarterly printed edition of the Recreation and Community Services guide would be designed primarily to promote the numerous specialized recreation classes that are offered each quarter by the department. The printed format still seems to be desired by the public so that they can easily determine which classes work for their schedules, and which classes they can switch to if their first choice is already full. The brochure would be scheduled to come out in March, June, September, and December, and would also be available online.

This year's budget to print ten issues of the Cascades newspaper is \$64,921, which covers the publishing costs, translations, and postage to send out approximately 22,000 copies to all of the homes in Monterey Park. Changing to four printed Recreation brochures a year, plus bi-weekly electronic newsletters will cost approximately \$38,000, for a savings of approximately \$27,000.

Funding for the newspaper comes from a variety of sources each year:

Fund	Budgeted FY 2010-11	Budgeted FY 2011-12	Budgeted FY 2012-13
General Fund	\$7,450	\$28,450	\$8,307
Refuse Fund	\$35,000	\$35,000	\$34,339
Water Fund	\$13,850	\$15,850	\$14,227
Prop A Fund	\$630	\$630	0
Redevelopment	\$23,000	0	0
Recreation Fund	\$7,800	\$7,800	\$8,048
Total	\$87,730	\$87,730	\$64,921

The newsletter, in conjunction with MPk – TV and a revamped city website and social media presence will be able to provide residents with newsworthy, time sensitive information about city programs and services at a reduced cost. All of these functions will be centralized, to insure consistency in content and style.

If approved, the new newsletter would start before the New Year, giving the publisher of the Cascades an opportunity to inform current advertisers of the change, and staff the opportunity to work with the Alhambra School District, ELAC, and the non-profit organizations on procedures.

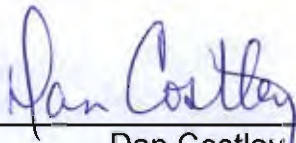
FISCAL IMPACT:

The elimination of the printed Cascades newspaper, along with the development of a bi-weekly e-mailed newsletter, and a quarterly Recreation guide will result in a savings of approximately \$27,000 per year.

RECOMMENDATION:

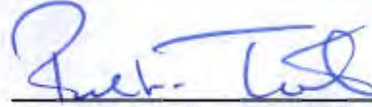
- Approve the elimination of the Cascades newspaper
- Authorize the development & distribution of an electronic newsletter
- Authorize the production of a quarterly Recreation guide.
- Take such additional, related, action that may be desirable

By:



Dan Costley
Director of Recreation and
Community Services

Approved:



Paul Talbot
City Manager



Monterey Park Cascades Newsletter

Attachment A

September 2012

In This Issue

Patriot Day Ceremony

City Event Calendar

Harmony Festival Car Show

Prevent Heat-Related
Illnesses



September 11 Patriot Day

The public is invited to attend a Patriot Day remembrance ceremony on Tuesday, September 11. The event will take place on the City Hall front lawn at 9:00 a.m. and will feature a moment of silence as well as a placement of a wreath by members of the Police and Fire Departments.

The Mayor and City Council invite members of the community to join in the ceremony.

City Event Calendar

Sept. 3: Labor Day

Artisans' Faire/Harmony Festival Car Show



Saturday, October 6, Barnes Park

Artisans' Faire

10:00 am - 3:00 pm

Harmony Festival Car Show

9:00 am - 2:30 pm

Come out and enjoy Monterey Park's annual Artisans' Faire and Harmony Car Show on Saturday, October 6 at Barnes Park. The two free events are a great way to do some shopping and admire some hot wheels as well as get out and explore the community.

The Artisans' Faire features over 40 local artisans selling handmade jewelry, candles, holiday decorations and unique gift items. Held in Barnes Park, many visitors use the opportunity to get a jump start on their holiday shopping, or some just come to appreciate the artisans' creativity and craftsmanship. The Artisans' Faire also features a children's craft workshop and a variety of delicious food from local vendors.

The Harmony Festival Car Show, also free, showcases over 100 classic, modified and unique autos and bikes from yesterday and today. Vehicles are displayed and judged throughout the park, with trophies given to the top cars in each category. Adding to the action will be food booths, live entertainment, vendor displays, a police K-9 demonstration, and other activities for the entire family to enjoy. The show is sponsored by the Community Relations Commission and the Chamber of Commerce.

For more information on the Artisans' Faire or Harmony Festival Car Show or how you can play a part as a vendor or car show participant, please visit the City's special events page at www.ci.monterey-park.ca.us or contact the Recreation Department at 626-307-1388.

Holiday, City Hall Closed

Sept. 5: Regular City Council Mtg. Cancelled

Sept. 8: Community Garage Sale, 7am-1pm, Barnes Park

Sept. 11: Patriot Day Ceremony, 8 am, City Hall Front Lawn.

Sept. 18: City Council Guests & Presentations Mtg., 6 pm, City Hall

Sept. 19: Regular City Council Mtg., 7 pm, City Hall

City Officials

Mitchell Ing, Mayor
Teresa Real Sebastian, Mayor Pro Tem

Anthony Wong, Council Member

David T. Lau, Council Member

David Barron, City Clerk

Joseph Leon, Treasurer

Paul Talbot, City Manager

Mark Hensley, City Attorney

Quick Links

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[City Council Agendas](#)

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Tips to Prevent Heat-Related Illnesses

It's the time of year where the sun is out, the days are long and we all like to stay outside as long as we can. The Monterey Park Fire Department hopes that you and your family are enjoying the summer weather but would like to remind you to be aware of the potential harm the sun and the hot weather can bring. By following the tips below, the chance of injury or illness decreases and everyone can enjoy the summer fun.

- Pay attention to your hydration status and be sure to drink plenty of fluids.
- Try to stay in relatively cool areas, even when outside. Many public places, such as libraries, shopping malls and movie theatres are air conditioned.
- Avoid hot, enclosed places, such as cars. Never leave children unattended in a car parked in the sun.
- Use a fan, if available.
- Stay on the lowest floor of your building.
- Eat well-balanced, light and regular meals.
- Wear loose-fitting, lightweight and light-colored clothing.
- Cover windows that receive a significant amount of sun with drapes or shades to help keep your house cool.
- Weather stripping and proper insulation will keep cool air inside your home.

Should you or a family member become overexerted in the heat, some signs to recognize heat overexposure are:

- Heavy sweating -- though if heat stroke sets in, the body can no longer compensate and stops sweating.
- Pale skin.
- Muscle cramps.
- Feeling tired and weak.
- Altered mental status (confusion or disorientation).
- Headache.
- Becoming semi-conscious or passing out.
- Nausea or vomiting.

If you come in contact with someone who has signs and symptoms of heat induced illness, call 911. You should also remove the person from the hot environment, apply water to help cool the person off, apply ice to the neck or armpits, remove any heavy clothing and if possible, immerse the body in cool water.

Following these simple steps will ensure everyone has an enjoyable and safe summer season. Should you have any questions, please contact Captain Matt Hallock at 626-307-1271 or mhallock@montereypark.ca.gov.



**Community Garage Sale Sept. 8
at Barnes Park**

End the summer with a clean garage or

closet. Spaces are free to MP residents.

Clear out your garages, closets and storage spaces, it's almost the end of summer and that means it's time for the biannual Community Garage Sale. Held twice year in June and September, this season's sale will be held Saturday, September 8, from 7:00 a.m. to 1:00 p.m. at Barnes Park, 350 S. McPherrin Avenue. For those interested in selling items (food and beverage sales are not permitted), spaces are provided to Monterey Park residents for free. There is a \$10.00 fee for non-residents.

Spaces of 10 x 10 feet are provided on a first-come, first-choice basis. Reservations are not required. Set-up time is from 6:00 to 7:00 a.m., sellers must provide their own tables and chairs. Sellers are asked not to arrive before 6:00 a.m.

At the conclusion of the Community Garage Sale, a charitable organization will accept donations of unsold items. For more information, please visit the City web site at www.ci.monterey-park.ca.us and search for "Garage Sale," or call Recreation at 626-387-1388.

Online registration for general recreation classes begins Saturday, September 1

Walk-in registration for general classes begins Tuesday, September 4.

Register online at www.ci.monterey-park.ca.us - look for the Fall Recreation Classes/Online Registration button. Walk-in registration is available at the City Hall Recreation Department counter, 320 W. Newmark Avenue.

Sign-up for Email Updates Today

Receive City News and Council Agendas Directly to Your In-Box
Subscribe to our email lists or social media feeds like Twitter, Nixle or Facebook

To subscribe, visit the city website at www.ci.monterey-park.ca.us and look for the email and social media link.

[Forward this email](#)

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Constant Contact

Try it FREE today.

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[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).
City of Monterey Park | 320 W. Newmark Ave. | Monterey Park | CA | 91754